

FOR SALE | 4.476 ACRE PRIME PROPERTY | \$1,600,000

698 & 722 US 68, XENIA, OHIO 45385



Prime property available - 4.476 acres. This high visibility site sits at the US-35 Bypass and US-68, directly across from the Greene County Career Center. An ideal location for a gas station or convenience store, with strong traffic counts and no nearby competition.

PROPERTY HIGHLIGHTS:

- 4.476 Acres
- Prime location off US 35 Bypass & US 68
- Across from Greene County Career Center
- Strong daily traffic counts
- No surrounding gas stations or convenience stores

PRIME DEVELOPMENT OPPORTUNITY:

- BZA / Conditional Use for Gas Station
- Corner lot with easy ingress/egress
- Growing area with strong demand drivers
- Surrounded by schools, commuters, and highway travelers

MP Report

Map near Xenia, OH 45385



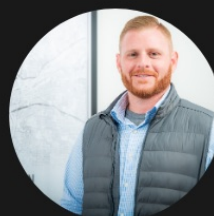
Traffic Counts



Traffic Counts by Highest Traffic Count

26,318	26,120	22,536	22,358	21,609
Xenia Bypass	US-35	Xenia Bypass	US-35	United States Highway 35
2021 Est. daily traffic counts	2024 Est. daily traffic counts	2021 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: Lower Bellbrook Rd	Cross: Lower Bellbrook Rd	Cross: Innovation Way	Cross: Innovation Way	Cross: State Rte380
Cross Dir: NW	Cross Dir: NW	Cross Dir: SE	Cross Dir: SE	Cross Dir: W
Distance: 0.33 miles	Distance: -	Distance: 0.32 miles	Distance: -	Distance: 0.32 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2020 ▲ 23,540 AADT	2020 ▲ 20,157 AADT	2020 ▲ 20,157 AADT	2020 ▲ 19,970 AADT	2004 ▲ 19,970 AADT
2019 ▲ 26,956 AADT	2019 ▲ 23,516 AADT	2019 ▲ 23,516 AADT	1997 ▲ 11,820 AADT	1994 ▲ 12,900 AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates



KYLE SAVOIE®

937-470-1161

KYLE@ULLERYREALESTATE.COM

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts by Highest Traffic Count

1 26,318

Xenia Bypass

2021 Est. daily traffic counts

Cross: Lower Bellbrook Rd
Cross Dir: NW
Distance: 0.33 miles

Historical counts

Year	▲	Count	Type
2020	▲	23,540	AADT
2019	▲	26,956	AADT

2 26,120

US-35

2024 Est. daily traffic counts

Cross: Lower Bellbrook Rd
Cross Dir: NW
Distance: -

3 22,536

Xenia Bypass

2021 Est. daily traffic counts

Cross: Innovation Way
Cross Dir: SE
Distance: 0.32 miles

Historical counts

Year	▲	Count	Type
2020	▲	20,157	AADT
2019	▲	23,516	AADT

4 22,358

US-35

2024 Est. daily traffic counts

Cross: Innovation Way
Cross Dir: SE
Distance: -

5 21,609

United States Highway 35

2024 Est. daily traffic counts

Cross: State Rte380
Cross Dir: W
Distance: 0.32 miles

Historical counts

Year	▲	Count	Type
2004	▲	19,970	AADT
1997	▲	11,820	ADT
1994	▲	12,900	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Map near Xenia, OH 45385



Traffic Counts by Highest Traffic Count

6 15,932 Xenia Bypass 2021 Est. daily traffic counts Cross: Jasper Rd Cross Dir: NE Distance: 0.22 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2020</td><td>▲</td><td>14,250</td><td>AADT</td></tr><tr><td>2019</td><td>▲</td><td>16,858</td><td>AADT</td></tr></table>	Year	▲	Count	Type	2020	▲	14,250	AADT	2019	▲	16,858	AADT	7 14,189 United States Highway 35 2024 Est. daily traffic counts Cross: Jamestown Connector Bikeway Cross Dir: SW Distance: 0.39 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2004</td><td>▲</td><td>12,700</td><td>AADT</td></tr><tr><td>1997</td><td>▲</td><td>6,560</td><td>ADT</td></tr><tr><td>1994</td><td>▲</td><td>5,370</td><td>ADT</td></tr></table>	Year	▲	Count	Type	2004	▲	12,700	AADT	1997	▲	6,560	ADT	1994	▲	5,370	ADT	8 11,015 United States Highway 35 2024 Est. daily traffic counts Cross: Jamestown Connector Bikeway Cross Dir: NE Distance: 0.08 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2003</td><td>▲</td><td>9,801</td><td>AADT</td></tr><tr><td>1997</td><td>▲</td><td>6,560</td><td>ADT</td></tr><tr><td>1994</td><td>▲</td><td>5,370</td><td>ADT</td></tr></table>	Year	▲	Count	Type	2003	▲	9,801	AADT	1997	▲	6,560	ADT	1994	▲	5,370	ADT	9 9,304 United States Highway 68 2024 Est. daily traffic counts Cross: Maple Dr Cross Dir: SE Distance: 0.28 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2008</td><td>▲</td><td>9,700</td><td>AADT</td></tr><tr><td>2003</td><td>▲</td><td>9,300</td><td>AADT</td></tr></table>	Year	▲	Count	Type	2008	▲	9,700	AADT	2003	▲	9,300	AADT	10 8,427 US 68 2021 Est. daily traffic counts Cross: Maple Dr Cross Dir: SE Distance: 0.16 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2020</td><td>▲</td><td>7,717</td><td>AADT</td></tr><tr><td>2019</td><td>▲</td><td>8,681</td><td>AADT</td></tr></table>	Year	▲	Count	Type	2020	▲	7,717	AADT	2019	▲	8,681	AADT												
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