



# SITE AVAILABLE | ±4.8 ACRE COMMERCIAL DEVELOPMENT SITE

Hospitality Drive (between Lowe's and Walmart Supercenter) | Xenia, Ohio 45385



## AVAILABLE SPACE

±4.8 acres

## PRICE

Available upon request

## TRAFFIC COUNTS

S Progress Drive - 9,000 AADT

US 35 - 18,000 AADT

Source: Sites USA 2017

## PROPERTY INFORMATION

- Serves a consumer market of approximately 87,000
- US 35 visibility
- Situated between Lowe's and Walmart Supercenter - in the heart of Xenia's regional retailing area
- Near 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

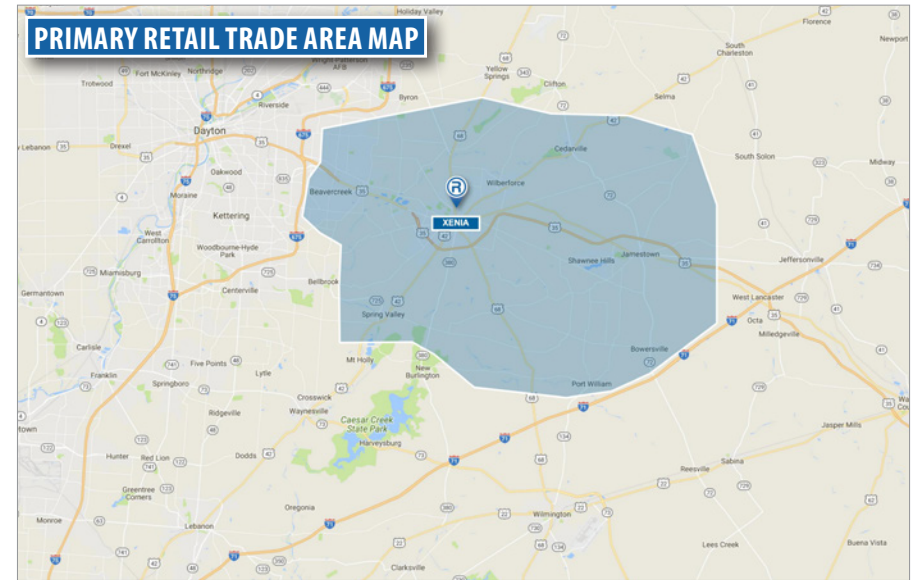
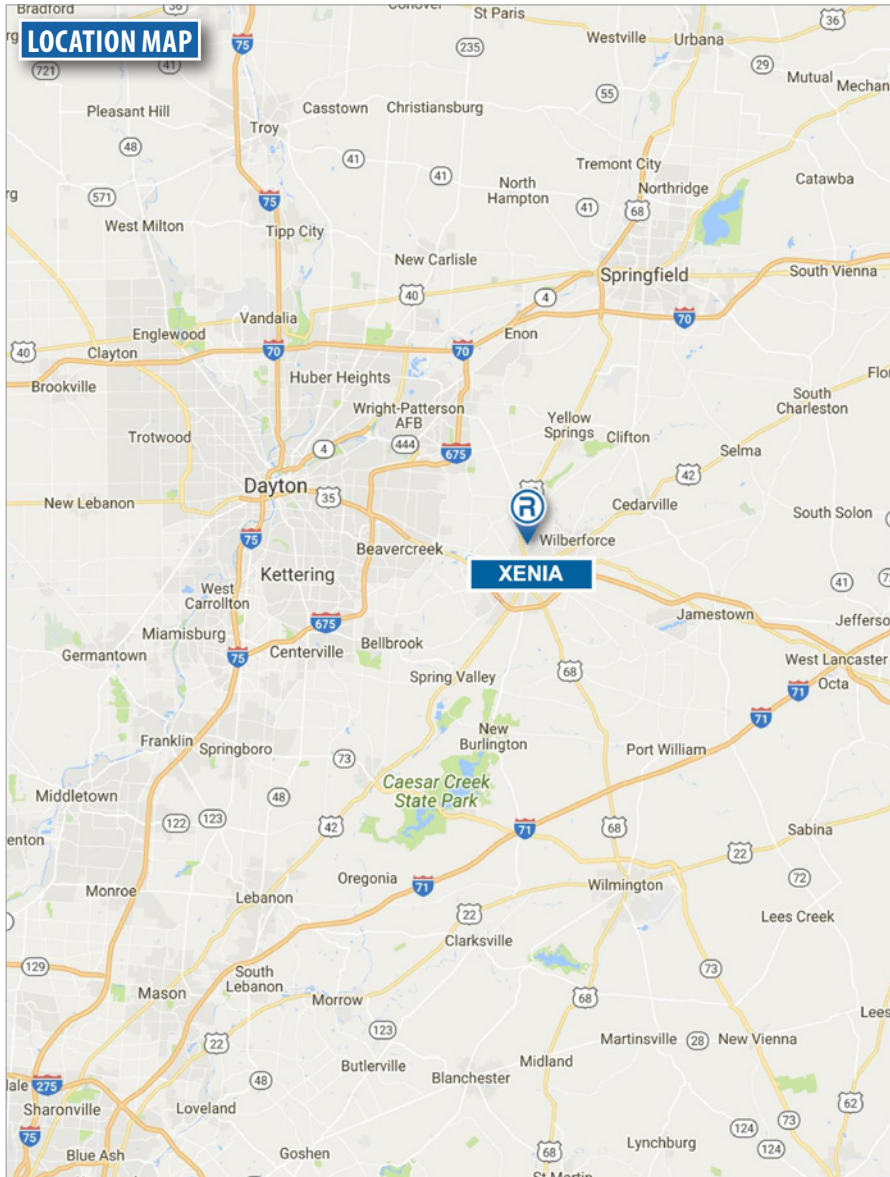
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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.



# SITE AVAILABLE | ±4.8 ACRE COMMERCIAL DEVELOPMENT SITE

Hospitality Drive (between Lowe's and Walmart Supercenter) | Xenia, Ohio 45385



**TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://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.