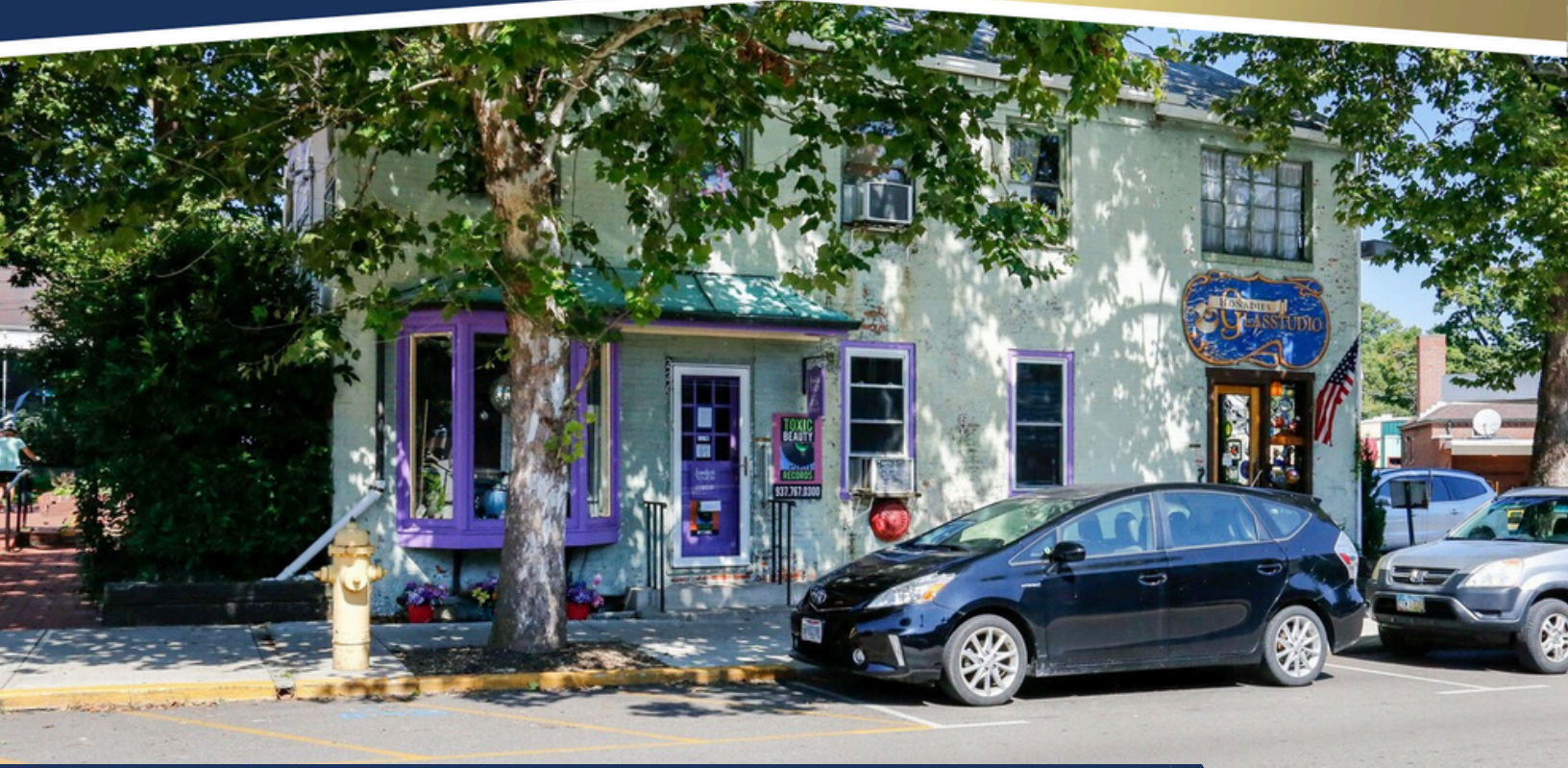




FOR SALE | 220 XENIA AVE
YELLOW SPRINGS, OH 45387

Property Highlights

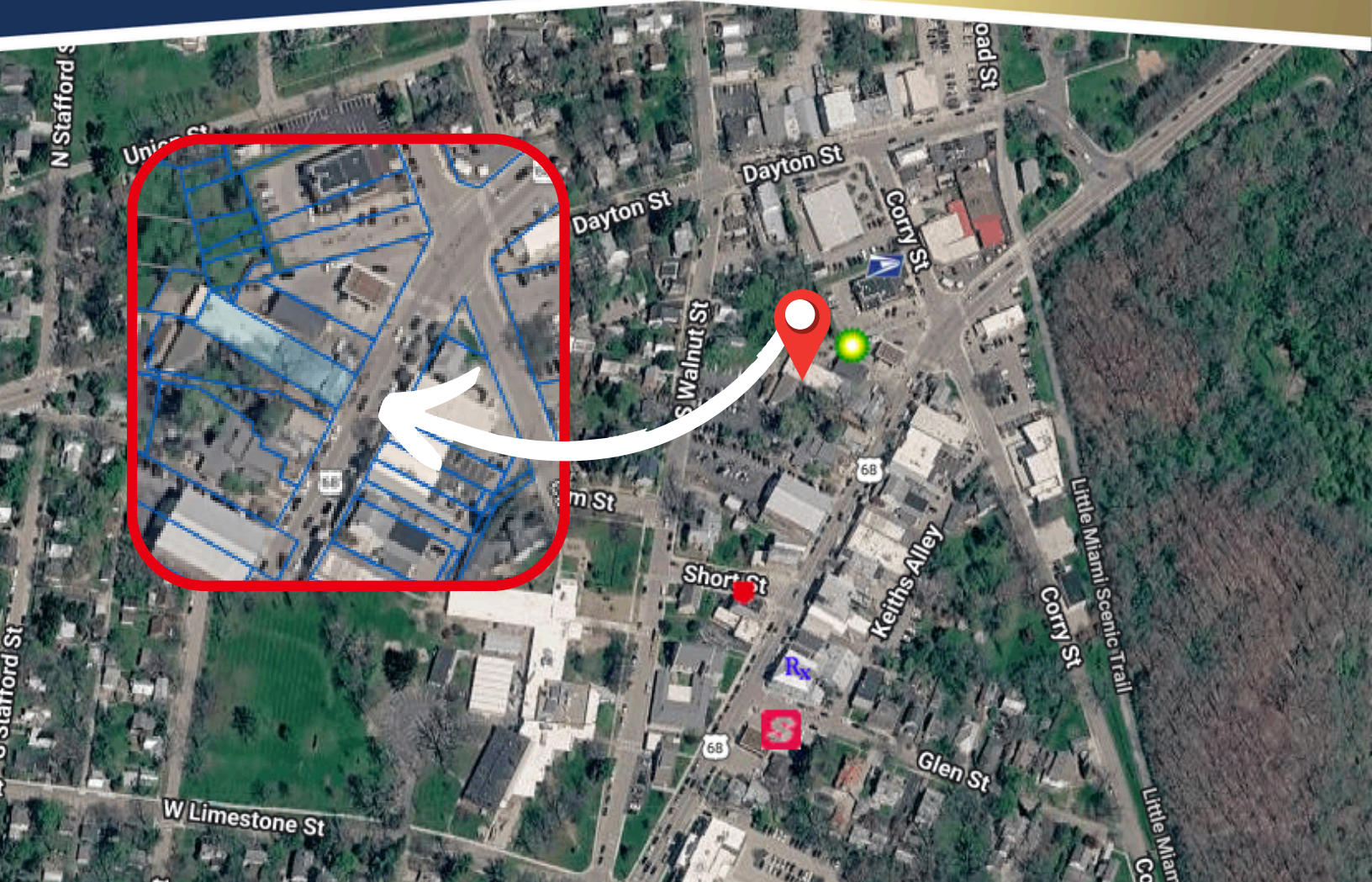
- This property boasts an extraordinary location in a friendly and walkable community of Yellow Springs, known for its locally owned small businesses and dining
- High visibility property with frontage on both Xenia Ave. and Walnut St.
- Ample parking availability
- The Shops at King's Yard are fully occupied w/a diverse tenant mix and strong tenant demand

Property consists of 6 parcels. Property is being sold "As-is" as part of a Trust/Estate. Title search and survey have been performed. Request closing be handled by Silver Key Title Co. LTD as they have been working closely with Trust attorney's and other properties in the Trust. Potential buyers are welcome to walk the property but of course, PLEASE DO NOT BOTHER THE TENANTS.

Offered at: \$1,400,000

KAREN HUELSMAN | 937-478-3410
KAREN.HUELSMAN@IRONGATEREALTORS.COM





220 XENIA AVE
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FOR
SALE

2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	4,397	12,016	169,522
HOUSEHOLDS	2,096	5,163	68,195
HH INCOME	\$101,451	\$105,393	\$88,155

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.