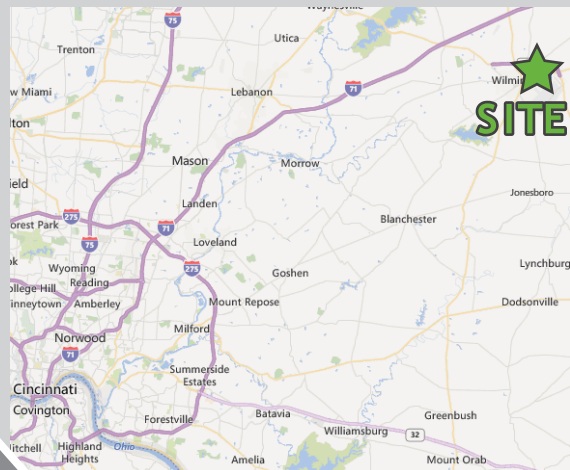




Meadow Park Plaza

1627-1683 Rombach Avenue, Wilmington, OH 45177

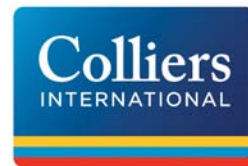
- Former MC Sporting Goods (28,436 SF) Now Available
- Center Anchored by Ollie's Bargain Outlet, Tractor Supply Co. and Goodwill
- Recent Deals Completed Include Ollie's Bargain Outlet, Hospice of Dayton and United Household Rentals
- Center Recently Renovated - Parking Lot, Facade and Landscaping Upgrades
- Meadow Park Plaza Offers Excellent Access with Two Traffic Lights along Rombach Ave.
- Shopping Center is Centrally Located in the Wilmington Retail Corridor Near Lowe's, Super Walmart, Big Lots and Kroger
- 3,600 Square Foot Former Medical Space Available



Demographics: (3 & 5 mile radius / 2017 estimates)

Population	12,972
Average HH Income	\$54,648
Est. Number of Businesses	881
Number of Employees	14,807

Population	16,400
Average HH Income	\$57,990
Est. Number of Businesses	964
Number of Employees	16,009



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MIDLAND ATLANTIC
PROPERTIES

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MIDLAND ATLANTIC PROPERTIES • DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice

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Suite #	Tenant	Sq. Ft.	Dimensions
1627	Tractor Supply Co.	32,000	
1633	Ollie's Bargain Outlet	29,884	
1639	Available	28,436	
1645	Christian Bookstore	4,800	60' x 80'
1647	Available	3,000	30' x 100'
1649	LA Nails	600	10' x 60'
1653	Available	1,200	20' x 60'
1655	Happy Wok	1,200	20' x 60'
1657	Available	1,200	20' x 60'
1659	GNC	1,500	25' x 60'
1661	Available - Medical Office	3,600	60' x 60'
1665	First Choice Financial	1,500	25' x 60'
1667	Available	1,500	25' x 60'
1669	Hospice of Dayton	4,000	50' x 80'
1673	One Main Financial	2,000	25' x 80'
1675	Available	2,400	30' x 80'
1677	Available	3,200	40' x 80'
1679	Available	4,600	-
1681	Available	2,000	20' x 100'
1683	United Household Rentals	6,000	60' x 100'
1685	Goodwill	34,900	
Total GLA		169,520 Square Feet	



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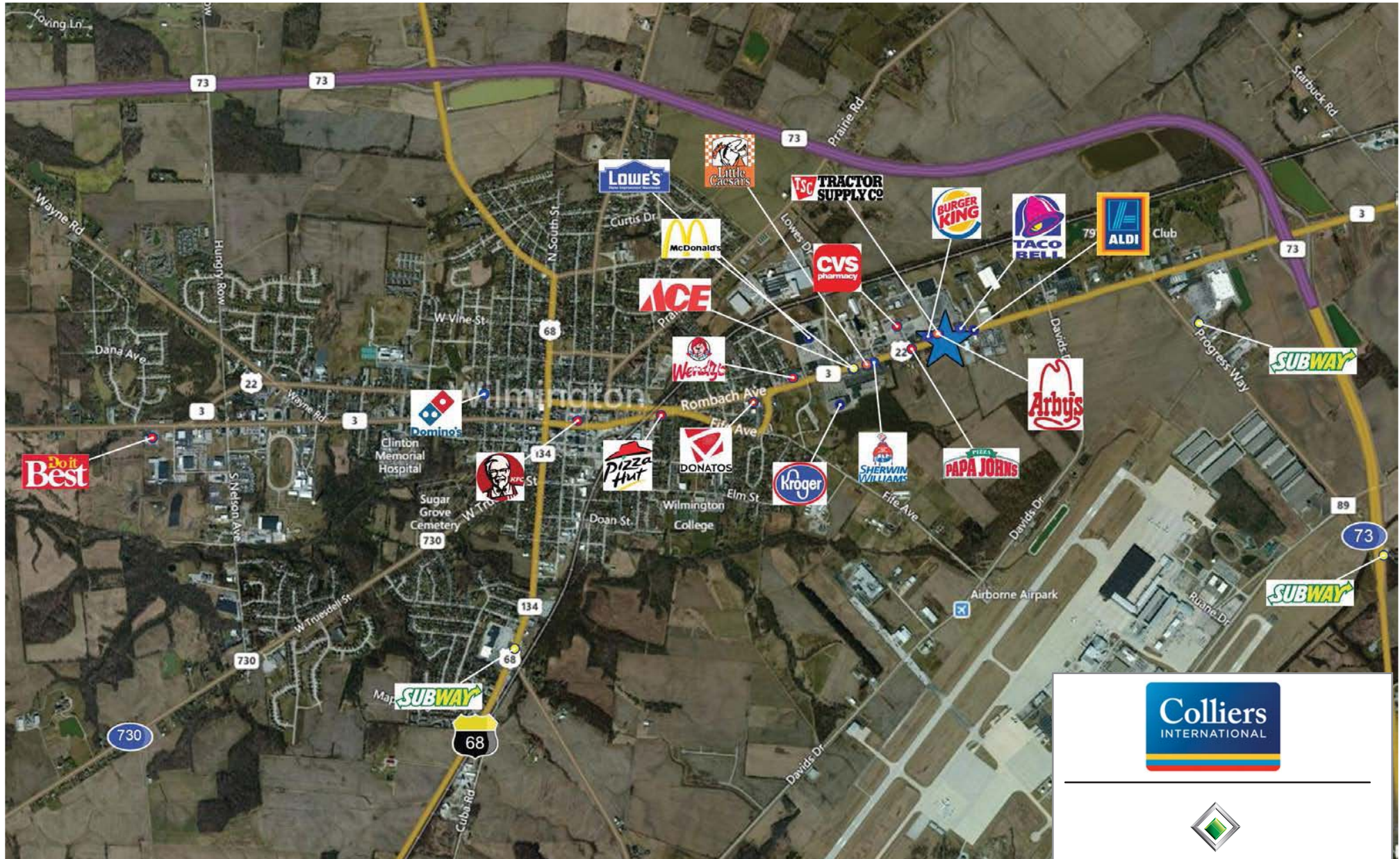
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MIDLAND ATLANTIC
PROPERTIES

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.4529/-83.8007

RF1

1627 Rombach Ave

Wilmington, OH 45177

1 mi radius 3 mi radius 5 mi radius 7 mi radius

POPULATION	2017 Estimated Population	1,374	12,972	16,400	20,233
	2022 Projected Population	1,375	13,178	16,611	20,407
	2010 Census Population	1,411	13,001	16,451	20,292
	2000 Census Population	1,421	12,526	15,674	19,293
	Projected Annual Growth 2017 to 2022	-	0.3%	0.3%	0.2%
	Historical Annual Growth 2000 to 2017	-0.2%	0.2%	0.3%	0.3%
HOUSEHOLDS	2017 Estimated Households	556	5,336	6,725	8,221
	2022 Projected Households	564	5,501	6,910	8,412
	2010 Census Households	555	5,201	6,560	8,017
	2000 Census Households	577	5,084	6,267	7,582
	Projected Annual Growth 2017 to 2022	0.3%	0.6%	0.6%	0.5%
	Historical Annual Growth 2000 to 2017	-0.2%	0.3%	0.4%	0.5%
AGE	2017 Est. Population Under 10 Years	11.2%	13.1%	12.9%	12.7%
	2017 Est. Population 10 to 19 Years	13.3%	13.6%	13.6%	13.7%
	2017 Est. Population 20 to 29 Years	19.8%	16.8%	15.4%	14.3%
	2017 Est. Population 30 to 44 Years	14.5%	16.5%	16.7%	17.0%
	2017 Est. Population 45 to 59 Years	17.8%	17.3%	18.2%	19.2%
	2017 Est. Population 60 to 74 Years	14.8%	14.7%	15.1%	15.7%
	2017 Est. Population 75 Years or Over	8.5%	8.1%	8.0%	7.5%
	2017 Est. Median Age	36.4	35.5	36.7	37.6
MARITAL STATUS & GENDER	2017 Est. Male Population	46.0%	47.5%	48.0%	48.6%
	2017 Est. Female Population	54.0%	52.5%	52.0%	51.4%
	2017 Est. Never Married	28.2%	30.2%	28.8%	27.4%
	2017 Est. Now Married	50.4%	43.0%	45.3%	48.3%
	2017 Est. Separated or Divorced	14.7%	18.4%	17.8%	16.9%
	2017 Est. Widowed	6.6%	8.4%	8.1%	7.5%
INCOME	2017 Est. HH Income \$200,000 or More	5.7%	3.1%	3.5%	3.4%
	2017 Est. HH Income \$150,000 to \$199,999	3.5%	1.8%	2.3%	3.0%
	2017 Est. HH Income \$100,000 to \$149,999	7.6%	9.5%	10.5%	11.8%
	2017 Est. HH Income \$75,000 to \$99,999	20.0%	12.1%	12.6%	13.1%
	2017 Est. HH Income \$50,000 to \$74,999	13.1%	14.0%	15.9%	17.4%
	2017 Est. HH Income \$35,000 to \$49,999	6.4%	14.3%	14.1%	14.0%
	2017 Est. HH Income \$25,000 to \$34,999	14.3%	14.0%	13.0%	12.4%
	2017 Est. HH Income \$15,000 to \$24,999	15.7%	12.7%	11.9%	10.8%
	2017 Est. HH Income Under \$15,000	13.7%	18.4%	16.2%	14.2%
	2017 Est. Average Household Income	\$63,512	\$54,648	\$57,990	\$60,847
	2017 Est. Median Household Income	\$57,013	\$41,991	\$46,112	\$49,682
	2017 Est. Per Capita Income	\$26,319	\$22,873	\$24,098	\$24,981
	2017 Est. Total Businesses	268	881	964	1,135
	2017 Est. Total Employees	6,714	14,807	16,009	19,210

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MIDLAND ATLANTIC
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Lat/Lon: 39.4529/-83.8007

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1627 Rombach Ave		1 mi radius	3 mi radius	5 mi radius	7 mi radius
Wilmington, OH 45177					
RACE	2017 Est. White	90.9%	87.9%	89.3%	90.7%
	2017 Est. Black	4.9%	6.0%	5.1%	4.3%
	2017 Est. Asian or Pacific Islander	0.3%	1.0%	1.0%	0.9%
	2017 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%	0.2%
	2017 Est. Other Races	3.7%	4.9%	4.3%	3.9%
HISPANIC	2017 Est. Hispanic Population	24	424	487	539
	2017 Est. Hispanic Population	1.8%	3.3%	3.0%	2.7%
	2022 Proj. Hispanic Population	2.2%	4.0%	3.6%	3.2%
	2010 Hispanic Population	1.3%	2.4%	2.2%	2.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	852	8,184	10,548	13,207
	2017 Est. Elementary (Grade Level 0 to 8)	5.2%	3.9%	3.4%	2.9%
	2017 Est. Some High School (Grade Level 9 to 11)	15.7%	10.6%	9.6%	9.1%
	2017 Est. High School Graduate	32.1%	35.5%	35.7%	36.0%
	2017 Est. Some College	14.4%	23.2%	23.4%	23.4%
	2017 Est. Associate Degree Only	10.1%	9.1%	9.5%	9.8%
	2017 Est. Bachelor Degree Only	15.4%	11.4%	11.8%	11.9%
	2017 Est. Graduate Degree	7.1%	6.3%	6.7%	6.9%
HOUSING	2017 Est. Total Housing Units	600	5,828	7,313	8,932
	2017 Est. Owner-Occupied	49.2%	47.2%	51.7%	55.9%
	2017 Est. Renter-Occupied	43.4%	44.3%	40.2%	36.1%
	2017 Est. Vacant Housing	7.4%	8.4%	8.0%	8.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	-	-	-	-
	2010 Homes Built 2000 to 2004	21.7%	16.0%	16.8%	16.8%
	2010 Homes Built 1990 to 1999	19.1%	14.5%	17.0%	18.8%
	2010 Homes Built 1980 to 1989	10.3%	12.6%	12.2%	12.0%
	2010 Homes Built 1970 to 1979	8.5%	12.2%	11.5%	11.3%
	2010 Homes Built 1960 to 1969	10.8%	10.8%	10.0%	9.2%
	2010 Homes Built 1950 to 1959	24.6%	13.3%	12.8%	12.0%
	2010 Homes Built Before 1949	5.8%	22.5%	21.4%	21.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	-	-	0.1%	0.2%
	2010 Home Value \$500,000 to \$999,999	0.3%	0.5%	0.8%	0.7%
	2010 Home Value \$400,000 to \$499,999	3.0%	1.6%	1.8%	2.1%
	2010 Home Value \$300,000 to \$399,999	7.3%	2.3%	2.4%	3.0%
	2010 Home Value \$200,000 to \$299,999	9.1%	11.3%	13.8%	15.0%
	2010 Home Value \$150,000 to \$199,999	15.8%	12.0%	13.2%	15.8%
	2010 Home Value \$100,000 to \$149,999	22.2%	31.2%	31.3%	29.6%
	2010 Home Value \$50,000 to \$99,999	38.2%	35.4%	31.5%	28.7%
	2010 Home Value \$25,000 to \$49,999	2.8%	3.8%	3.3%	3.0%
	2010 Home Value Under \$25,000	1.7%	3.6%	3.7%	3.9%
	2010 Median Home Value	\$127,767	\$114,188	\$121,260	\$127,967
	2010 Median Rent	\$501	\$537	\$547	\$548

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Wilmington, OH 45177

1 mi radius 3 mi radius 5 mi radius 7 mi radius

LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	1,149	10,421	13,157	16,210
	2017 Est. Civilian Employed	56.4%	55.5%	56.3%	57.5%
	2017 Est. Civilian Unemployed	2.2%	3.9%	3.9%	3.6%
	2017 Est. in Armed Forces	-	-	-	-
	2017 Est. not in Labor Force	41.4%	40.6%	39.8%	38.9%
	2017 Labor Force Males	45.4%	46.7%	47.2%	47.9%
	2017 Labor Force Females	54.6%	53.3%	52.8%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	656	5,798	7,414	9,327
	2010 Mgmt, Business, & Financial Operations	10.2%	12.2%	12.7%	12.8%
	2010 Professional, Related	28.8%	17.6%	17.5%	18.2%
	2010 Service	11.1%	17.7%	16.9%	16.2%
	2010 Sales, Office	27.5%	28.8%	28.6%	28.0%
	2010 Farming, Fishing, Forestry	0.2%	0.4%	0.5%	0.5%
	2010 Construction, Extraction, Maintenance	1.8%	5.2%	6.2%	7.0%
	2010 Production, Transport, Material Moving	20.4%	18.1%	17.6%	17.3%
	2010 White Collar Workers	66.5%	58.6%	58.9%	59.0%
	2010 Blue Collar Workers	33.5%	41.4%	41.1%	41.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.6%	83.7%	84.1%	84.4%
	2010 Drive to Work in Carpool	0.9%	5.8%	5.8%	5.9%
	2010 Travel to Work by Public Transportation	-	0.3%	0.3%	0.4%
	2010 Drive to Work on Motorcycle	-	-	-	-
	2010 Walk or Bicycle to Work	6.3%	5.6%	5.0%	4.4%
	2010 Other Means	2.0%	1.4%	1.4%	1.4%
	2010 Work at Home	9.2%	3.3%	3.4%	3.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	55.9%	59.0%	55.5%	50.2%
	2010 Travel to Work in 15 to 29 Minutes	16.0%	13.0%	16.1%	20.0%
	2010 Travel to Work in 30 to 59 Minutes	14.3%	16.1%	17.1%	19.4%
	2010 Travel to Work in 60 Minutes or More	12.2%	7.8%	8.3%	9.4%
	2010 Average Travel Time to Work	12.5	12.3	13.4	15.1
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$28.6 M	\$247 M	\$324 M	\$410 M
	2017 Est. Apparel	\$991 K	\$8.56 M	\$11.2 M	\$14.2 M
	2017 Est. Contributions, Gifts	\$1.92 M	\$15.6 M	\$20.8 M	\$26.5 M
	2017 Est. Education, Reading	\$1.07 M	\$8.97 M	\$11.9 M	\$15.1 M
	2017 Est. Entertainment	\$1.60 M	\$13.6 M	\$18.0 M	\$22.8 M
	2017 Est. Food, Beverages, Tobacco	\$4.40 M	\$38.7 M	\$50.6 M	\$63.7 M
	2017 Est. Furnishings, Equipment	\$976 K	\$8.19 M	\$10.8 M	\$13.8 M
	2017 Est. Health Care, Insurance	\$2.56 M	\$22.5 M	\$29.3 M	\$36.7 M
	2017 Est. Household Operations, Shelter, Utilities	\$8.87 M	\$77.0 M	\$101 M	\$127 M
	2017 Est. Miscellaneous Expenses	\$420 K	\$3.71 M	\$4.85 M	\$6.11 M
	2017 Est. Personal Care	\$372 K	\$3.23 M	\$4.23 M	\$5.34 M
	2017 Est. Transportation	\$5.40 M	\$47.1 M	\$61.9 M	\$78.4 M

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