



SIZE

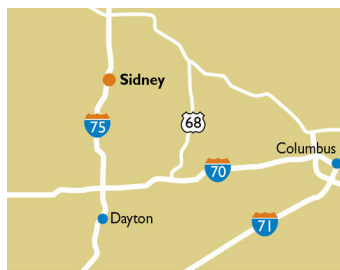
115,776 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,715	21,095	25,748
Households	1,535	8,688	10,483
Median HH Income (\$)	61,429	64,384	67,729

MAJOR TENANT(S)

Kroger
Anytime Fitness



LOCATION

2016-2170 West Michigan Street | Sidney, OH 45365

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the dominant grocer in Ohio
- Featuring national tenants including Buffalo Wild Wings, Hot Head Burrito and Anytime Fitness
- Convenient access via I-75 in the trade area's primary retail cluster
- Located in Central Ohio's high-traffic I-75 corridor

LEASING CONTACT

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MORE INFO






www.phillipsedison.com

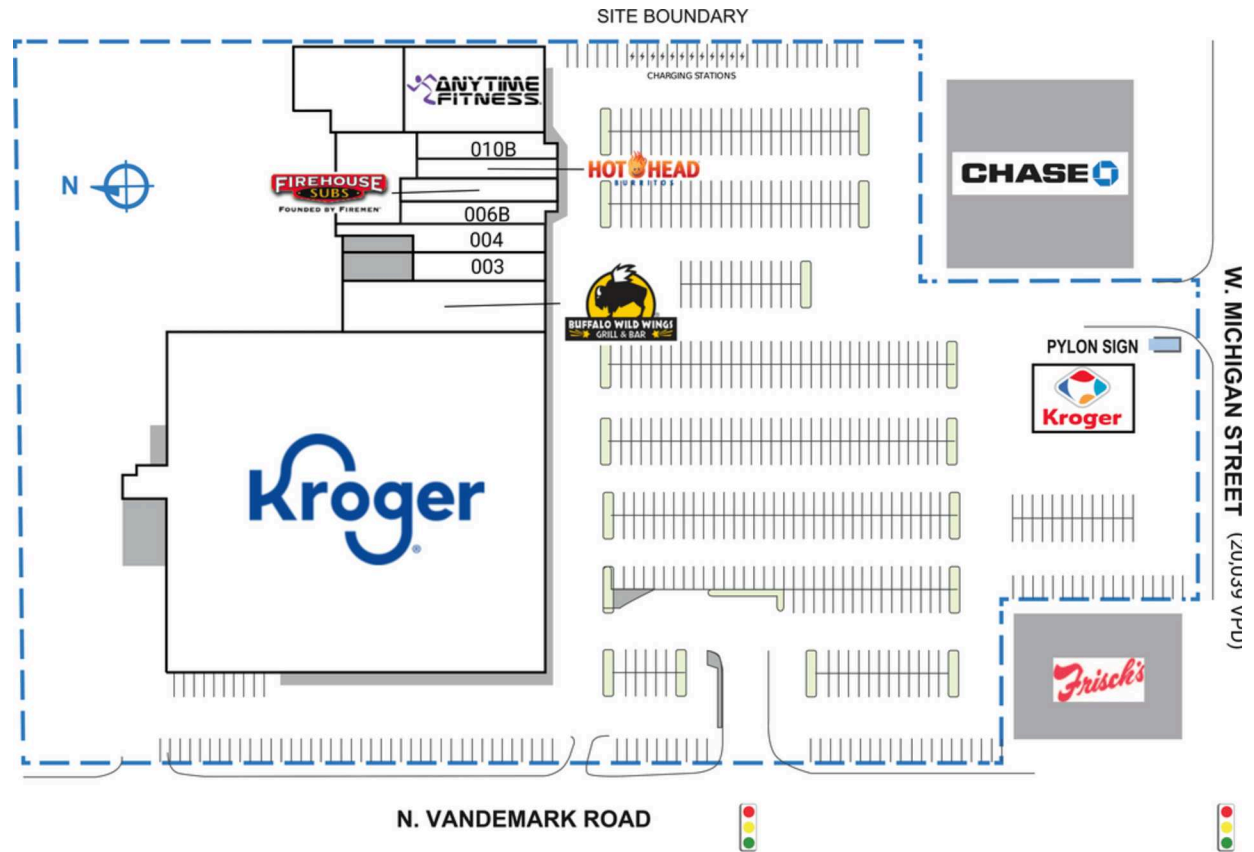


SIDNEY TOWNE CENTER

2016-2170 West Michigan Street | Sidney, OH 45365

SPACE	TENANT	SQ. FT.
OUT1	Kroger Fuel	1,200 SF
002A	Buffalo Wild Wings	7,425 SF
003	The Smoothie Life	2,000 SF
004	Ellie Nails & Spa	1,750 SF
006A	Firehouse Subs	2,250 SF
006B	Jojo Vapes	2,000 SF
0010	Kroger	88,515 SF
010A	Hot Head Burritos	1,800 SF
010B	Cashland	2,961 SF
012A	Anytime Fitness	5,875 SF
TOTAL SQ. FT.		115,776

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SIDNEY TOWNE CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.289685

Longitude: -84.186759

Sidney Towne Center Sidney, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,715	21,095	25,748
	2028 Projected Population	3,668	20,873	25,480
	2010 Census Population	3,826	21,809	26,650
	2000 Census Population	3,618	21,211	26,037
	1990 Census Population	3,241	20,350	24,558
	Historical Annual Growth 1990 to 2000	1.11%	0.42%	0.59%
	Historical Annual Growth 2000 to 2010	0.56%	0.28%	0.23%
	Estimated Annual Growth 2010 to 2023	-0.22%	-0.24%	-0.25%
	Projected Annual Growth 2023 to 2028	-0.25%	-0.21%	-0.21%
	Median Age	40.0	39.8	40.8
Households	Q4 2023 Estimated Households	1,535	8,688	10,483
	2028 Projected Households	1,516	8,595	10,371
	2010 Census Households	1,518	8,539	10,300
	2000 Census Households	1,409	8,315	9,975
	1990 Census Households	1,180	7,558	8,972
	Historical Annual Growth 1990 to 2000	1.79%	0.96%	1.07%
	Historical Annual Growth 2000 to 2010	0.75%	0.27%	0.32%
	Estimated Annual Growth 2010 to 2023	0.08%	0.13%	0.13%
	Projected Annual Growth 2023 to 2028	-0.26%	-0.22%	-0.22%
	Population per Household	2.40	2.40	2.42
Population by Race	White	85.1%	86.5%	87.8%
	Black or African American	4.6%	3.7%	3.3%
	Asian & Pacific Islander	1.3%	1.4%	1.4%
	Other Races	6.4%	6.1%	5.4%
	Hispanic Population	2.6%	2.4%	2.2%
Income	Average Household Income	\$69,190	\$79,098	\$83,205
	Median Household Income	\$61,429	\$64,384	\$67,729
	Per Capita Income	\$28,928	\$32,871	\$34,273
Education (Age 25+)	Elementary	2.9%	2.6%	2.4%
	Some High School	9.6%	8.5%	8.2%
	High School Graduate	42.7%	41.2%	40.3%
	Some College	18.1%	19.4%	19.2%
	Associates Degree Only	15.5%	11.2%	10.8%
	Bachelors Degree Only	6.9%	10.3%	11.7%
	Graduate Degree	4.3%	6.7%	7.2%
Business	Number of Businesses	154	620	711
	Total Number of Employees	3,252	12,319	14,182
	Employees per Business	21.13	19.87	19.95
	Residential Population per Business	24.14	34.02	36.22

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.