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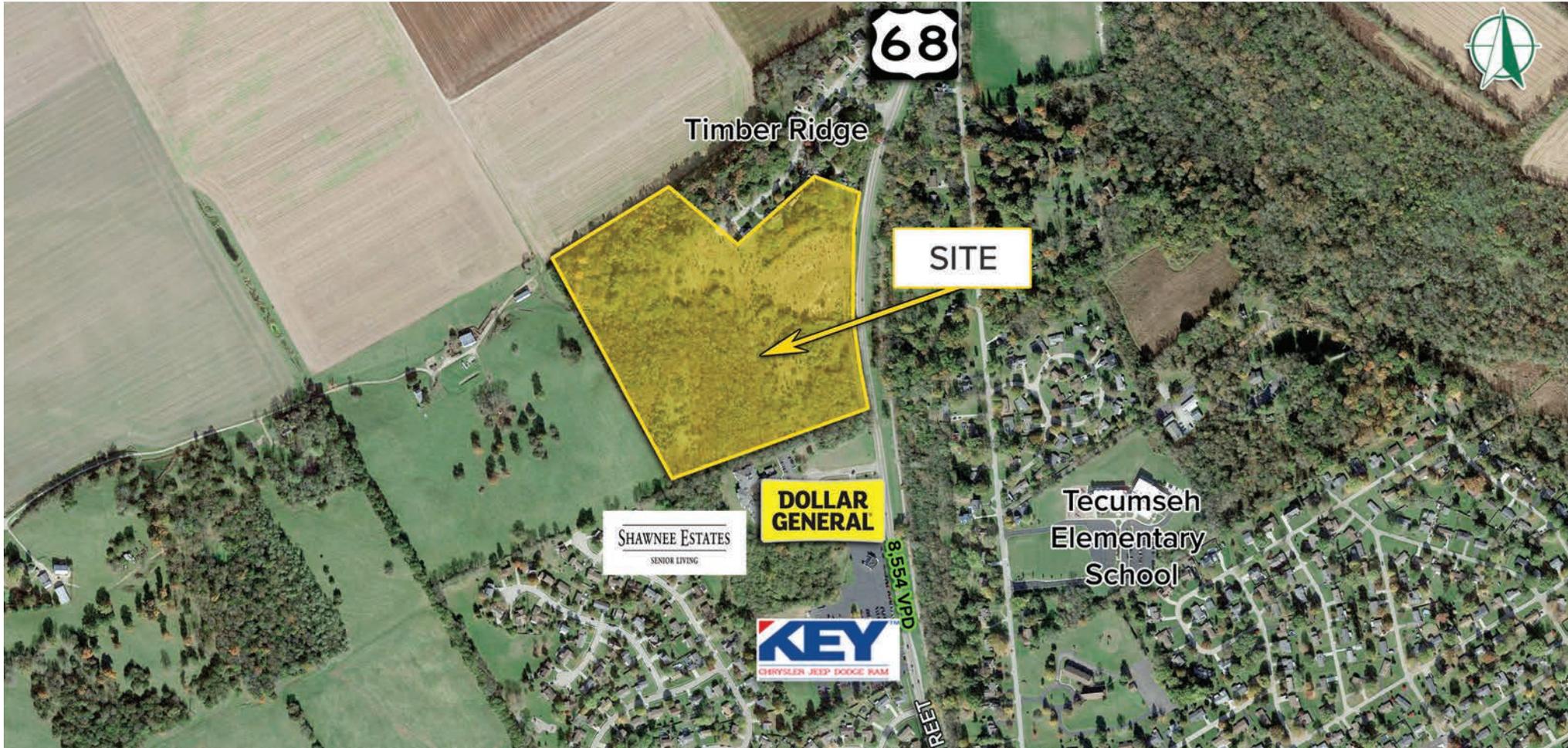
68

37.2 ACRES

NORTH DETROIT STREET

DEVELOPMENT OPPORTUNITY

2220 N Detroit Street (US 68)
Xenia, Ohio 45385



HIGHLIGHTS

- ▶ +/- 37.2 acres available just south and adjacent to Timber Ridge Development
- ▶ Xenia, Ohio is located about 15 miles east of Dayton and 15 miles south of Springfield
- ▶ Located minutes from I-675, I-70, and I-75
- ▶ Zoned PUD (Planned Unit Development)
- ▶ Excellent opportunity for residential development

FOR SALE

DEVELOPMENT OPPORTUNITY

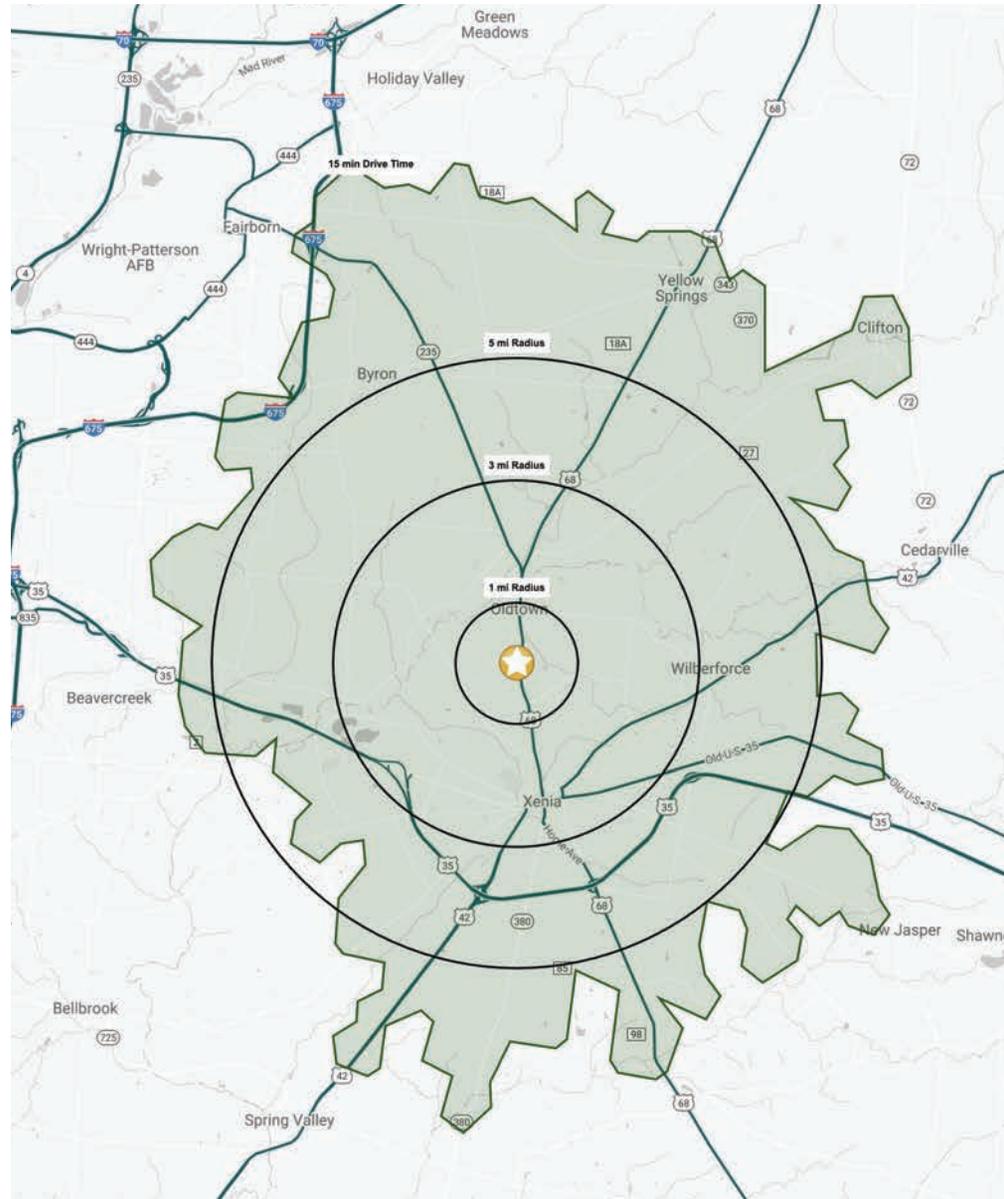
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	2,671	18,887	41,834	58,114
 HOUSEHOLDS	1,201	7,928	16,155	23,642
 MEDIAN AGE	47.7	40.6	38.3	39.8
 AVERAGE HH INCOME	\$99,373	\$80,970	\$107,154	\$113,748
 MEDIAN HH INCOME	\$77,938	\$57,064	\$82,373	\$86,809
 BUSINESSES	30	585	1,149	1,630
 EMPLOYEES	256	6,504	11,588	16,242
 EDUCATION: BACHELORS +	32.4%	25.1%	33.8%	40.2%



ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com
 JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

Cleveland • Columbus | www.anchorretail.com

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