

# Meadow Park Plaza Retail Shopping Center For Lease

1627-1683 Rombach Avenue Wilmington, Ohio



## Property Features

- County seat market, 45 miles Northeast of Cincinnati, 35 miles Southeast of Dayton
- Plaza is centrally located in the Wilmington retail corridor
- Great access with two traffic lights
- Small shop space available from 1,200 ± SF to 12,000 ± SF
- Exceptional leasing opportunity with street frontage for big box users up to 71,200 ± SF



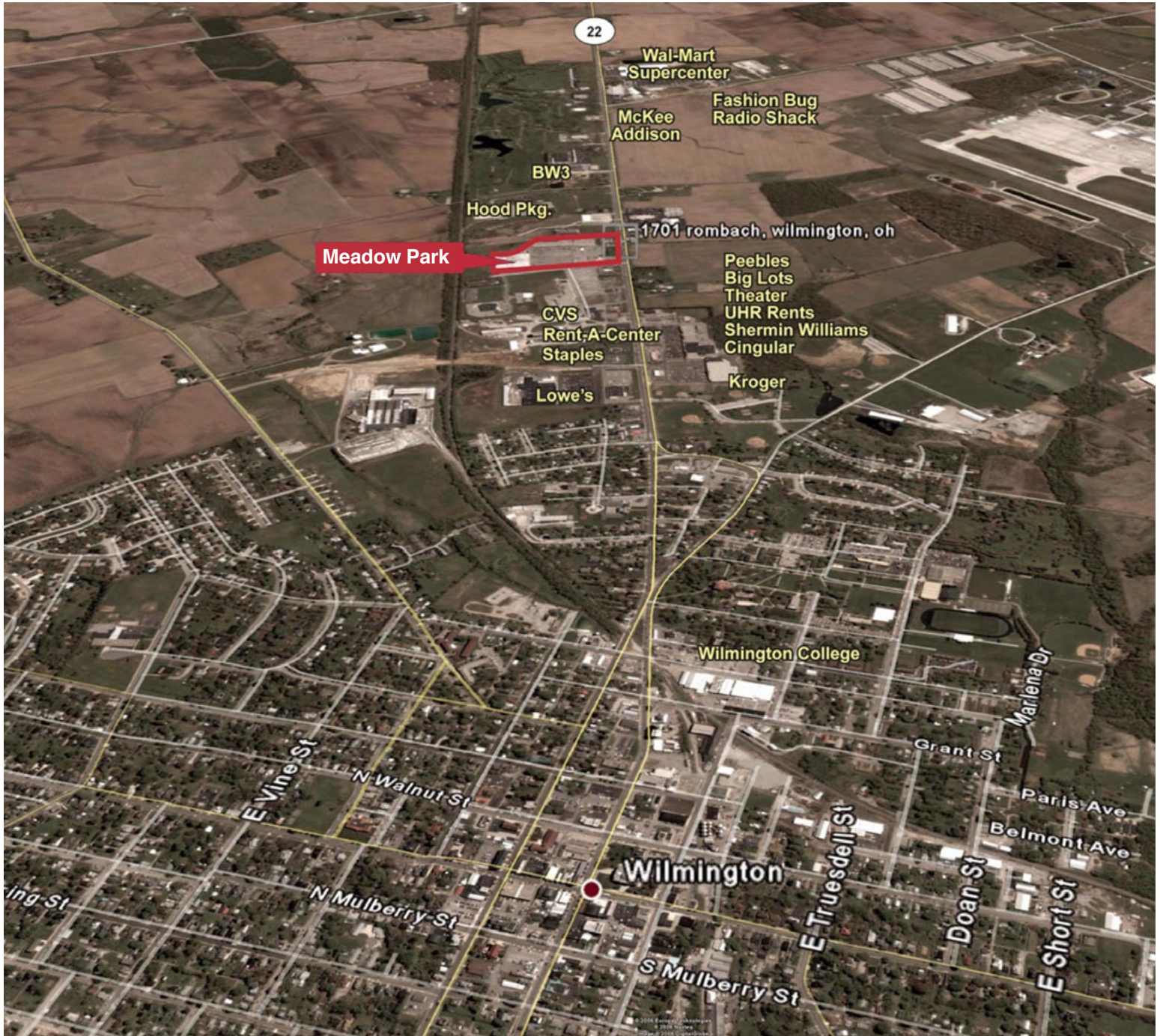
Commercial Real Estate Services, Worldwide.  
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**Contact Information**  
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Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	13,062	16,454	31,674
Male Population	48.1%	48.4%	49.5%
Female Population	51.9%	51.6%	50.5%
Median Age	34.8	36.0	37.8
<b>2010 Income</b>			
Median HH Income	\$44,958	\$47,078	\$50,716
Per Capita Income	\$23,052	\$23,803	\$23,644
Average HH Income	\$53,996	\$56,855	\$59,697
<b>2010 Households</b>			
Total Households	5,387	6,689	12,361
Average Household Size	2.28	2.34	2.50
<b>2010 Housing</b>			
Owner Occupied Housing Units	45.7%	49.7%	59.2%
Renter Occupied Housing Units	41.1%	37.5%	29.0%
Vacant Housing Units	13.3%	12.7%	11.8%
<b>Population</b>			
1990 Population	11,680	14,120	26,135
2000 Population	12,442	15,562	29,913
2010 Population	13,062	16,454	31,674
2015 Population	13,300	16,880	32,576
1990-2000 Annual Rate	0.63%	0.98%	1.36%
2000-2010 Annual Rate	0.48%	0.55%	0.56%
2010-2015 Annual Rate	0.36%	0.51%	0.56%

In the identified market area, the current year population is 31,674. In 2000, the Census count in the market area was 29,913. The rate of change since 2000 was 0.56 percent annually. The five-year projection for the population in the market area is 32,576, representing a change of 0.56 percent annually from 2010 to 2015. Currently, the population is 49.5 percent male and 50.5 percent female.

Households	3 miles radius	5 miles radius	10 miles radius
1990 Households	4,616	5,477	9,754
2000 Households	5,067	6,234	11,467
2010 Households	5,387	6,689	12,361
2015 Households	5,511	6,894	12,773
1990-2000 Annual Rate	0.94%	1.3%	1.63%
2000-2010 Annual Rate	0.6%	0.69%	0.74%
2010-2015 Annual Rate	0.46%	0.61%	0.66%

The household count in this market area has changed from 11,467 in 2000 to 12,361 in the current year, a change of 0.74 percent annually. The five-year projection of households is 12,773, a change of 0.66 percent annually from the current year total. Average household size is currently 2.50, compared to 2.53 in the year 2000. The number of families in the current year is 8,619 in the market area.

## Housing

Currently, 59.2 percent of the 14,014 housing units in the market area are owner occupied; 29.0 percent, renter occupied; and 11.8 percent are vacant. In 2000, there were 12,344 housing units - 62.8 percent owner occupied, 30.2 percent renter occupied and 7.0 percent vacant. The rate of change in housing units since 2000 is 1.25 percent. Median home value in the market area is \$122,431, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.99 percent annually to \$128,596. From 2000 to the current year, median home value changed by 1.9 percent annually.



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Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$25,615	\$26,578	\$27,655
2000 Median HH Income	\$35,850	\$37,614	\$41,049
2010 Median HH Income	\$44,958	\$47,078	\$50,716
2015 Median HH Income	\$51,911	\$54,299	\$57,563
1990-2000 Annual Rate	3.42%	3.53%	4.03%
2000-2010 Annual Rate	2.23%	2.21%	2.08%
2010-2015 Annual Rate	2.92%	2.9%	2.57%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,501	\$12,751	\$12,115
2000 Per Capita Income	\$18,128	\$18,828	\$19,040
2010 Per Capita Income	\$23,052	\$23,803	\$23,644
2015 Per Capita Income	\$25,790	\$26,601	\$26,214
1990-2000 Annual Rate	3.79%	3.97%	4.62%
2000-2010 Annual Rate	2.37%	2.31%	2.14%
2010-2015 Annual Rate	2.27%	2.25%	2.09%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,435	\$32,695	\$32,566
2000 Average Household Income	\$43,683	\$45,806	\$48,880
2010 Average HH Income	\$53,996	\$56,855	\$59,697
2015 Average HH Income	\$60,140	\$63,238	\$65,871
1990-2000 Annual Rate	3.35%	3.43%	4.14%
2000-2010 Annual Rate	2.09%	2.13%	1.97%
2010-2015 Annual Rate	2.18%	2.15%	1.99%

#### Households by Income

Current median household income is \$50,716 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,563 in five years. In 2000, median household income was \$41,049, compared to \$27,655 in 1990.

Current average household income is \$59,697 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$65,871 in five years. In 2000, average household income was \$48,880, compared to \$32,566 in 1990.

Current per capita income is \$23,644 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,214 in five years. In 2000, the per capita income was \$19,040, compared to \$12,115 in 1990.

#### Population by Employment

Total Businesses	741	836	1,188
Total Employees	13,627	15,785	20,811

Currently, 80.8 percent of the civilian labor force in the identified market area is employed and 19.2 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 84.0 percent of the civilian labor force, and unemployment will be 16.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 29.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)



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