

RETAIL SPACE FOR LEASE

XENIA HOSPITALITY CENTER

171 Hospitality Drive, Xenia, OH 45385



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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)

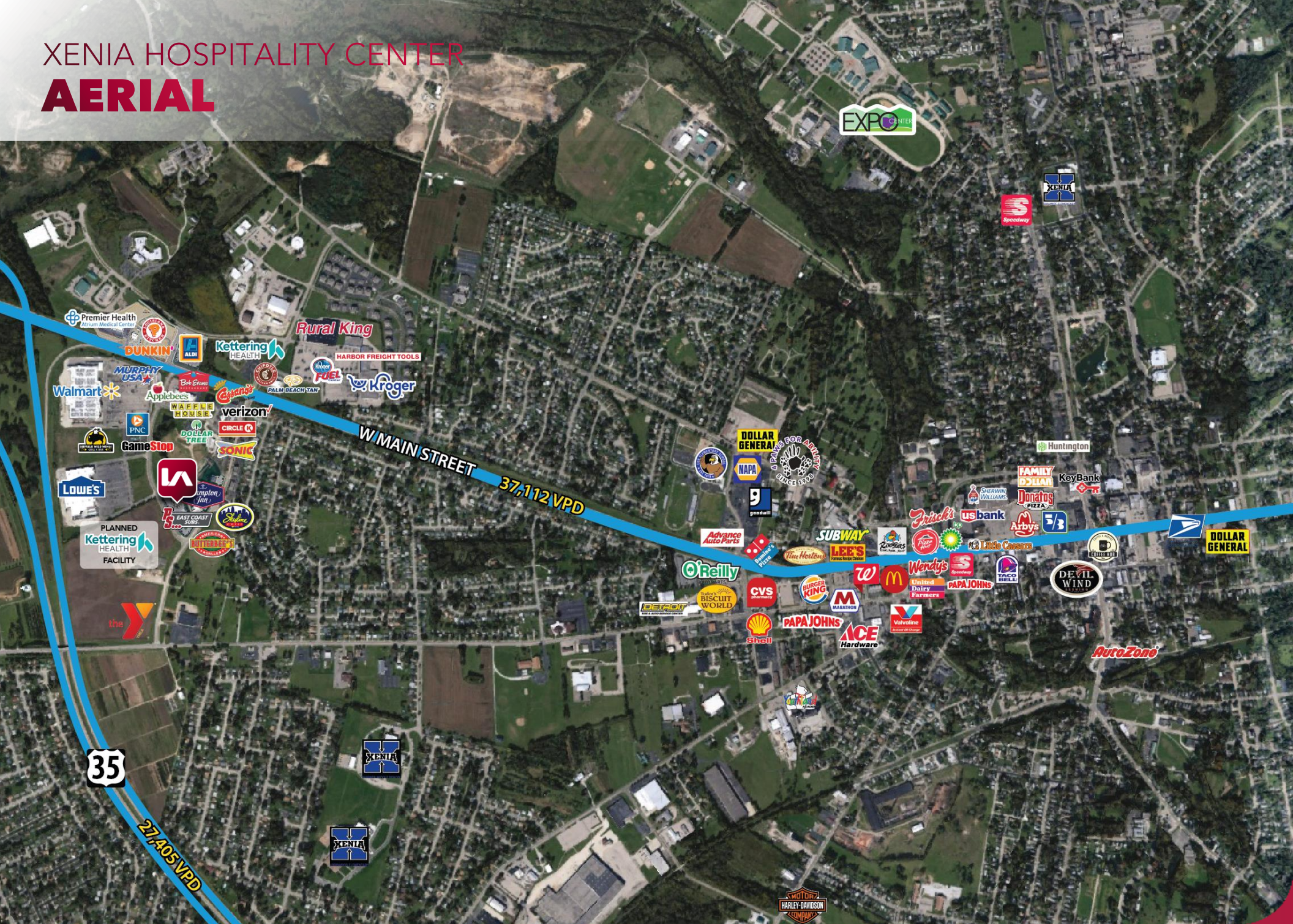
- Rapidly Growing Market
- Across the street from major traffic drivers, Lowe's and Wal-Mart
- Close proximity to US-35
- Excellent Signage
- Surrounded By New Development

TRAFFIC COUNTS:

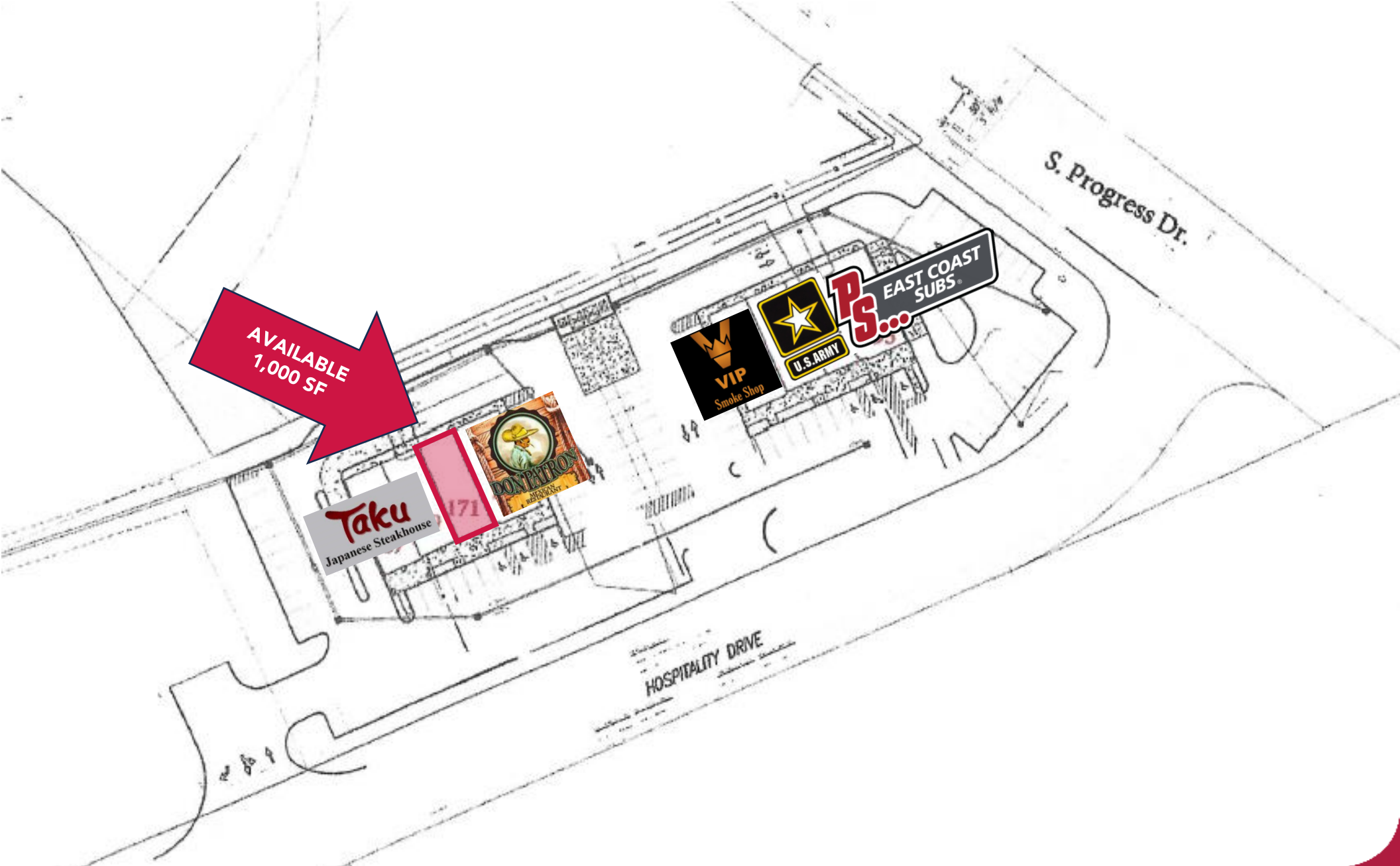
- Progress Drive: 8,320 VPD
- W Main Street: 15,303 VPD
- US-35: 26,586 VPD



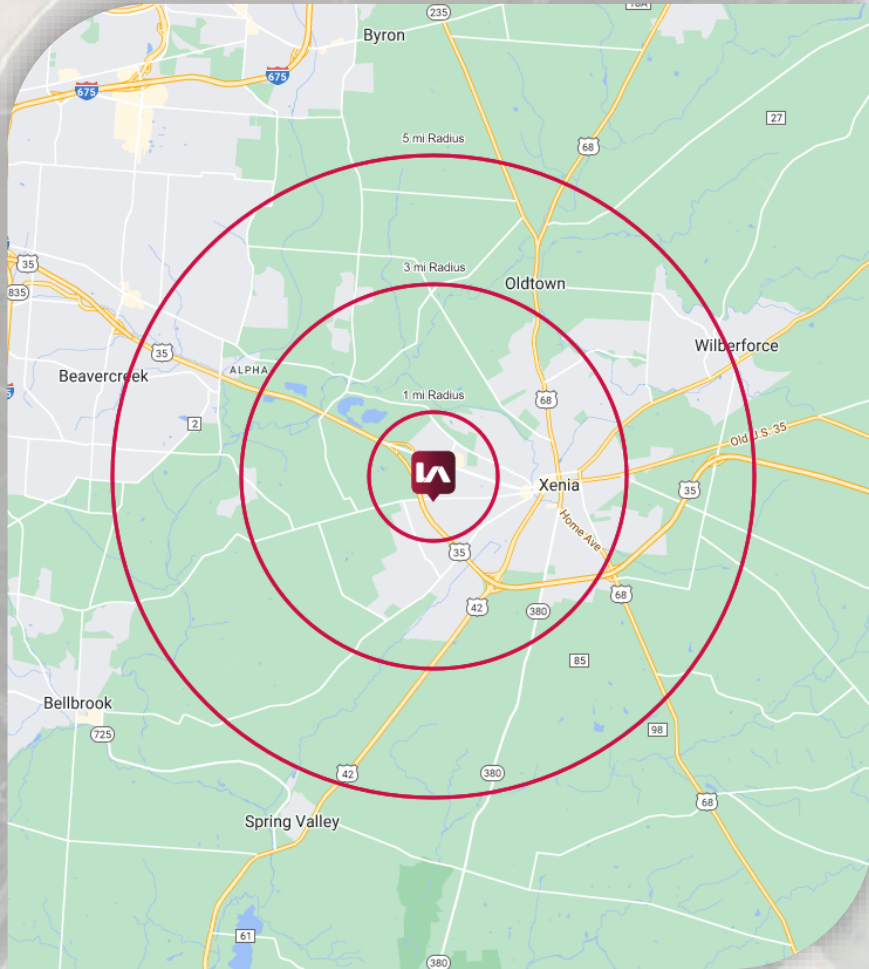
XENIA HOSPITALITY CENTER AERIAL



XENIA HOSPITALITY CENTER **SITE PLAN**



XENIA HOSPITALITY CENTER DEMOGRAPHICS



1 mi radius 3 mi radius 5 mi radius

Population

2024 Estimated Population	5,553	29,364	49,132
2029 Projected Population	5,521	29,486	49,703
2020 Census Population	5,573	28,762	48,105
2010 Census Population	5,607	28,479	46,781
Projected Annual Growth 2024 to 2029	-0.1%	-	0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%

Households

2024 Estimated Households	2,301	12,376	19,822
2029 Projected Households	2,315	12,568	20,261
2020 Census Households	2,228	11,760	18,895
2010 Census Households	2,196	11,388	18,026
2024 Est. Average Household Income	\$61,948	\$82,619	\$111,556
2024 Est. Median Household Income	\$51,733	\$64,913	\$91,169
2024 Est. Per Capita Income	\$25,734	\$34,993	\$45,182

Daytime Demographics

2024 Est. Total Businesses	94	797	1,318
2024 Est. Total Employees	873	8,624	12,931

Traffic Counts

Progress Drive	8,320 VPD
W Main Street	37,112 VPD
US-35	27,405 VPD

2024
TOTAL BUSINESSES

1,318

5-Mile Radius

2024
EMPLOYEES

12,931

5-Mile Radius

2024
AVERAGE
HOUSEHOLD INCOME

\$111,556

5-Mile Radius