

AVAILABLE

Rombach Ave. Outlot



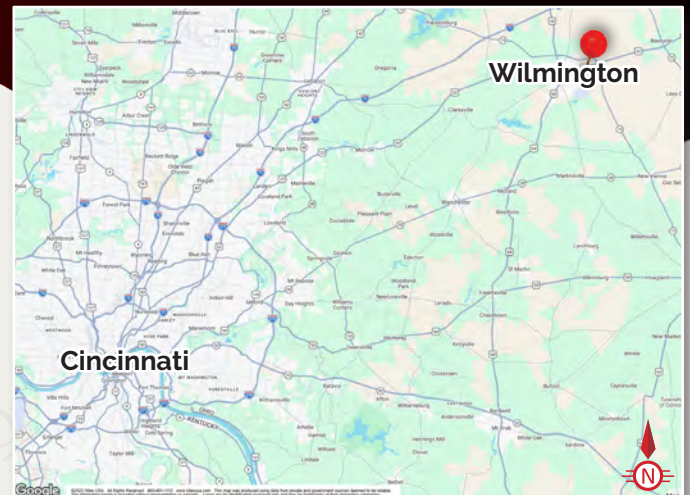
1942 Rombach Avenue, Wilmington, OH 45177

PROPERTY HIGHLIGHTS

- 1.0 Acre Available Next to New Dunkin' Opening Summer 2026
- Pylon Sign Permissible
- Full Access Curb Cut on Rombach Ave. with New Dedicated Left Turn Lane
- Zoning: Suburban Commercial District (SC)
- Close to Kroger, Walmart Supercenter, Lowe's, Kettering Health Primary Care & Wilmington Air Park with nearly 46,000 Employees
- All Utilities Available including Off-Site Storm Water Detention
- Traffic Counts: 13,488 AADT on Rombach Ave

DEMOGRAPHICS

Year 2026	One Mile	Three Mile	Five Mile
Estimated Population	210	11,804	16,633
Median Income	\$68,218	\$61,835	\$67,283
Average HH Income	\$94,683	\$79,478	\$88,963
Daytime Population	3,056	10,531	11,452



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[CLICK HERE](#) TO VIEW OUR OTHER LISTINGS!



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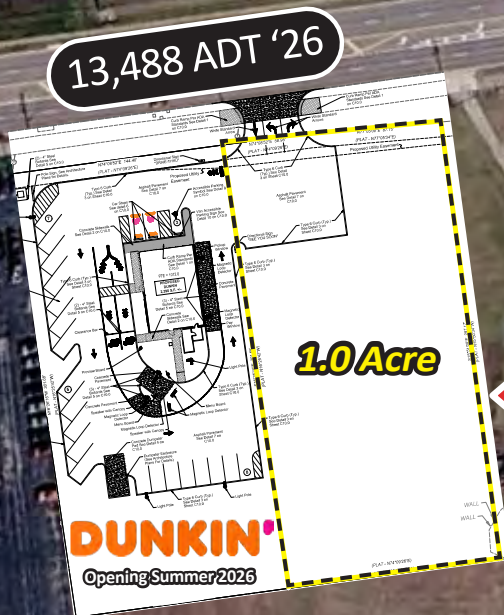
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Rombach Ave

Wawa
Coming Soon

Dauids Dr



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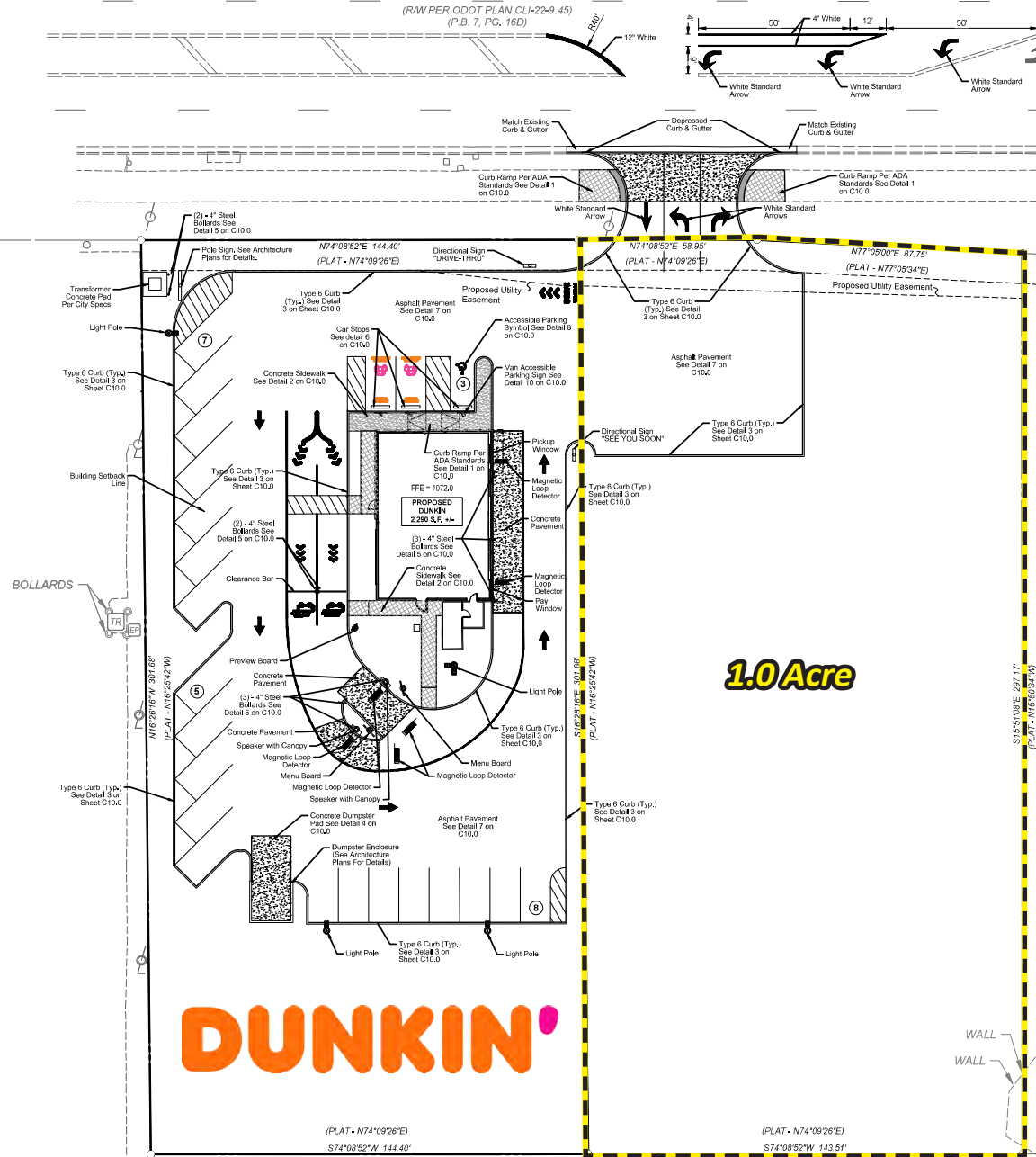
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U.S. ROUTE 22 - S.R. 3 ROMBACH AVE.

(R/W PER ODOT PLAN CL-22-9.45)
(P.B. 7, PG. 16D)



1.0 Acre

DUNKIN'

WALL
WALL

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**1942 ROMBACH AVENUE
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OnSite
Retail Group

Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.4507/-83.7945

1942 Rombach Ave Wilmington, OH 45177	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	210	11,804	16,633
2031 Projected Population	206	11,571	16,340
2020 Census Population	199	11,830	16,664
2010 Census Population	198	11,808	16,503
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.4%	-	-
2026 Median Age	33.1	35.0	37.4
Households			
2026 Estimated Households	80	4,935	6,880
2031 Projected Households	78	4,766	6,664
2020 Census Households	78	4,714	6,652
2010 Census Households	77	4,686	6,577
Projected Annual Growth 2026 to 2031	-0.5%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2026	0.2%	0.3%	0.3%
Race and Ethnicity			
2026 Estimated White	87.7%	86.7%	88.3%
2026 Estimated Black or African American	4.7%	5.2%	4.3%
2026 Estimated Asian or Pacific Islander	1.2%	1.8%	1.7%
2026 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.2%
2026 Estimated Other Races	5.9%	6.0%	5.4%
2026 Estimated Hispanic	4.1%	4.1%	3.7%
Income			
2026 Estimated Average Household Income	\$94,683	\$79,478	\$88,936
2026 Estimated Median Household Income	\$68,218	\$61,835	\$67,283
2026 Estimated Per Capita Income	\$37,087	\$33,736	\$37,217
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.0%	0.9%
2026 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.0%	4.3%
2026 Estimated High School Graduate	34.4%	41.4%	38.0%
2026 Estimated Some College	22.1%	18.0%	19.0%
2026 Estimated Associates Degree Only	8.7%	14.3%	13.6%
2026 Estimated Bachelors Degree Only	19.9%	13.9%	14.8%
2026 Estimated Graduate Degree	10.1%	6.3%	9.4%
Business			
2026 Estimated Total Businesses	162	552	660
2026 Estimated Total Employees	3,056	10,531	11,452
2026 Estimated Employee Population per Business	18.9	19.1	17.3
2026 Estimated Residential Population per Business	1.3	21.4	25.2