

# AVAILABLE

## Former Mercy Health Spaces



**Miami University**  
**411 S Locust Street, Oxford, OH 45056**

### PROPERTY HIGHLIGHTS

-  Oxford's Premier Mixed-Use Development Space NOW Available
-  Cater to Miami University's 37,000+ Students, Faculty and Staff
-  50,000 SF Mixed-Use Development including 272-Bed Student Housing
-  Across the street from Kroger and TJ Maxx
-  Over 300,000+ Visitors to Oxford Spending 46 Million Annually
-  Short walk to Campus and Uptown, along Miami's Bus Line

#### Year 2026

Estimated Population  
Median Income  
Average HH Income  
Daytime Population

#### One Mile

17,233  
\$63,208  
\$74,622  
4,327

#### DEMOGRAPHICS

#### Three Mile

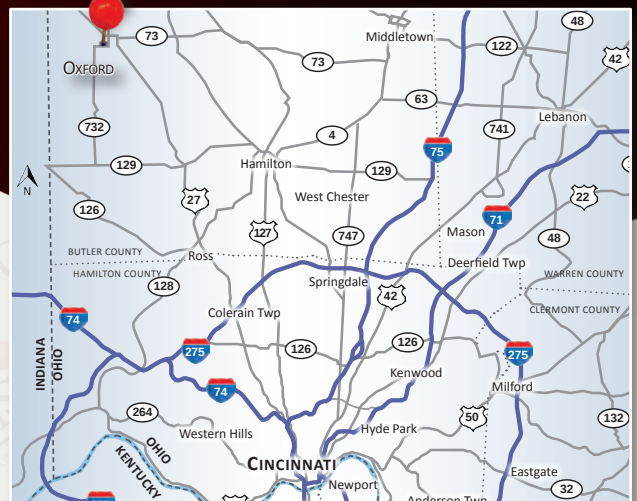
27,343  
\$66,589  
\$82,269  
7,102

#### Five Mile

30,981  
\$59,379  
\$85,671  
7,559

#### Traffic Counts:

W Spring Street: 9,455 ADT ('19)  
S Locust Street: 5,076 ADT ('19)  
S College Avenue: 6,112 ADT ('19)



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# **BISHOP SQUARE** **411 S Locust Street, Oxford, OH 45056**



# FOR LEASE



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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.506/-84.7477

| 419 S Locust St<br>Oxford, OH 45056                   | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2023 Estimated Population                             | 15,915         | 25,926         | 29,492         |
| 2028 Projected Population                             | 16,423         | 26,808         | 30,640         |
| 2020 Census Population                                | 15,919         | 25,721         | 29,216         |
| 2010 Census Population                                | 15,272         | 24,119         | 27,565         |
| Projected Annual Growth 2023 to 2028                  | 0.6%           | 0.7%           | 0.8%           |
| Historical Annual Growth 2010 to 2023                 | 0.3%           | 0.6%           | 0.5%           |
| 2023 Median Age                                       | 25.1           | 26.3           | 28.5           |
| <b>Households</b>                                     |                |                |                |
| 2023 Estimated Households                             | 4,862          | 7,533          | 8,918          |
| 2028 Projected Households                             | 5,063          | 7,893          | 9,388          |
| 2020 Census Households                                | 4,862          | 7,388          | 8,725          |
| 2010 Census Households                                | 4,525          | 6,874          | 8,161          |
| Projected Annual Growth 2023 to 2028                  | 0.8%           | 1.0%           | 1.1%           |
| Historical Annual Growth 2010 to 2023                 | 0.6%           | 0.7%           | 0.7%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2023 Estimated White                                  | 58.6%          | 55.2%          | 60.0%          |
| 2023 Estimated Black or African American              | 4.0%           | 3.7%           | 3.5%           |
| 2023 Estimated Asian or Pacific Islander              | 34.1%          | 38.2%          | 33.7%          |
| 2023 Estimated American Indian or Native Alaskan      | -              | -              | -              |
| 2023 Estimated Other Races                            | 3.1%           | 2.8%           | 2.7%           |
| 2023 Estimated Hispanic                               | 2.3%           | 2.0%           | 1.9%           |
| <b>Income</b>                                         |                |                |                |
| 2023 Estimated Average Household Income               | \$71,836       | \$82,139       | \$84,712       |
| 2023 Estimated Median Household Income                | \$54,337       | \$59,017       | \$61,695       |
| 2023 Estimated Per Capita Income                      | \$23,514       | \$25,679       | \$27,216       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 1.1%           | 1.1%           | 1.3%           |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 1.2%           | 1.9%           | 3.2%           |
| 2023 Estimated High School Graduate                   | 17.9%          | 20.8%          | 24.5%          |
| 2023 Estimated Some College                           | 15.3%          | 15.3%          | 16.4%          |
| 2023 Estimated Associates Degree Only                 | 3.5%           | 4.2%           | 5.2%           |
| 2023 Estimated Bachelors Degree Only                  | 25.9%          | 26.0%          | 23.8%          |
| 2023 Estimated Graduate Degree                        | 35.1%          | 30.7%          | 25.7%          |
| <b>Business</b>                                       |                |                |                |
| 2023 Estimated Total Businesses                       | 334            | 515            | 577            |
| 2023 Estimated Total Employees                        | 4,058          | 6,794          | 7,229          |
| 2023 Estimated Employee Population per Business       | 12.1           | 13.2           | 12.5           |
| 2023 Estimated Residential Population per Business    | 47.6           | 50.3           | 51.1           |