



SPACE AVAILABLE | 5,000 SF END CAP

SEQ of West Main Street & Allison Avenue | Xenia, Ohio 45385

AVAILABLE SPACE

5,000 SF

RATES | NNN

Available upon request

TRAFFIC COUNTS

W Main Street (Old US 35) - 17,000 AADT

Source: Sites USA 2017

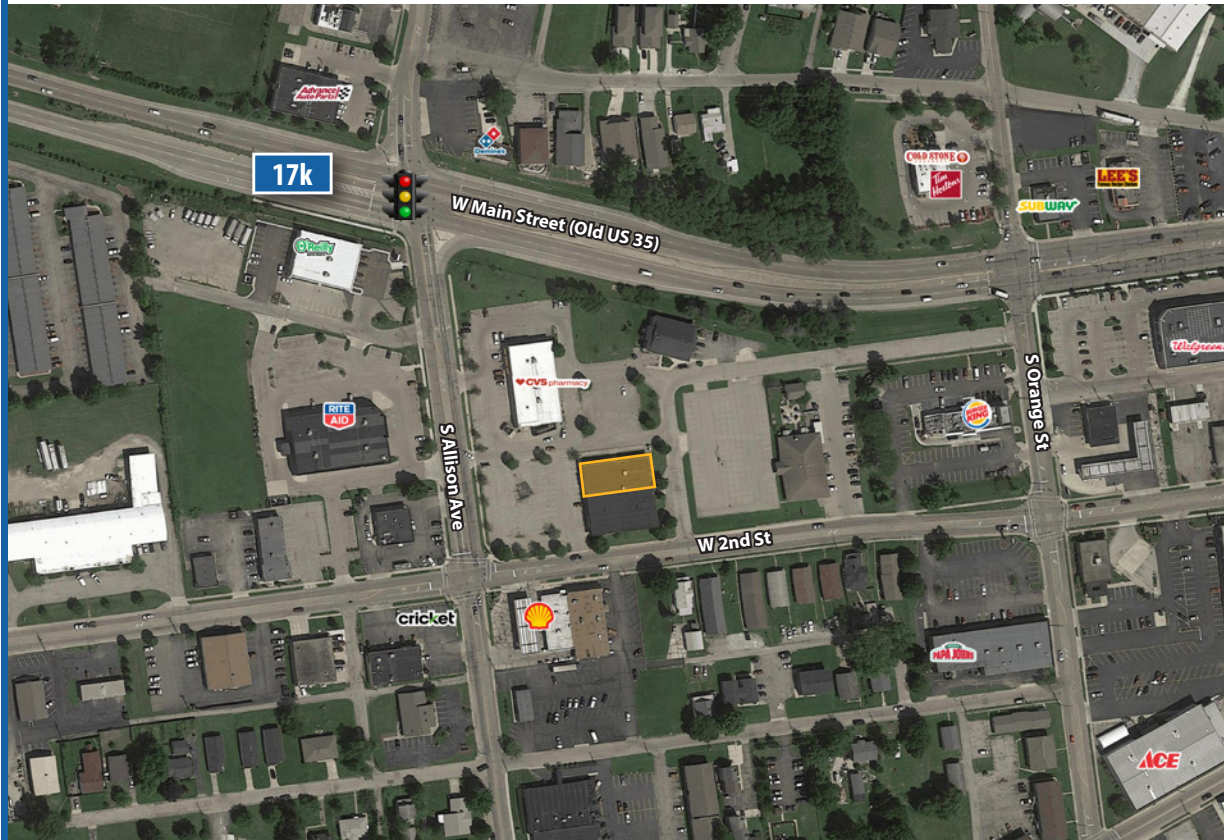
PROPERTY INFORMATION

- Traffic signal at Allison Avenue
- Strong population density in surrounding area
- Area retail includes ALDI, Ramada Inn, Dollar General, McDonalds, and Taco Bell
- Serves a consumer market of 87,000

DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	RTA
2018 Population	25,693	87,261
Average HH Income	\$55,509	\$90,896
Median Age	38.7	41.5

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.



CONTACT

Will Kline, Project Director
 The Retail Coach, LLC
 wkline@theretailcoach.net
 662.401.8844

Steve Brodsky, Development Director
 City of Xenia
 sbrodsky@ci.xenia.oh.us
 937.372.7943

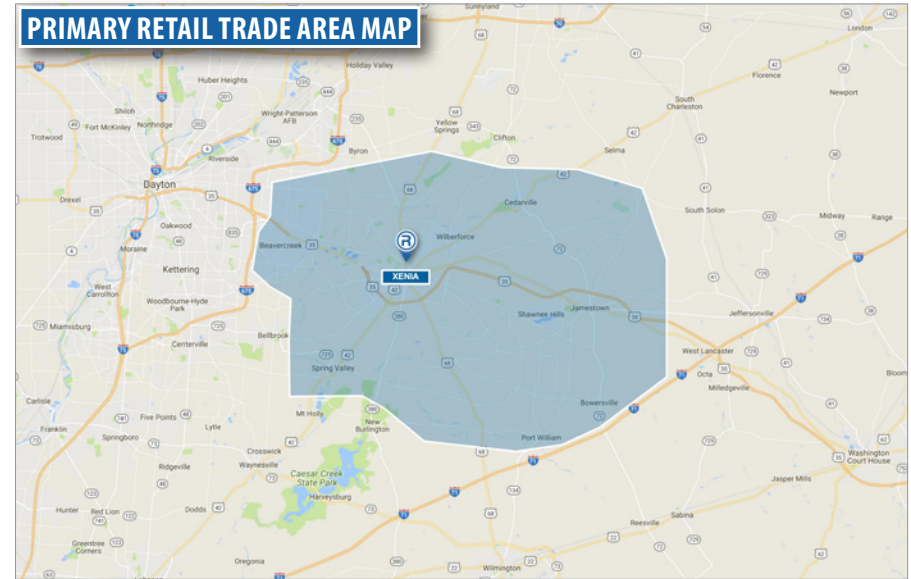
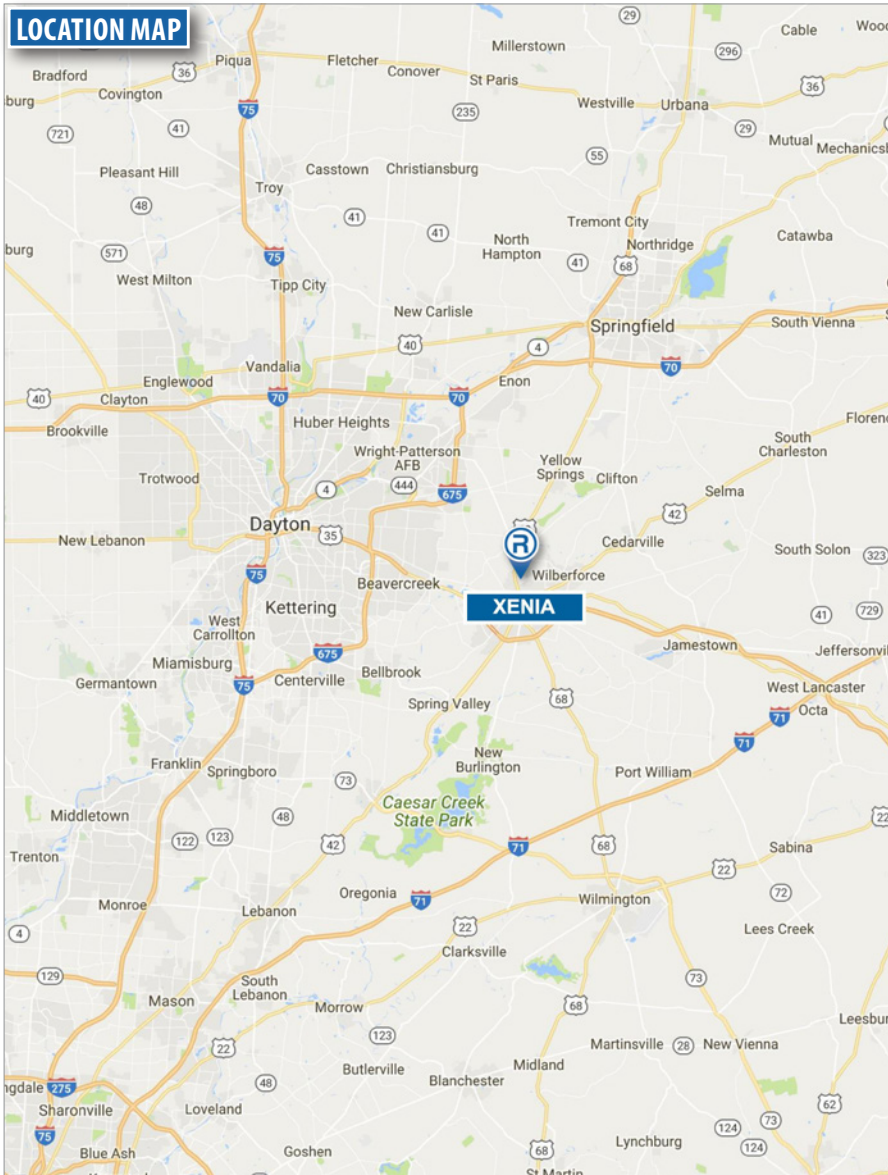
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



SPACE AVAILABLE | 5,000 SF END CAP

SEQ of West Main Street & Allison Avenue | Xenia, Ohio 45385



 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.