



SITE AVAILABLE | ±1 ACRE COMMERCIAL DEVELOPMENT SITE

Hospitality Drive (in front of Lowe's) | Xenia, Ohio 45385



AVAILABLE SPACE

±1 acre lot

RATE | NNN & PRICE

Approx \$20/SF

TRAFFIC COUNTS

US 35 - 18,000 AADT

S Progress Drive - 9,000 AADT

Source: Sites USA 2017

PROPERTY INFORMATION

- Pad site located in front of Lowe's and across from Walmart Supercenter
- Serves a consumer market of approximately 87,000
- Across from new strip center and Hampton Inn
- Adjacent to planned REACH Center, which is a 75,000 square foot multi-purpose facility scheduled to open in January 2019

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

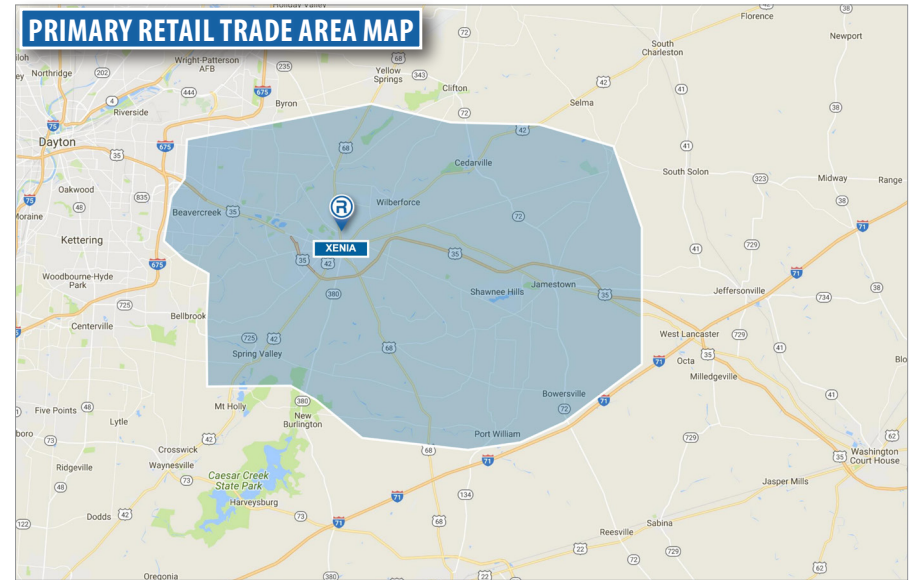
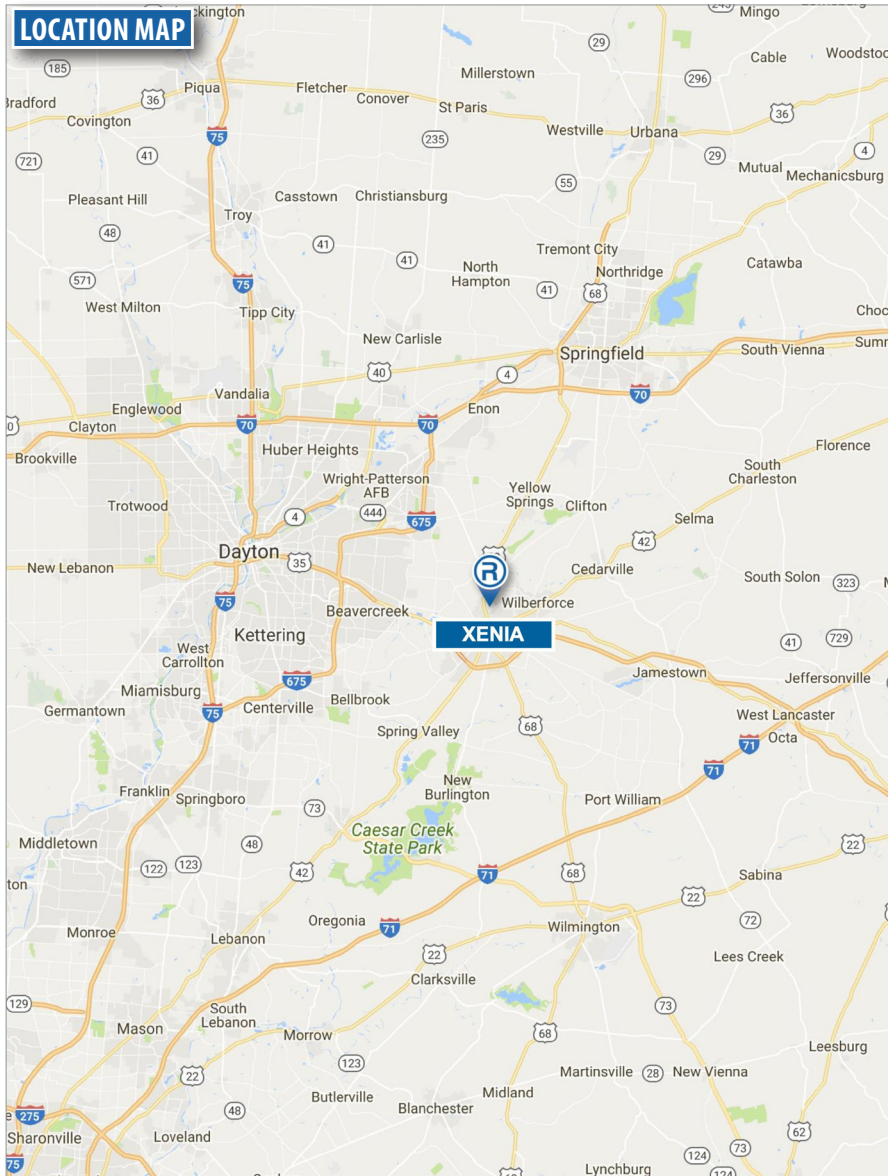
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


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