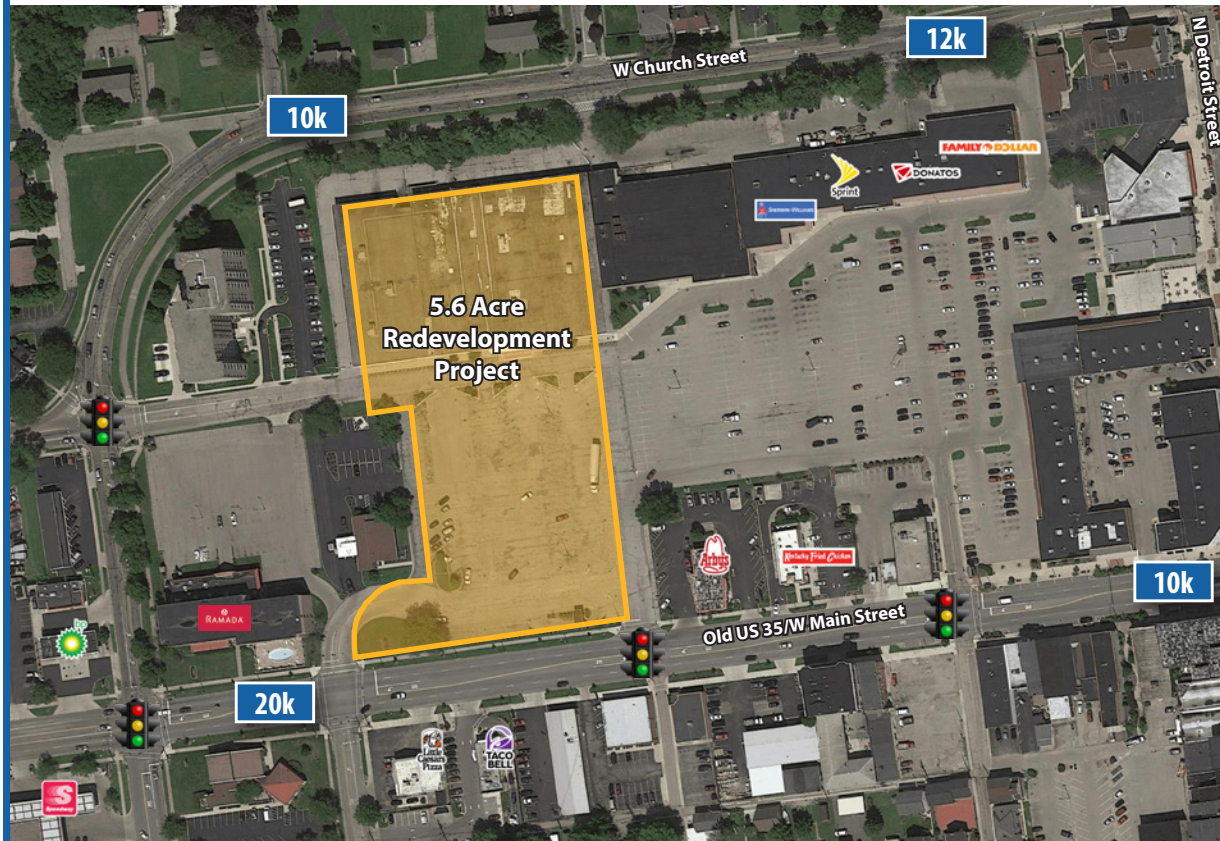




# SITE AVAILABLE | 5.6 ACRE REDEVELOPMENT OPPORTUNITY

200 W Main Street (Former Kmart) | Xenia, Ohio 45385



## AVAILABLE SPACE

5.6 Acres

## RATES | NNN

Available Upon Request

## TRAFFIC COUNTS

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

W Church Street - 10,000 AADT

N Detroit Street - 12,000 AADT

S Detroit 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.

## 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

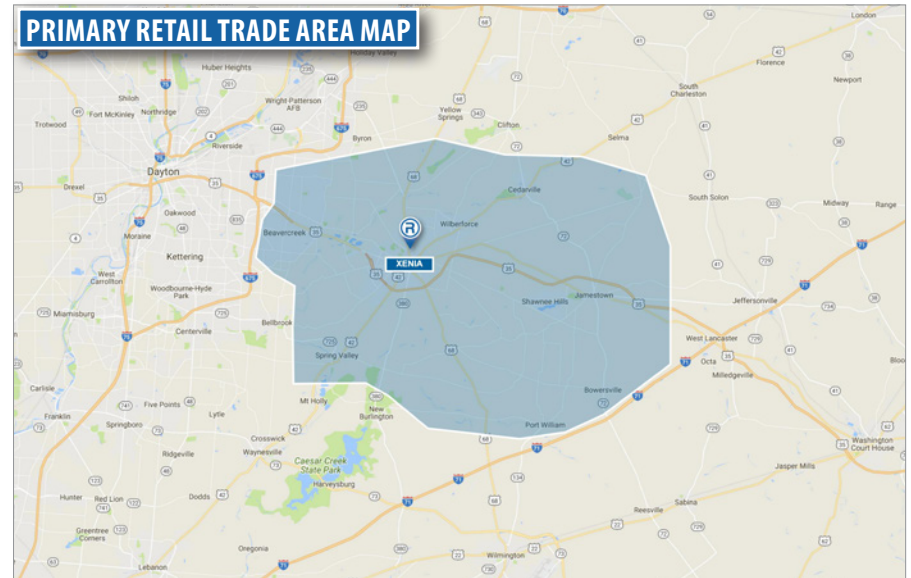
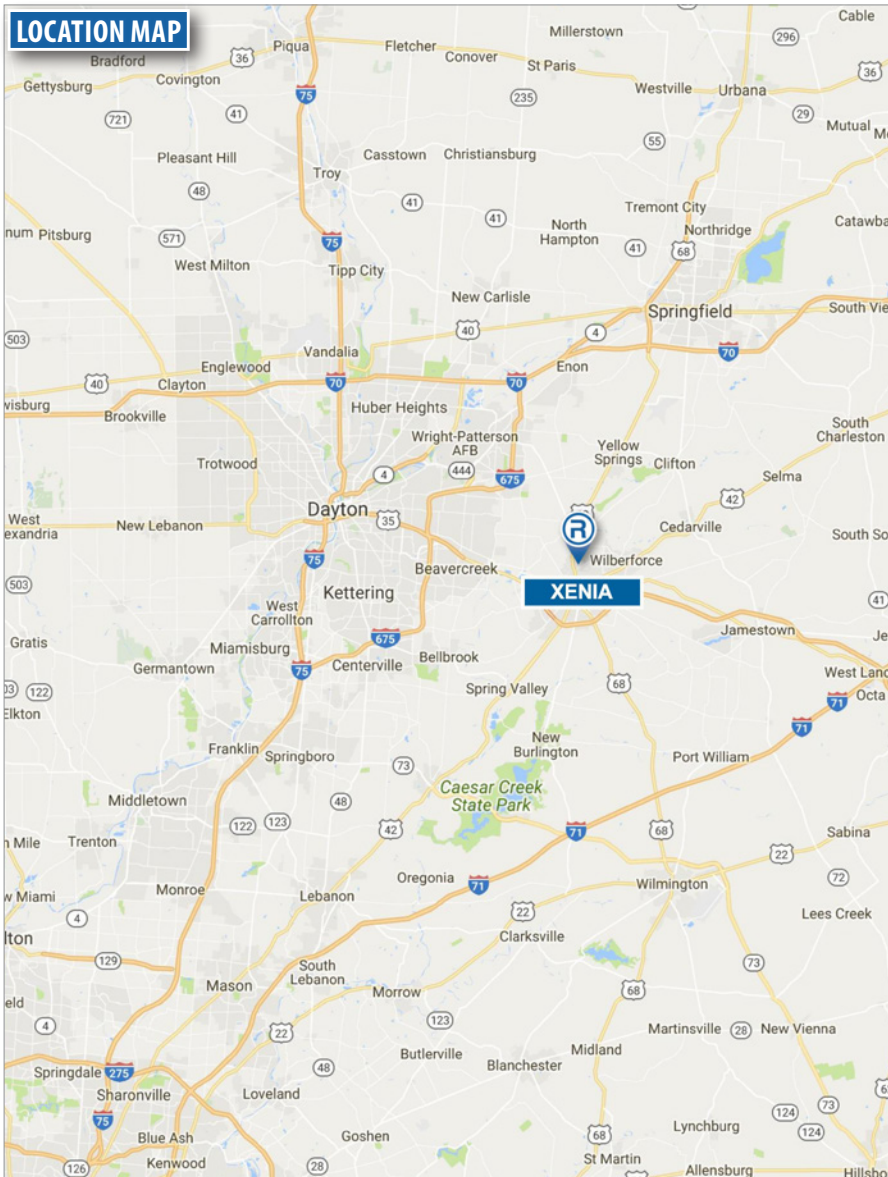
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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