



SPACE AVAILABLE | XENIA TOWN SQUARE

NWQ Old US 35/W Main Street and N Detroit Street | Xenia, Ohio 45385



AVAILABLE SPACE

±30,000 SF

RATES | NNN & PRICE

Available upon request

TRAFFIC COUNTS

Old US 35/W Main Street - 20,000 AADT

N Detroit Street - 12,000 AADT

W Church Street - 10,000 AADT

Source: Sites USA 2017

PROPERTY INFORMATION

- Located along highly trafficked Old US 35
- Adjacent to large 5.6 acre redevelopment project, projected to bring more traffic to the shopping center
- Area retail includes several local and regional options as well as Walgreens, CVS, ALDI, Taco Bell, McDonalds, and Papa Johns Pizza
- 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.

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