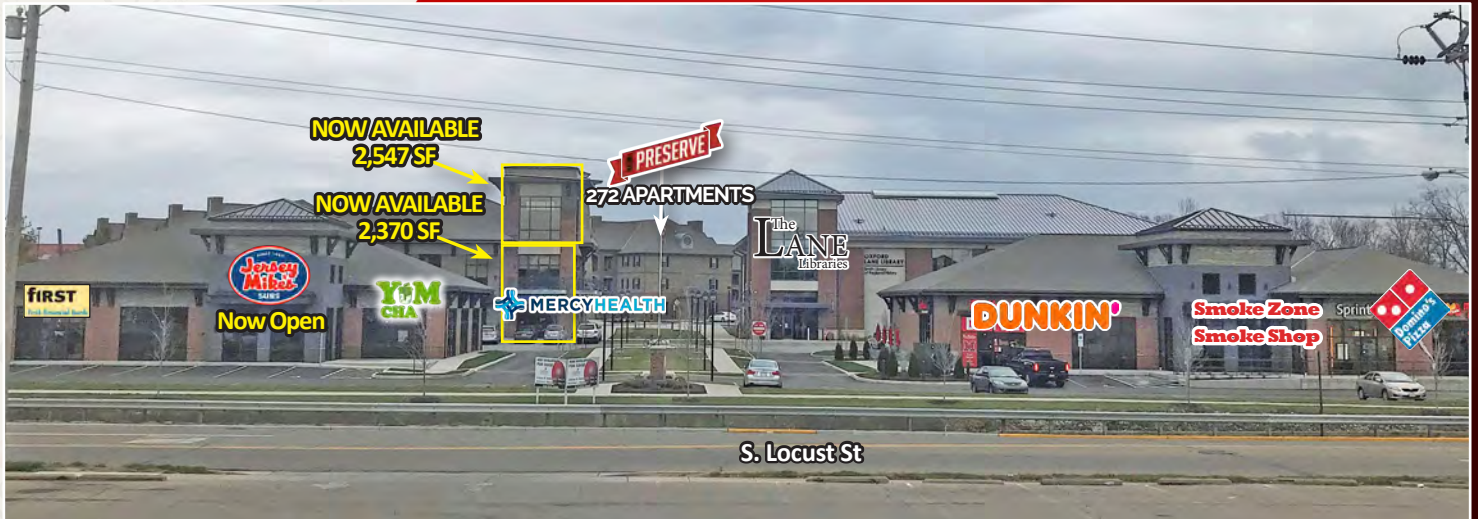


AVAILABLE

Former Mercy Health Spaces



Miami University
411 S Locust Street, Oxford, OH 45056

PROPERTY HIGHLIGHTS

- Oxford's Premier Mixed-Use Development Space NOW Available
- Cater to Miami University's 37,000+ Students, Faculty and Staff
- 50,000 SF Mixed-Use Development including 272-Bed Student Housing
- Across the street from Kroger and TJ Maxx
- Over 300,000+ Visitors to Oxford Spending 46 Million Annually
- Short walk to Campus and Uptown, along Miami's Bus Line

Year 2023

Estimated Population
Median Income
Average HH Income
Daytime Population

One Mile

15,915
\$54,337
\$71,836
4,058

DEMOGRAPHICS

Three Mile

25,926
\$59,017
\$82,139
6,794

Five Mile

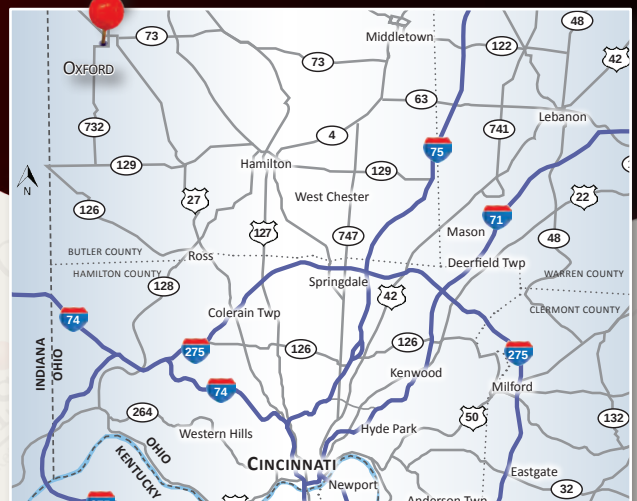
29,492
\$61,695
\$84,712
7,229

Traffic Counts:

W Spring Street: 9,455 ADT ('19)

S Locust Street: 5,076 ADT ('19)

S College Avenue: 6,112 ADT ('19)



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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.506/-84.7477

419 S Locust St Oxford, OH 45056	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	15,915	25,926	29,492
2028 Projected Population	16,423	26,808	30,640
2020 Census Population	15,919	25,721	29,216
2010 Census Population	15,272	24,119	27,565
Projected Annual Growth 2023 to 2028	0.6%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.5%
2023 Median Age	25.1	26.3	28.5
Households			
2023 Estimated Households	4,862	7,533	8,918
2028 Projected Households	5,063	7,893	9,388
2020 Census Households	4,862	7,388	8,725
2010 Census Households	4,525	6,874	8,161
Projected Annual Growth 2023 to 2028	0.8%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
Race and Ethnicity			
2023 Estimated White	58.6%	55.2%	60.0%
2023 Estimated Black or African American	4.0%	3.7%	3.5%
2023 Estimated Asian or Pacific Islander	34.1%	38.2%	33.7%
2023 Estimated American Indian or Native Alaskan	-	-	-
2023 Estimated Other Races	3.1%	2.8%	2.7%
2023 Estimated Hispanic	2.3%	2.0%	1.9%
Income			
2023 Estimated Average Household Income	\$71,836	\$82,139	\$84,712
2023 Estimated Median Household Income	\$54,337	\$59,017	\$61,695
2023 Estimated Per Capita Income	\$23,514	\$25,679	\$27,216
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.9%	3.2%
2023 Estimated High School Graduate	17.9%	20.8%	24.5%
2023 Estimated Some College	15.3%	15.3%	16.4%
2023 Estimated Associates Degree Only	3.5%	4.2%	5.2%
2023 Estimated Bachelors Degree Only	25.9%	26.0%	23.8%
2023 Estimated Graduate Degree	35.1%	30.7%	25.7%
Business			
2023 Estimated Total Businesses	334	515	577
2023 Estimated Total Employees	4,058	6,794	7,229
2023 Estimated Employee Population per Business	12.1	13.2	12.5
2023 Estimated Residential Population per Business	47.6	50.3	51.1