

RETAIL SPACE FOR LEASE

XENIA HOSPITALITY CENTER

171 Hospitality Drive, Xenia, OH 45385



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COMMERCIAL REAL ESTATE SERVICES

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LAND FOR SALE

XENIA HOSPITALITY CENTER

171 Hospitality Drive, Xenia, OH 45385

AVAILABLE: 1,000 SF

PRICING: \$22.00 PSF + NNN (\$5.15)

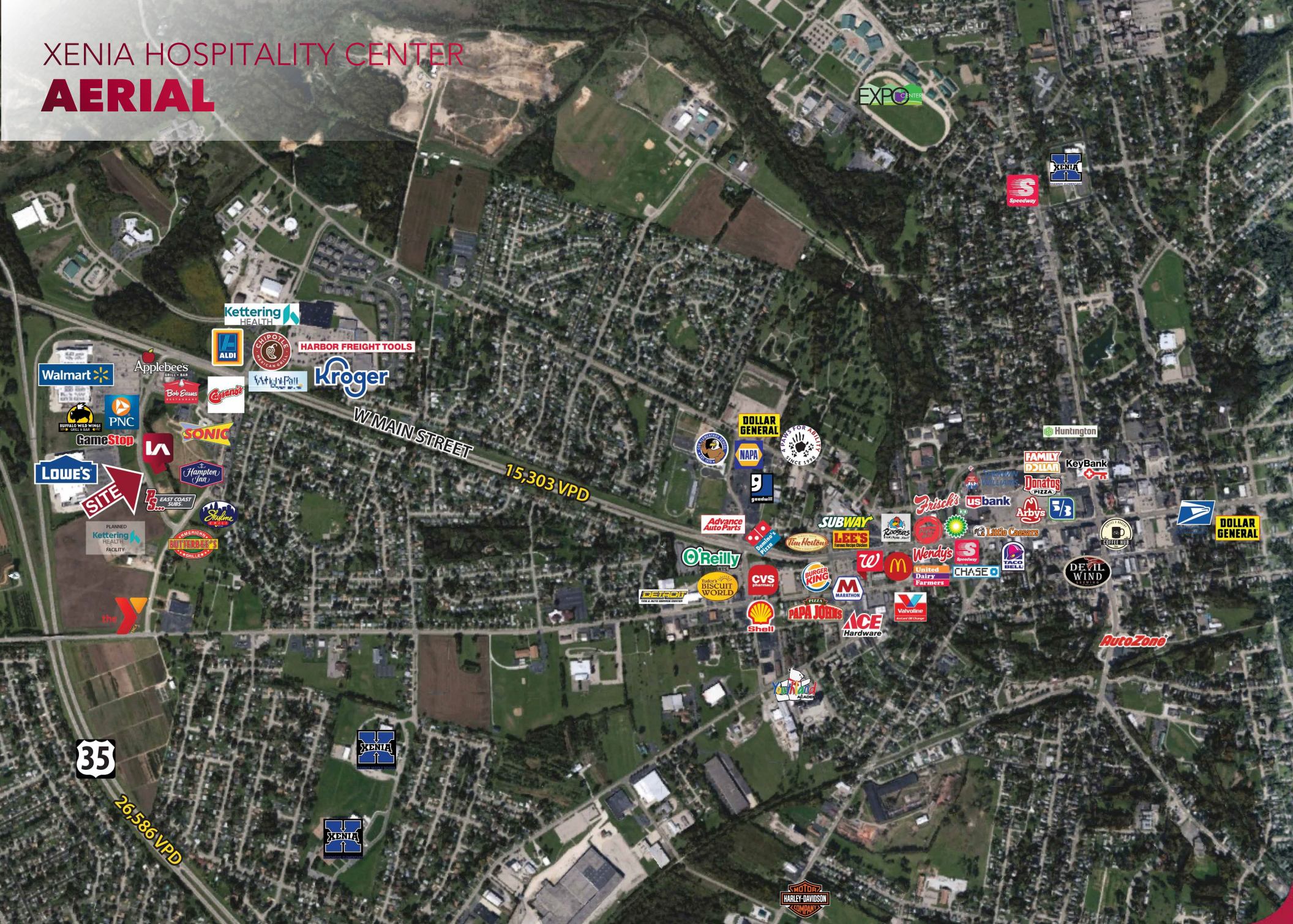
- Rapidly Growing Market
- Across the street from major traffic drivers, Lowe's and Wal-Mart
- Close proximity to US-35
- Excellent Signage
- Surrounded By New Development

TRAFFIC COUNTS:

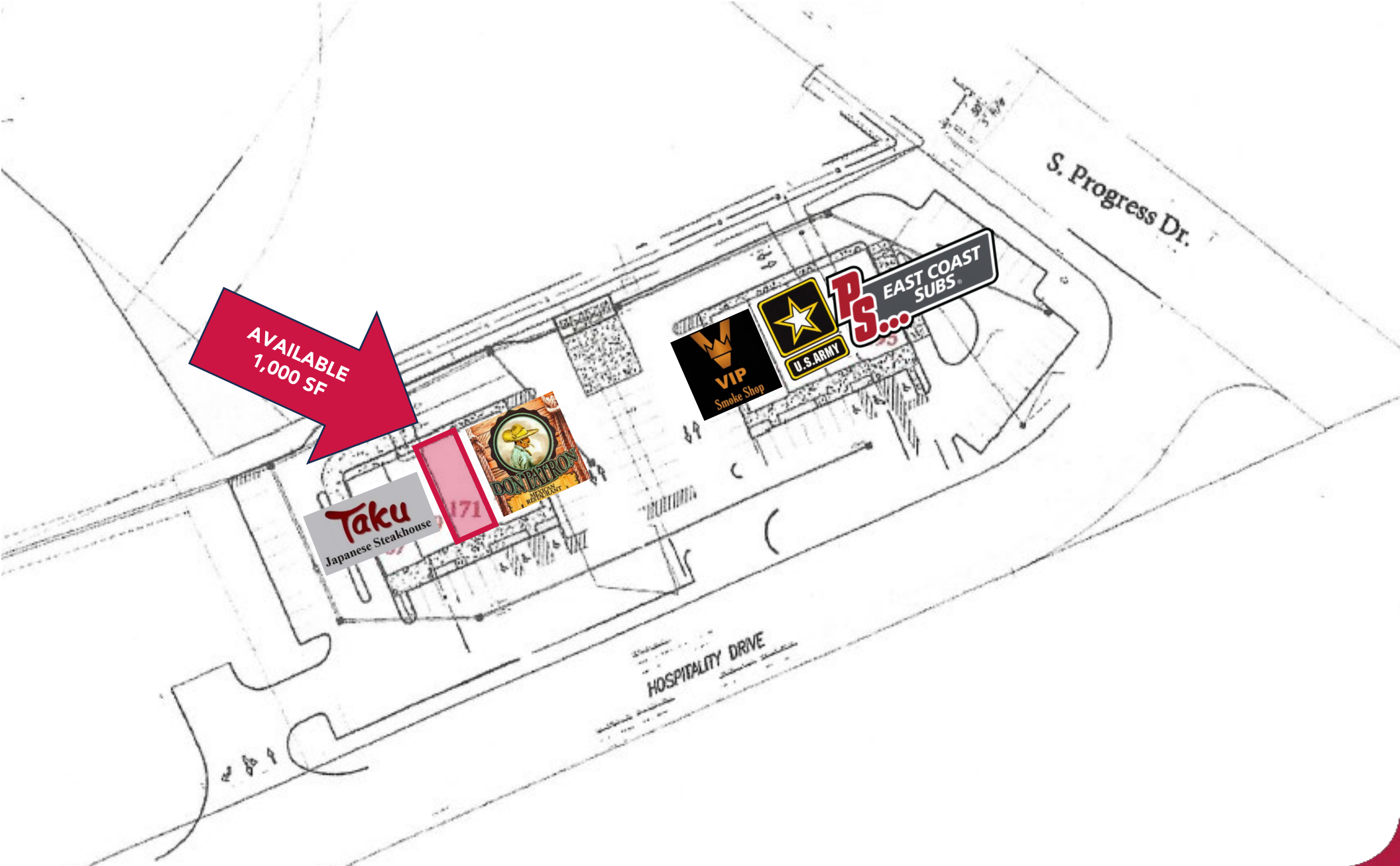
- Progress Drive: 8,320 VPD
- W Main Street: 15,303 VPD
- US-35: 26,586 VPD



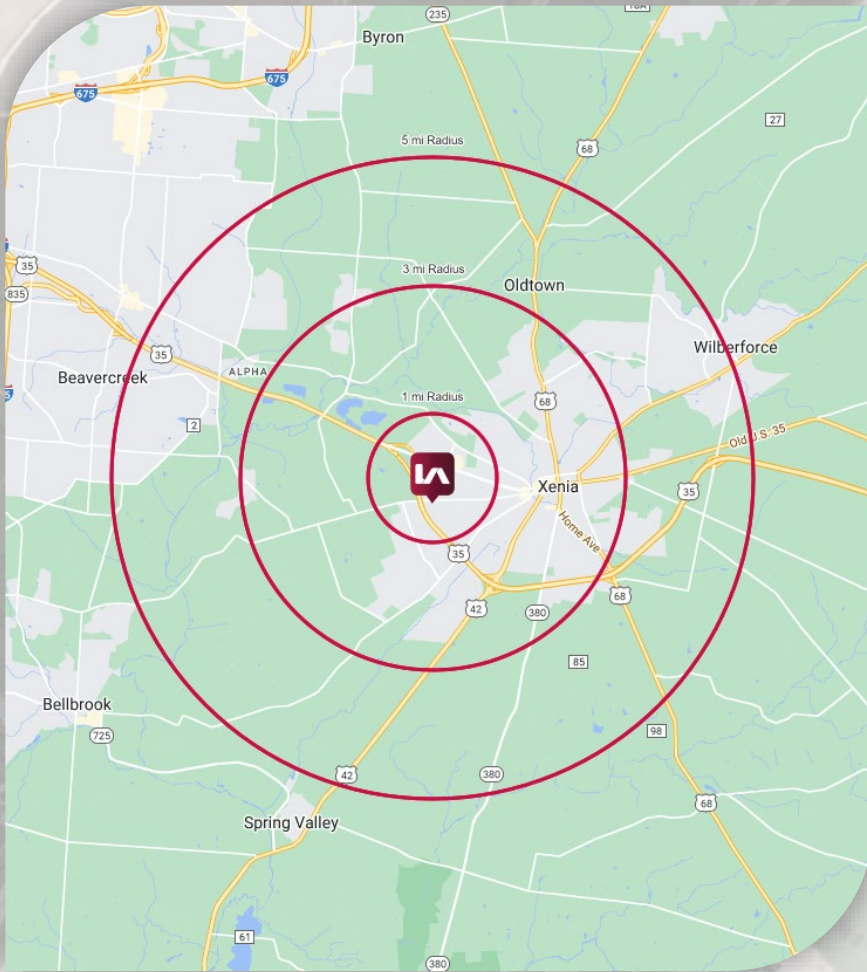
XENIA HOSPITALITY CENTER AERIAL



XENIA HOSPITALITY CENTER **SITE PLAN**



XENIA HOSPITALITY CENTER DEMOGRAPHICS



	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,739	28,372	47,101
2028 Projected Population	7,082	29,044	48,029
2020 Census Population	6,514	28,194	46,688
2010 Census Population	6,516	28,057	45,434
Projected Annual Growth 2023 to 2028	1.0%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	-	0.3%
Households			
2023 Estimated Households	2,735	11,782	18,782
2028 Projected Households	2,889	12,095	19,230
2020 Census Households	2,599	11,556	18,354
2010 Census Households	2,550	11,240	17,514
2023 Est. Average Household Income	\$69,976	\$83,760	\$115,046
2023 Est. Median Household Income	\$55,409	\$63,509	\$91,017
2023 Est. Per Capita Income	\$28,810	\$35,098	\$46,124
Daytime Demographics			
2023 Est. Total Businesses	105	794	1,294
2023 Est. Total Employees	951	8,573	12,653
Traffic Counts			
Progress Drive		8,320 VPD	
W Main Street		15,303 VPD	
US-35		26,586 VPD	

