



**FOR SALE or
GROUND LEASE**

**5033 COLLEGE CORNER PIKE
OXFORD, OH 45056**

Property Highlights

- HIGH VISIBILITY COMMERCIAL DEVELOPMENT SITE
- LEVEL AT GRADE WITH COLLEGE CORNER PIKE
- ALL UTILITIES AT STREET OR NEARBY
- ZONED GENERAL BUSINESS

SURROUNDED BY:

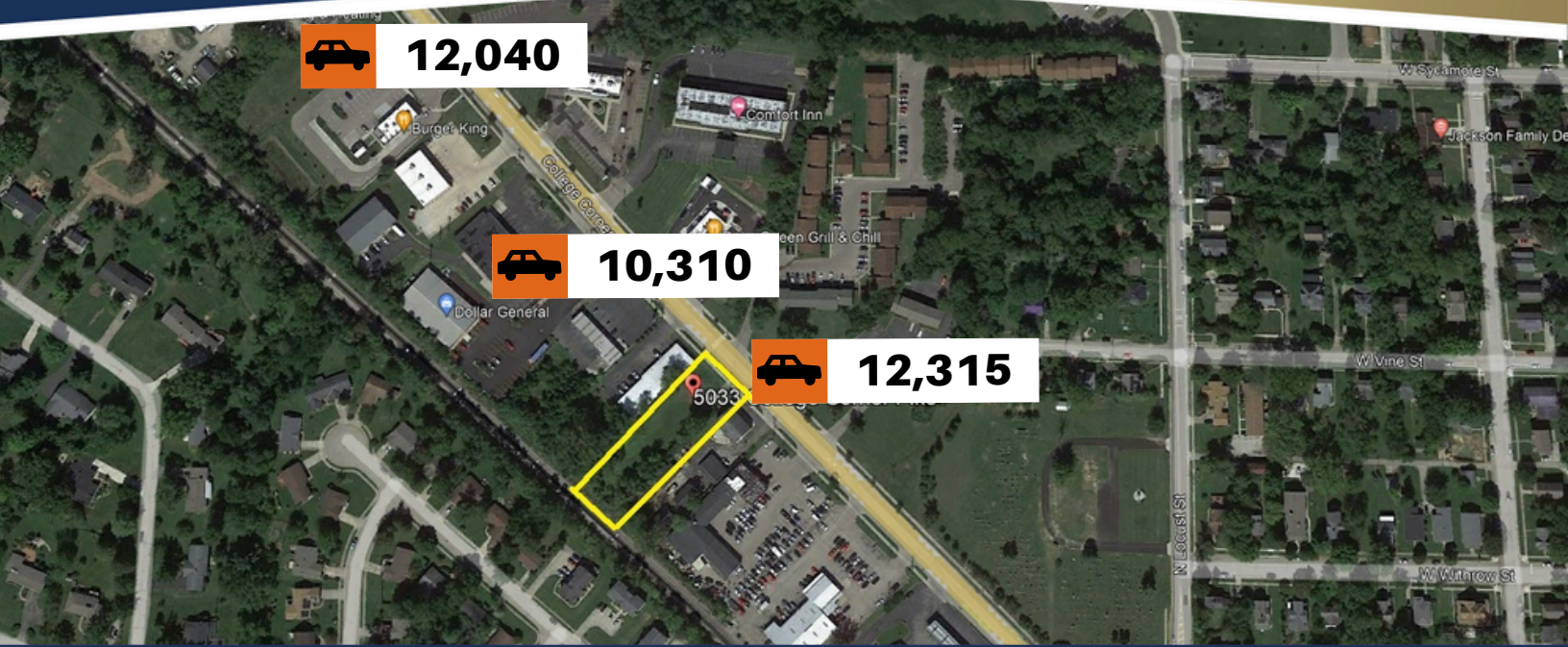
- RETAIL
- RESTAURANT
- QSR
- RESIDENTIAL & MULTI-FAMILY
- COLLEGE/UNIVERSITY

SUITABLE FOR:

- QSR/FAST FOOD
- RETAIL
- OFFICE
- MULTI-FAMILY
- OTHER SERVICE RETAIL

PRIME .65 ACRE DEVELOPMENT SITE IN OXFORD, OH
NEAR MIAMI UNIVERSITY OF OHIO

IRONGATE
INC.
COMMERCIAL



Surrounded by University Campus and MANY successful National Retailers



Miami University Oxford Campus Student Population

Enrollment	2020-2021	2019-2020	2018-2019
Undergrad	16,522	17,246	17,327
Graduate	2,147	2,217	2,425
Total	18,669	19,463	19,752



Local Demographic Info



2022 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	23,616	29,376	48,688
HOUSEHOLDS	6,247	8,552	15,777
HH INCOME	\$32,560	\$43,867	\$57,597



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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.