



SIZE

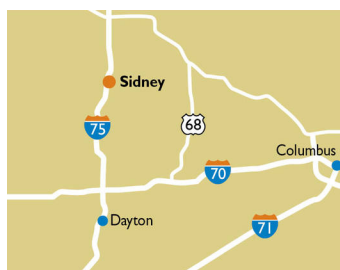
115,776 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	3,787	21,625	26,540
<b>Households</b>	1,500	8,473	10,258
<b>Median HH Income (\$)</b>	57,036	57,742	61,308

MAJOR TENANT(S)

Kroger  
Anytime Fitness



LOCATION

2016-2170 West Michigan Street | Sidney, OH 45365

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the dominant grocer in Ohio
- Featuring national tenants including Buffalo Wild Wings, Hot Head Burrito and Anytime Fitness
- Convenient access via I-75 in the trade area's primary retail cluster
- Located in Central Ohio's high-traffic I-75 corridor

LEASING CONTACT

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MORE INFO

www.phillipsedison.com




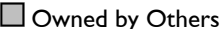



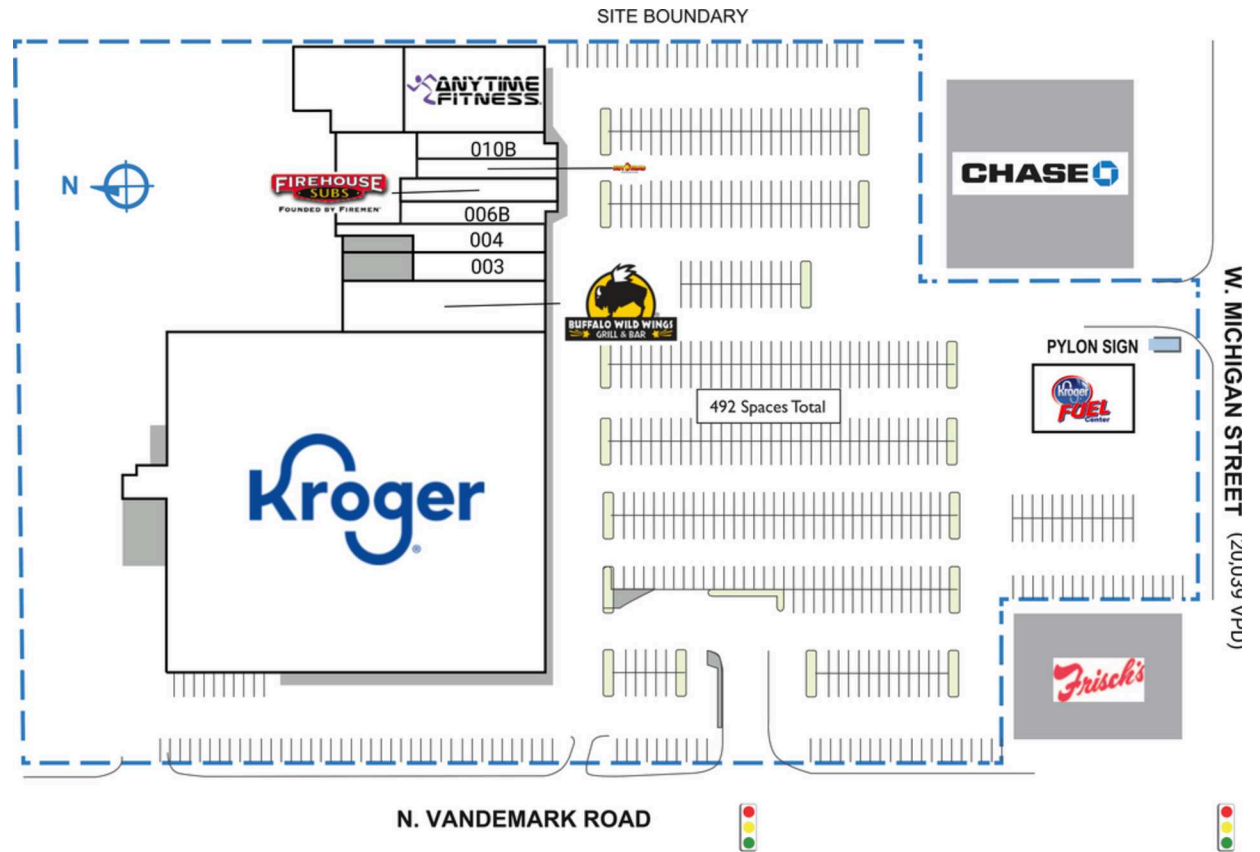
# SIDNEY TOWNE CENTER

2016-2170 West Michigan Street | Sidney, OH 45365

SPACE	TENANT	SQ. FT.
OUT1	Kroger Fuel	1,200 SF
002A	Buffalo Wild Wings	7,425 SF
003	The Smoothie Life	2,000 SF
004	Ellie Nails & Spa	1,750 SF
006A	Firehouse Subs	2,250 SF
006B	Jojo Vapes	2,000 SF
0010	Kroger	88,515 SF
010A	Hot Head Burritos	1,800 SF
010B	Cashland	2,961 SF
012A	Anytime Fitness	5,875 SF
<b>TOTAL SQ. FT.</b>		<b>115,776</b>

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# SIDNEY TOWNE CENTER

2016-2170 West Michigan Street | Sidney, OH 45365



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sidney Towne Center Sidney, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,787	21,625	26,540
	2027 Projected Population	3,723	21,326	26,182
	2010 Census Population	3,811	21,931	26,861
	2000 Census Population	3,617	21,278	26,208
	1990 Census Population	2,997	20,432	24,743
	Historical Annual Growth 1990 to 2000	1.90%	0.41%	0.58%
	Historical Annual Growth 2000 to 2010	0.52%	0.30%	0.25%
	Estimated Annual Growth 2010 to 2022	-0.05%	-0.11%	-0.09%
	Projected Annual Growth 2022 to 2027	-0.34%	-0.28%	-0.27%
	Median Age	38.5	38.7	39.5
Households	Q2 2022 Estimated Households	1,500	8,473	10,258
	2027 Projected Households	1,474	8,353	10,116
	2010 Census Households	1,509	8,587	10,379
	2000 Census Households	1,416	8,358	10,062
	1990 Census Households	1,132	7,673	9,113
	Historical Annual Growth 1990 to 2000	2.26%	0.86%	1.00%
	Historical Annual Growth 2000 to 2010	0.64%	0.27%	0.31%
	Estimated Annual Growth 2010 to 2022	-0.04%	-0.11%	-0.09%
	Projected Annual Growth 2022 to 2027	-0.36%	-0.28%	-0.28%
	Population per Household	2.50	2.52	2.54
Population by Race	White	88.8%	89.1%	90.0%
	Black or African American	3.9%	3.5%	3.2%
	Asian & Pacific Islander	0.6%	1.2%	1.3%
	Other Races	4.4%	3.9%	3.5%
	Hispanic Population	2.3%	2.3%	2.1%
Income	Average Household Income	\$62,825	\$72,688	\$76,404
	Median Household Income	\$57,036	\$57,742	\$61,308
	Per Capita Income	\$25,164	\$28,843	\$29,992
Education (Age 25+)	Elementary	3.1%	2.6%	2.5%
	Some High School	9.3%	10.4%	10.2%
	High School Graduate	43.8%	39.6%	39.1%
	Some College	18.0%	19.4%	19.3%
	Associates Degree Only	16.0%	12.0%	11.9%
	Bachelors Degree Only	6.5%	10.3%	11.3%
	Graduate Degree	3.3%	5.7%	5.9%
Business	Number of Businesses	136	662	748
	Total Number of Employees	3,158	14,714	16,851
	Employees per Business	23.21	22.23	22.51
	Residential Population per Business	27.84	32.67	35.46

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.