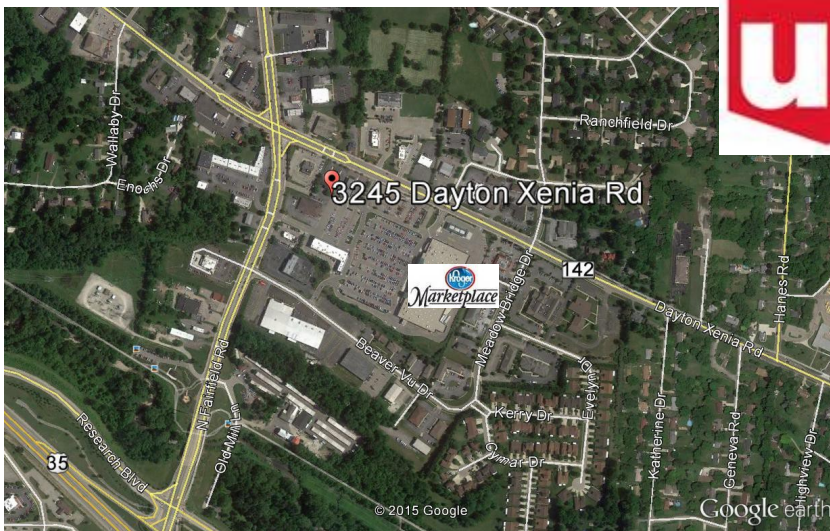


# KROGER-ANCHORED CENTER PAD SITE

3245 DAYTON XENIA RD — Beaver Creek, Ohio 45434



## SITE LOCATION



**24,000 SF Pad Site / 0.5560 Acres**

**Leased to US Bank**

**Zoning: B2**

**2017 Total Population Estimate:**

**1Mi: 4,344 3Mi: 42,424 5Mi: 127,940**

**2022 Total Population Estimate:**

**1Mi: 4,273 3Mi: 41,822 5Mi: 125,771**

**2017 Average Household Income:**

**1Mi: \$98,801 3Mi: \$106,110**

**5Mi: \$75,975**



Email: [brad@kcenters.com](mailto:brad@kcenters.com)  
Web: [www.kcenters.com](http://www.kcenters.com)

**KORNFELD REAL ESTATE LLC**  
8400 E. Crescent Parkway, Ste. 600  
Greenwood Village, CO 80111

Phone: 720.528.4107

