







FOR LEASE

New Mixed-Use Development



PROPERTY HIGHLIGHTS

-  New Mixed-Use Development on over 13.6 Acres at Xenia's Western Gateway
-  Anchored by Aldi and close to Kroger, Walmart Supercenter and Lowe's
-  New Traffic Signal with Access and Outstanding Visibility
-  Opportunities for Retail, Restaurants, Hotels and Offices
-  Four Universities within the Trade Area: Wilberforce University (4.75 mi), Central State University (5 mi), Wright State University (8 mi), Cedarville University (9 mi)
-  Universities total approx. 24,100 Students and 3,680 Faculty/Staff

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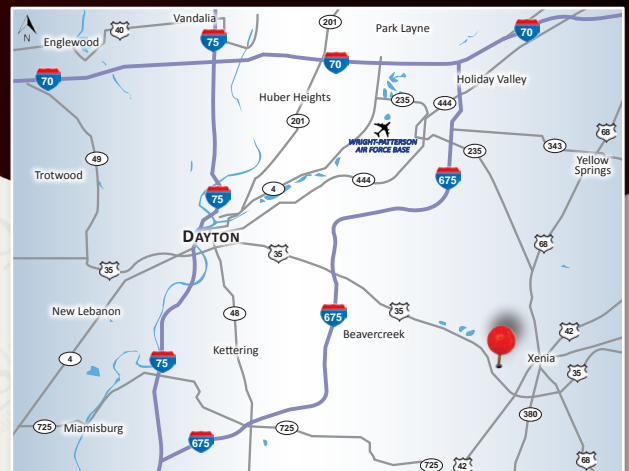
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W Main Street, Xenia, Ohio 45385

DEMOGRAPHICS

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	4,798	29,661	49,123
Median HH Income	\$47,844	\$67,277	\$95,377
Average HH Income	\$60,291	\$87,429	\$117,107
Daytime Population	946	8,852	12,654



[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!



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W. MAIN STREET
Xenia, OH 45385

OnSite
Retail Group



AVAILABLE
1.061 AC

AVAILABLE
3.739 AC

 Premier Health

 PROPOSED

POPEYES

DUNKIN'

 ALDI

BUS
35

W Main Street

19,883 ADT '24



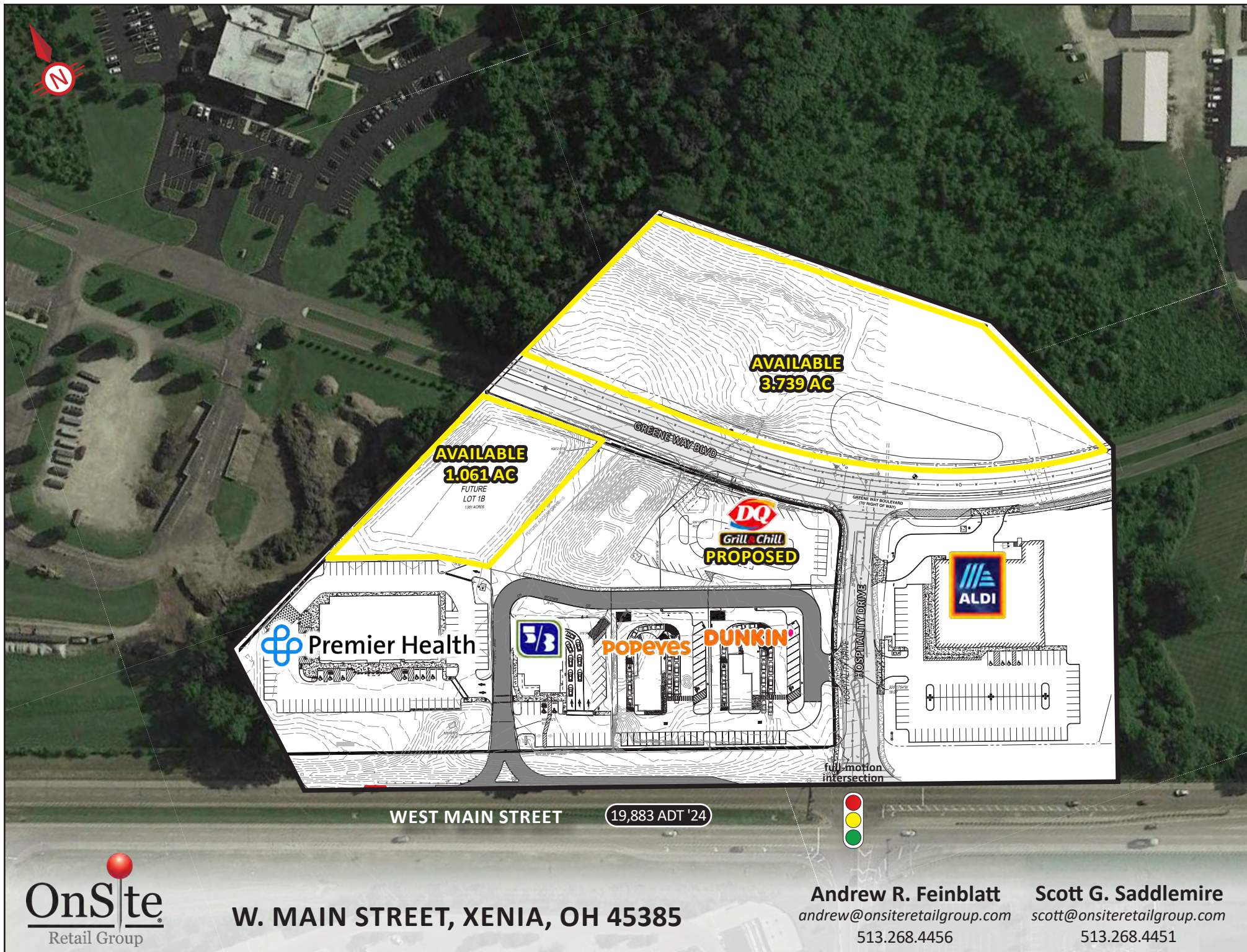
WALMART
SUPERCENTER
Always.

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6908/-83.9652

W Main Street Xenia, OH 45385	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,798	29,661	48,123
2029 Projected Population	4,710	29,861	48,883
2020 Census Population	4,742	28,898	46,814
2010 Census Population	4,839	28,620	45,519
Projected Annual Growth 2024 to 2029	-0.4%	0.1%	0.3%
Historical Annual Growth 2010 to 2024	-	0.3%	0.4%
2024 Median Age	36.3	40.2	41.7
Households			
2024 Estimated Households	2,010	12,495	19,409
2029 Projected Households	1,999	12,703	19,882
2020 Census Households	1,923	11,819	18,378
2010 Census Households	1,914	11,441	17,529
Projected Annual Growth 2024 to 2029	-0.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.8%
Race and Ethnicity			
2024 Estimated White	85.4%	82.7%	83.9%
2024 Estimated Black or African American	8.1%	10.6%	8.6%
2024 Estimated Asian or Pacific Islander	1.2%	1.2%	2.2%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.0%	5.3%	5.1%
2024 Estimated Hispanic	2.4%	2.5%	2.7%
Income			
2024 Estimated Average Household Income	\$60,291	\$87,429	\$117,107
2024 Estimated Median Household Income	\$47,844	\$67,277	\$95,377
2024 Estimated Per Capita Income	\$25,346	\$37,004	\$47,402
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	8.2%	6.5%	4.7%
2024 Estimated High School Graduate	36.5%	30.1%	24.8%
2024 Estimated Some College	19.5%	21.4%	19.9%
2024 Estimated Associates Degree Only	9.2%	9.2%	9.2%
2024 Estimated Bachelors Degree Only	15.3%	17.1%	19.8%
2024 Estimated Graduate Degree	9.7%	13.6%	20.1%
Business			
2024 Estimated Total Businesses	98	811	1,293
2024 Estimated Total Employees	946	8,852	12,654
2024 Estimated Employee Population per Business	9.6	10.9	9.8
2024 Estimated Residential Population per Business	48.7	36.6	37.2