

Dayton, OH
1 Hour from Subject

GILLMAN HOME CENTER

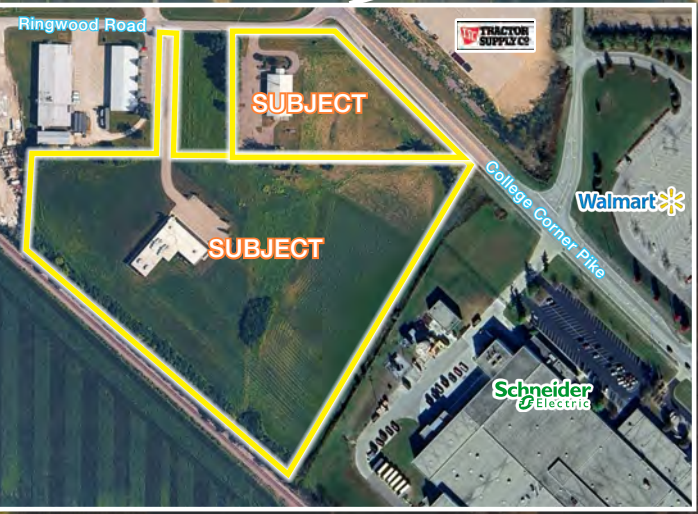
Ringwood Road

TRACTOR SUPPLY CO

Walmart

Schneider Electric

Holiday Inn Express Under Construction



SUBJECT

SUBJECT

Walmart

Schneider Electric

US-27/College Corner Pike (7,841 VPD)

ANYTIME FITNESS

O'Reilly AUTO PARTS

Sleep INN & SUITES

Auto Zone

Wendy's

Bob Evans RESTAURANT

UNITED STATES POSTAL SERVICE

DOLLAR GENERAL

Oxford Country Club

Yager Stadium
24,000 Seat Football Stadium

Millett Hall
9,200 Seat Arena

Downtown Oxford

M

MIAMI UNIVERSITY
21,000+ Students and Staff

OXD AIRPORT
MIAMI UNIVERSITY

Downtown Cincinnati
1 Hour from Subject

Kroger

McDonald's

CVS pharmacy

TJ-maxx

Oxford Police Dept.

TWO-PARCEL RETAIL REDEVELOPMENT OPPORTUNITY

13.91 Acres in Retail and Logistics Corridor | 2 Miles From Miami University & Downtown Oxford

6701-6711 Ringwood Rd, Oxford, OH 45056



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Marcus & Millichap
PATEL YOZWIAK GROUP

OFFERING MEMORANDUM

HIGHLIGHTS // 6701-6711 RINGWOOD ROAD

- **TWO RETAIL/FLEX PROPERTIES:** 11,568-SF former gun range and training facility on a large 11.28 acre lot and 6,000-SF former church building on a 2.63 acre lot, totaling 13.91 acres. Both are zoned Light Industrial (LI), which allows for a variety of commercial and retail redevelopments. Additional \$1,000/Year income from billboard on site.
- **LARGE PARKING LOT:** Both buildings feature large parking lots with drawn plans for a connected driveway loop between the parcels, setting up frontage for additional retail development.
- **EASY CONVERSION TO RETAIL OR INDUSTRIAL SPACES:** Former gun range property is outfitted with a large air handling filtration system. Former church offers simple build-out for flex or retail tenant.
- **RETAIL AND LOGISTICS LOCATION:** Located along Ringwood road, directly adjacent to Walmart Supercenter, Tractor Supply Co and Schneider Electric distribution center. Additional local retail/light industrial tenants nearby.
- **STRONG LOCATION:** Located just off of US-27/College Corner Pike, seeing over 7,800 Vehicles per day (VPD). 2.5 miles from Miami University campus and downtown Oxford. US-27 is a major traffic thoroughfare connecting south to downtown Cincinnati.
- **STABLE AND GROWING DEMOGRAPHICS:** The population exceeds 27,700 within 5-miles of the property and is projected to increase by 2030. Daytime population of over 41,800. Average household incomes exceed \$96,700 within 1 mile.
- **MAJOR UNIVERSITY PRESENCE:** Oxford is home to Miami University, a major public university with over 20,000 students and NCAA Division I athletics.

PROPERTY PHOTOS // 6701 RINGWOOD ROAD



PROPERTY PHOTOS // 6701 RINGWOOD ROAD



PROPERTY PHOTOS // 6711 RINGWOOD ROAD



PROPERTY PHOTOS // 6711 RINGWOOD ROAD



OFFERING SUMMARY // 6701-6711 RINGWOOD ROAD

\$3,300,000
LIST PRICE

\$188
PRICE/SF



PROPERTY DESCRIPTION: 6701 Ringwood Road

Year Built:	2005
Lot Size:	+/-2.63-Acres
GLA:	6,000-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel Number:	H4000-028.000-006
Zoning:	LI (Light Industrial)

OPERATING STATEMENT	6701 RINGWOOD	\$/SF
EXPENSES		
Total CAM Expenses	\$10,040	\$1.67
Real Estate Taxes	\$6,842	\$1.14
Insurance	\$1,800	\$0.30
Total Expenses	\$18,682	\$3.11

PROPERTY DESCRIPTION: 6711 Ringwood Road

Year Built:	2018
Lot Size:	+/-11.28-Acres
GLA:	11,568-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel Number:	H4000-028.000-015
Zoning:	LI (Light Industrial)

OPERATING STATEMENT	6711 RINGWOOD	\$/SF
EXPENSES		
Total CAM Expenses	\$10,113	\$0.87
Real Estate Taxes	\$18,964	\$1.64
Insurance	\$3,470	\$0.30
Total Expenses	\$32,548	\$2.81

AERIAL // OXFORD, OHIO



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SUBJECT PROPERTY

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Google Earth

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DEMOGRAPHIC REPORT // OXFORD, OHIO

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	438	22,981	28,983
2025 Estimate			
Total Population	434	22,750	28,778
2020 Census			
Total Population	435	22,410	28,524
2010 Census			
Total Population	409	21,141	26,872
Daytime Population			
2025 Estimate	537	37,411	41,857
HOUSEHOLDS			
2030 Projection			
Total Households	171	6,571	8,779
2025 Estimate			
Total Households	169	6,464	8,663
Average (Mean) Household Size	2.2	2.5	2.5
2010 Census			
Total Households	164	6,257	8,439
2010 Census			
Total Households	150	5,843	7,923
Occupied Units			
2030 Projection	194	7,439	9,893
2025 Estimate	191	7,305	9,749
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	19.4%	15.5%	15.5%
\$100,000-\$149,999	20.1%	13.3%	14.8%
\$75,000-\$99,999	6.9%	9.3%	10.9%
\$50,000-\$74,999	16.7%	10.5%	11.9%
\$35,000-\$49,999	7.3%	9.2%	9.7%
Under \$35,000	29.4%	42.1%	37.1%
Average Household Income	\$96,716	\$67,156	\$73,019
Median Household Income	\$70,890	\$46,387	\$53,008
Per Capita Income	\$43,336	\$26,201	\$28,042

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$61,505	\$52,306	\$56,160
Consumer Expenditure Top 10 Categories			
Housing	\$19,656	\$16,818	\$17,955
Transportation	\$12,072	\$11,488	\$12,163
Food	\$9,613	\$7,736	\$8,325
Personal Insurance and Pensions	\$8,620	\$6,898	\$7,495
Entertainment	\$3,579	\$2,742	\$3,047
Apparel	\$1,958	\$1,483	\$1,581
Cash Contributions	\$1,787	\$1,375	\$1,597
Education	\$1,533	\$1,585	\$1,635
Personal Care Products and Services	\$802	\$662	\$702
Alcoholic Beverages	\$558	\$437	\$473
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	434	22,750	28,778
Under 20	24.0%	30.4%	29.9%
20 to 34 Years	26.6%	48.4%	43.9%
35 to 39 Years	6.8%	2.5%	2.9%
40 to 49 Years	11.4%	4.2%	5.1%
50 to 64 Years	15.2%	6.4%	8.3%
Age 65+	16.1%	8.0%	10.0%
Median Age	35.0	25.0	27.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	282	6,485	9,772
Elementary (0-8)	2.2%	1.0%	1.2%
Some High School (9-11)	1.0%	1.5%	2.7%
High School Graduate (12)	18.0%	18.8%	23.6%
Some College (13-15)	9.5%	13.2%	14.0%
Associate Degree Only	3.5%	3.9%	5.4%
Bachelor's Degree Only	34.5%	26.9%	24.8%
Graduate Degree	31.3%	34.7%	28.3%

MARKET SUMMARY // OXFORD, OHIO



Oxford is a city in Butler County, Ohio. The population was 23,035 at the 2020 census. A college town, Oxford was founded in 1810 to serve

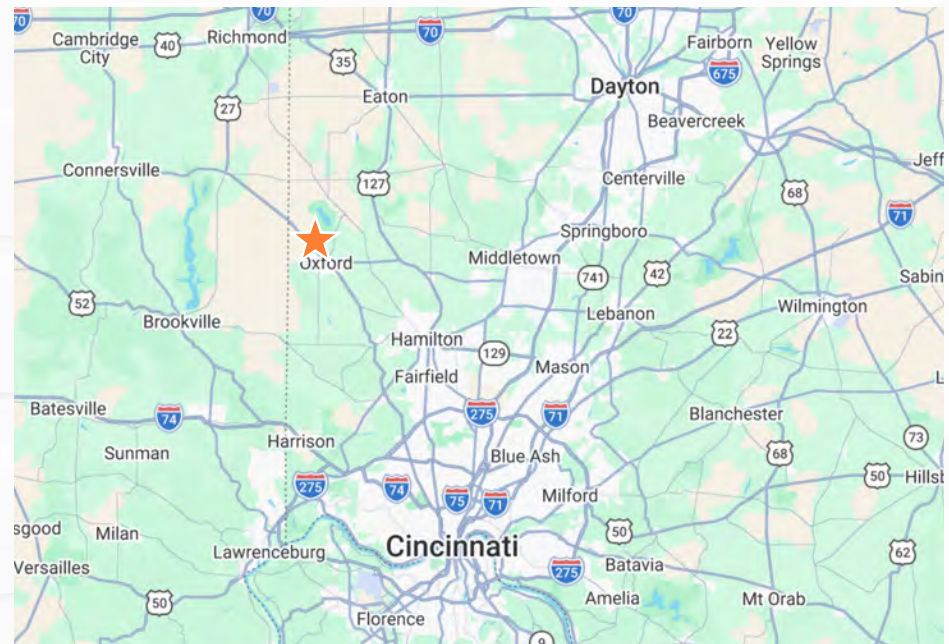
as the home of Miami University. The city lies in southwestern Ohio roughly 4 miles from the Indiana-Ohio border, approximately 30 miles northwest of Cincinnati and 35 miles southwest of Dayton. Butler County is the seventh-most populous county in Ohio. Butler County is part of the Cincinnati, OH-KY-IN Metropolitan Statistical Area.

Miami University, the large public research university of around 20,000 students that Oxford was established around, has historically always been the largest and most prominent post-secondary institution in the city. The Western College for Women operated from 1853 to 1974, first as a seminary and later as a liberal arts college before it merged with Miami University. The Oxford College for Women in uptown Oxford was founded in 1849 in affiliation with the Presbyterian Church, and became a dormitory of Miami in 1928 before it became the Oxford Community Arts Center. Miami University alumni, faculty, and staff have included 1 president of the United States, 16 current and former members of the United States Congress, 5 U.S. ambassadors, 8 governors, 3 Pulitzer Prize winners, 4 Rhodes Scholars, 1 foreign prime minister, and 3 Olympic medalists. The university has more than 220,000 alumni.

Miami University participates in 18 NCAA Division I sports in the Mid America Conference.



Miami University Campus



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Activity: ZAH0320455

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