

8,600 SF FREESTANDING BUILDING



SALE \$1,495,000
LEASE \$18/SF

Located in the heart of West Chester's dynamic Union Centre Corridor, this impressive property offers a rare leasing opportunity in one of America's "Top 100 Places to Live". Extensively renovated in 2019, the building showcases exceptional craftsmanship, upscale features and amenities, and high-end finishes. The result is a beautifully finished space that offers flexibility for a variety of potential uses.

FEATURES

- Exterior designed by a landscape architect
- 70 Parking spaces
- Ceramic tile flooring
- Recessed lighting and high-end light fixtures
- 3 zone sound system and 35 security cameras
- Ample electric and water heating capacity
- Plumbing in every room makes this property great for medical, dental, or spa use
- Six individual restrooms and employee break room
- Kitchen hood system roof vents are still in place

TRAFFIC COUNTS

Street/Intersection	VPD
Interstate 71	156,755
Union Centre Blvd	49,717

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,501	42,749	135,912
Daytime Population	10,244	72,457	205,988
Households	1,231	16,427	52,329
Average HH Income	\$147,061	\$125,599	\$128,617

LEASING OPTION TERMS

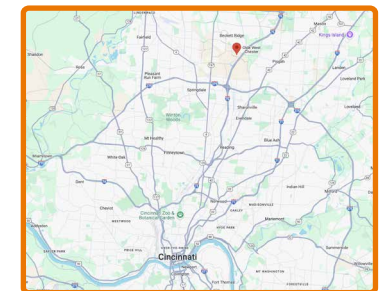
- Tenant will be responsible for taxes, insurance, landscaping, snow removal, and share in the HVAC system maintenance - to be negotiated and defined in the lease
- Looking for a minimum of 7 years in the initial lease term, preferably ten years
- Tenant improvement allowance available for qualified tenants - final amount and terms will determine the final lease rate

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9228 Centre Pointe Drive
West Chester, OH 45069

**MIDLAND
RETAIL**

[MidlandRetail.com](#)

[\(513\) 891-2526](#)

697 Wilmer Ave Ste C
Cincinnati, OH 45226

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