



SIZE

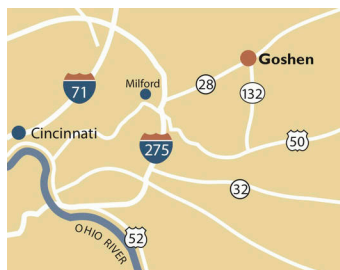
53,802 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	2,989	14,027	45,488
<b>Households</b>	1,091	5,111	16,135
<b>Median HH Income (\$)</b>	54,683	66,453	85,559

MAJOR TENANT(S)

Kroger  
Papa John's Pizza



LOCATION

6725 Dick Flynn Boulevard | Goshen, OH 45122

PROPERTY HIGHLIGHTS

- Anchored by Kroger featuring Papa John's Pizza
- Located at the intersection of S.R. 28 and S.R. 132
- Population exceeds 45,400 within a five-mile radius with average household income greater than \$107,200
- Signalized entrance and exit

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# GOSHEN STATION

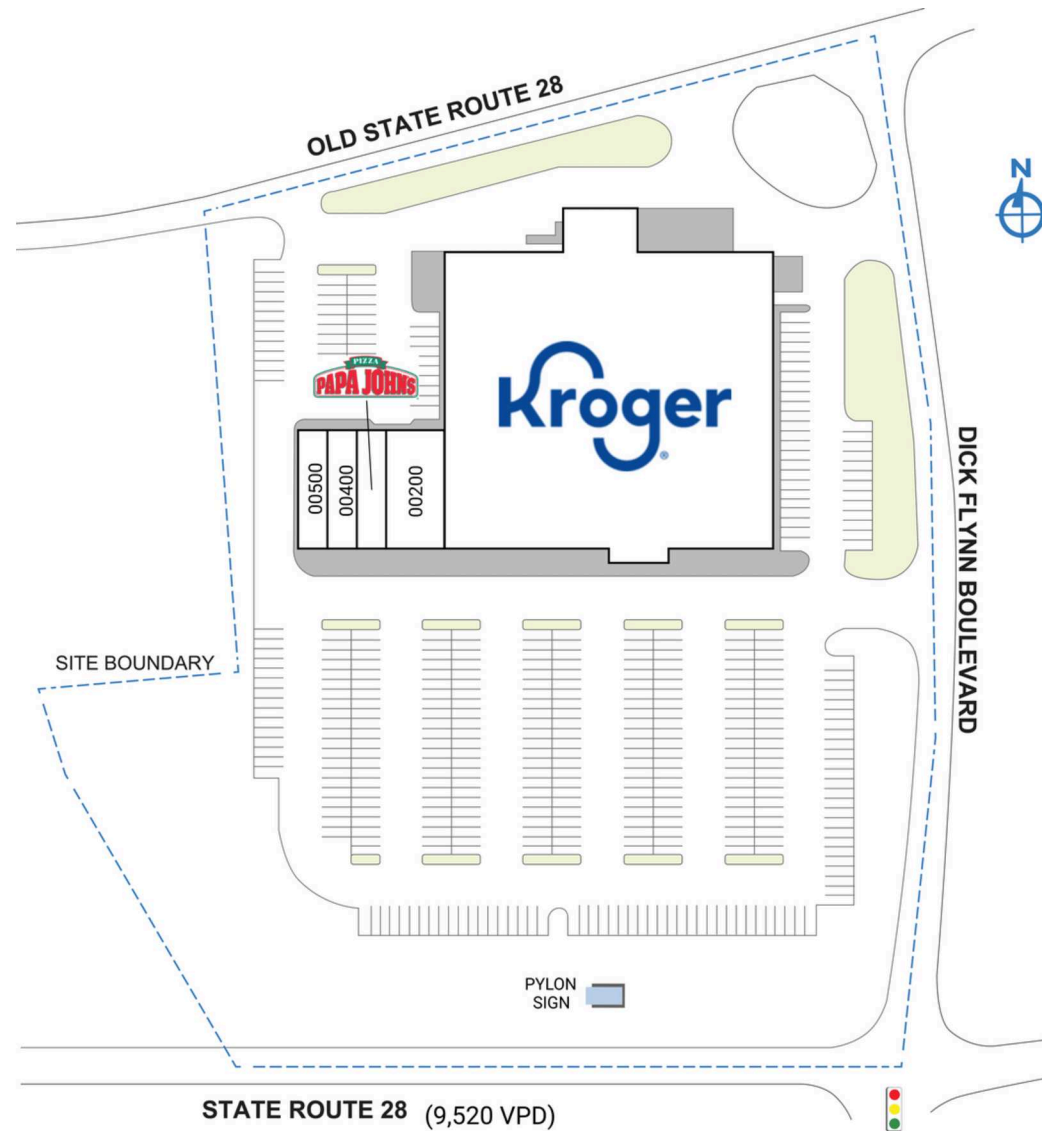
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SPACE	TENANT	SQ. FT.
00200	Smokes & Things	3,200 SF
00300	Papa John's Pizza	1,600 SF
00400	Great Wall Restaurant	1,600 SF
00500	Care First Urgent Care	1,600 SF
00600	Kroger	45,802 SF
<b>TOTAL SQ. FT.</b>		<b>53,802</b>

**SITE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span> 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.

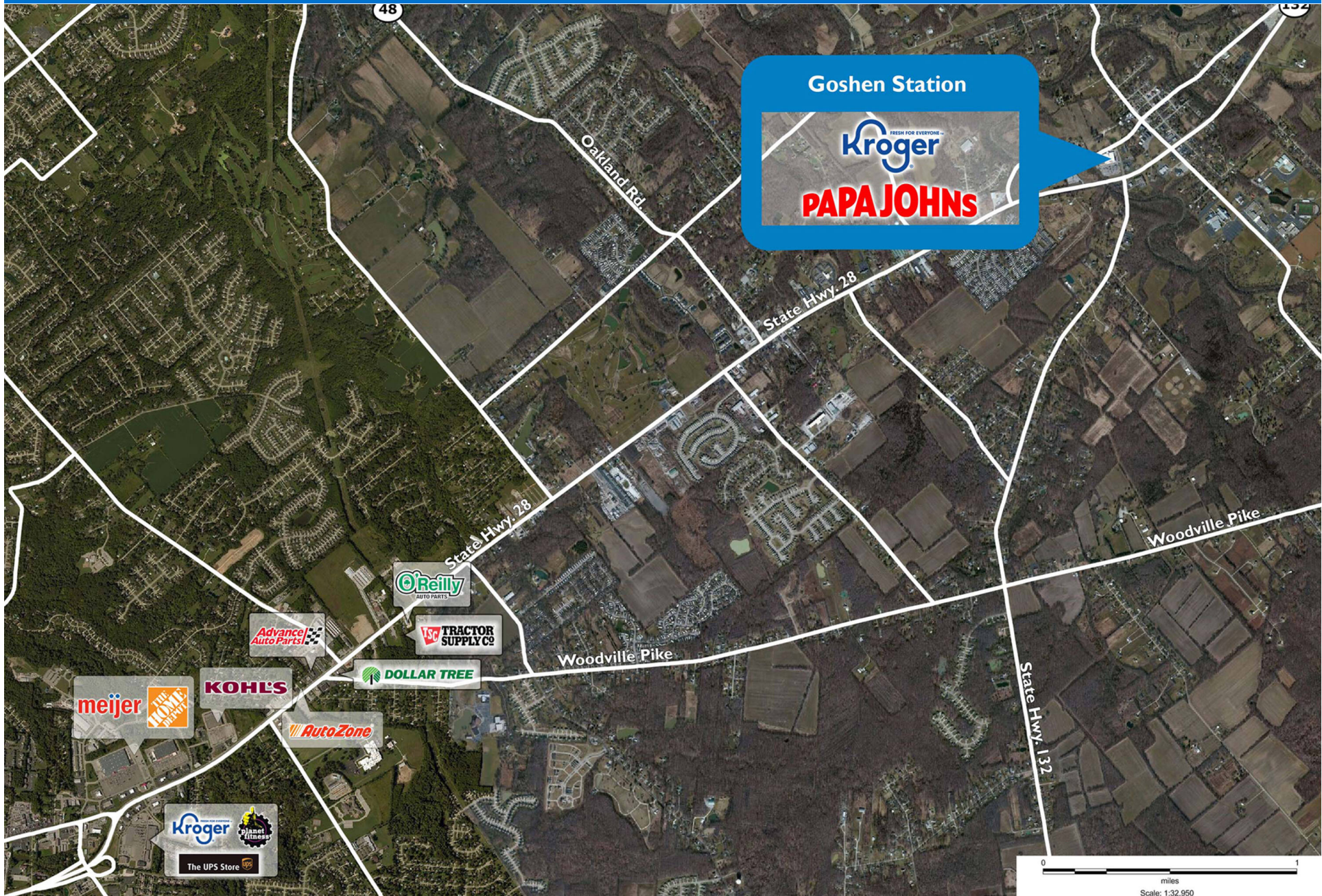
# GOSHEN STATION

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Goshen Station Goshen, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	2,989	14,027	45,488
	2027 Projected Population	2,970	14,010	45,744
	2010 Census Population	2,857	13,424	42,878
	2000 Census Population	2,933	11,990	35,796
	1990 Census Population	2,439	11,133	29,813
	Historical Annual Growth 1990 to 2000	1.86%	0.74%	1.85%
	Historical Annual Growth 2000 to 2010	-0.26%	1.14%	1.82%
	Estimated Annual Growth 2010 to 2022	0.35%	0.34%	0.46%
	Projected Annual Growth 2022 to 2027	-0.13%	-0.02%	0.11%
	Median Age	39.1	40.4	40.9
Households	Q2 2022 Estimated Households	1,091	5,111	16,135
	2027 Projected Households	1,084	5,104	16,219
	2010 Census Households	1,037	4,886	15,240
	2000 Census Households	1,071	4,268	12,514
	1990 Census Households	833	3,724	9,784
	Historical Annual Growth 1990 to 2000	2.54%	1.37%	2.49%
	Historical Annual Growth 2000 to 2010	-0.32%	1.36%	1.99%
	Estimated Annual Growth 2010 to 2022	0.40%	0.35%	0.45%
	Projected Annual Growth 2022 to 2027	-0.13%	-0.03%	0.10%
	Population per Household	2.67	2.72	2.81
Population by Race	White	92.2%	94.8%	93.3%
	Black or African American	1.4%	1.1%	1.3%
	Asian & Pacific Islander	0.1%	0.2%	1.1%
	Other Races	5.4%	2.6%	2.1%
	Hispanic Population	0.9%	1.3%	2.2%
Income	Average Household Income	\$72,346	\$82,942	\$107,218
	Median Household Income	\$54,683	\$66,453	\$85,559
	Per Capita Income	\$27,033	\$30,478	\$38,118
Education (Age 25+)	Elementary	5.7%	4.1%	2.1%
	Some High School	4.7%	6.3%	4.7%
	High School Graduate	35.7%	36.7%	28.6%
	Some College	35.4%	24.6%	21.5%
	Associates Degree Only	6.9%	9.2%	8.4%
	Bachelors Degree Only	7.9%	14.0%	21.2%
	Graduate Degree	3.7%	5.0%	13.4%
Business	Number of Businesses	61	205	567
	Total Number of Employees	589	2,029	7,120
	Employees per Business	9.58	9.88	12.57
	Residential Population per Business	48.63	68.31	80.29

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