

# 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

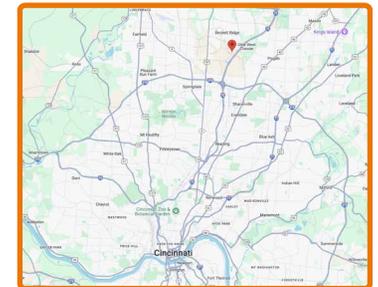
- Tenant will be responsible for taxes, insurance, landscaping, snow removal, and share in the HVAC system maintenance - to be negotiated and defined in the lease
- Looking for a minimum of 7 years in the initial lease term, preferably ten years
- Tenant improvement allowance available for qualified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

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As Ohio's largest township, West Chester is home to more than 3,600 thriving businesses. Ongoing strategic investment in key industries and community amenities ensures a vibrant, sustainable business environment that appeals to both businesses and residents.

**TRADE AREA**  
**WEST CHESTER FREESTANDING BUILDING**  
 8,600 Sq Ft on 1.7 Acres



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# AERIAL

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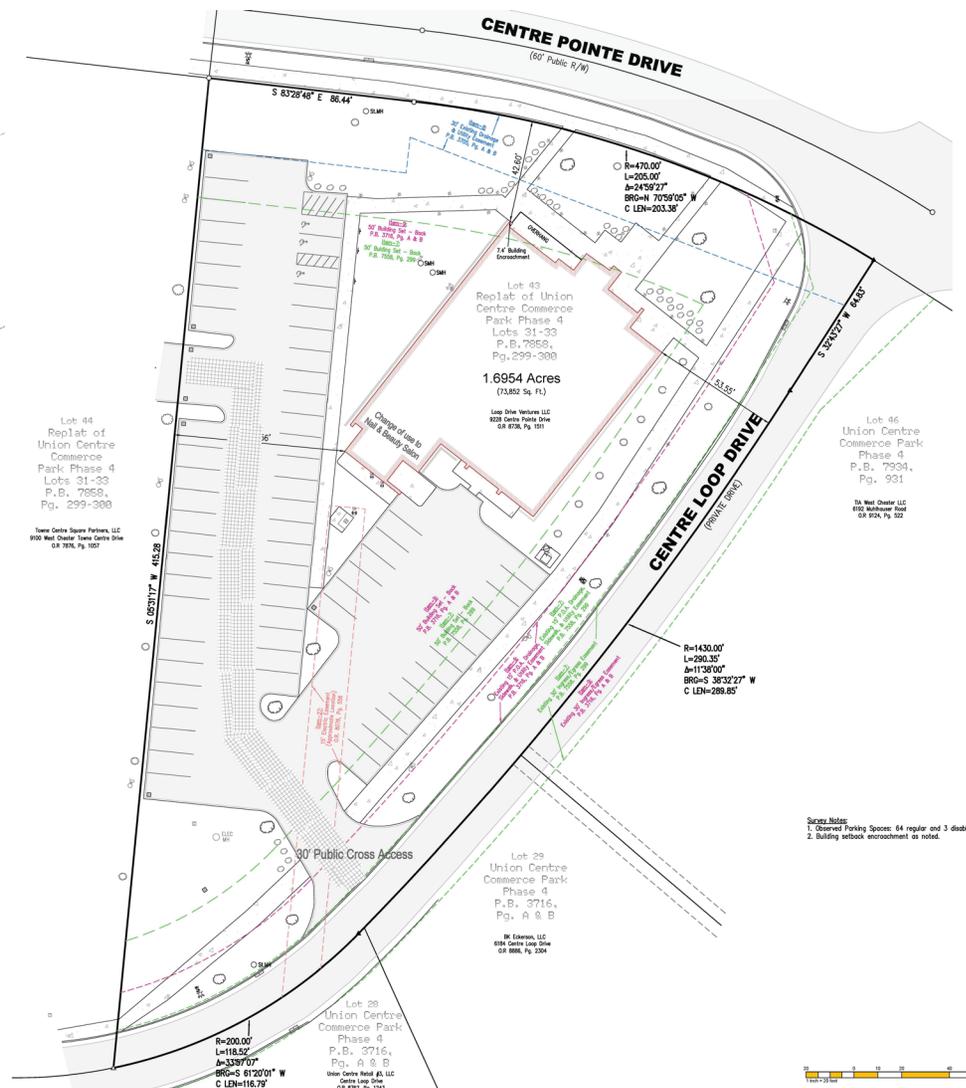
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# SITE PLAN

## WEST CHESTER FREESTANDING BUILDING

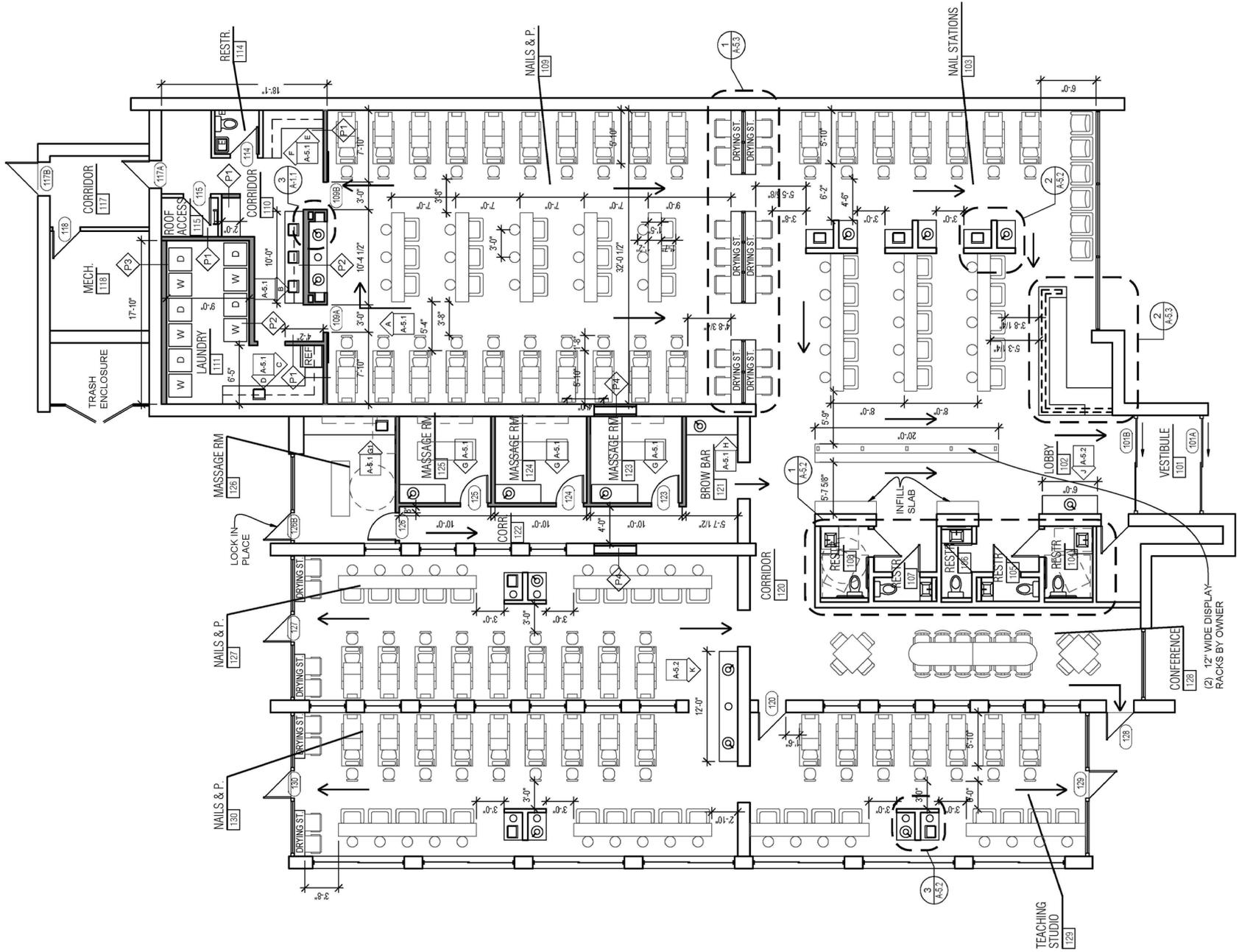
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# FLOOR PLAN

## WEST CHESTER FREESTANDING BUILDING

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# IMAGES

## WEST CHESTER FREESTANDING BUILDING

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# 2024 DEMOGRAPHICS

Union Centre

Union Centre Blvd & Muhlhauser Rd, West Chester, Ohio, 45069

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2024 Total Population	2,501	42,749	135,912
2029 Total Population	2,791	43,380	137,504
2023-2028 Population: Annual Growth Rate	2.22%	0.29%	0.23%
2024 Total Daytime Population	10,244	72,457	205,988
2024 Female Population	1,239	21,429	68,431
2024 Male Population	1,262	21,320	67,481
2024 Median Age	38.8	37.8	39.8
Households	1 mile	3 miles	5 miles
2024 Total Households	1,231	16,427	52,329
2029 Total Households	1,424	16,856	53,364
2023-2028 Households: Annual Growth Rate	2.96%	0.52%	0.39%
2024 Average Household Size	2.03	2.59	2.58
2024 Dominant Tapestry Segment Name	Professional Pride	Savvy Suburbanites	Professional Pride
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$147,061	\$125,599	\$128,617
2029 Average Household Income	\$160,265	\$143,036	\$148,847
2024 Median Household Income	\$109,907	\$96,802	\$97,537
2029 Median Household Income	\$117,779	\$106,953	\$109,578
2023-2028 Median Household Income: Annual Growth	1.39%	2.01%	2.36%
2024 Per Capita Income	\$59,333	\$47,989	\$49,434
2029 Per Capita Income	\$66,395	\$55,261	\$57,670
2023-2028 Per Capita Income: Annual Growth Rate	2.27%	2.86%	3.13%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$398,282	\$342,908	\$323,538
2029 Average Home Value	\$455,317	\$385,820	\$388,732
2024 Median Home Value	\$398,282	\$342,908	\$323,538
2029 Median Home Value	\$423,964	\$368,802	\$356,255
Race	1 mile	3 miles	5 miles
Diversity Index	55.6	66.9	65.0
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	37	906	2,269
9-12th Grade/No Diploma	29	859	2,926
High School Diploma	213	4,758	19,590
GED/Alternative Credential	23	322	1,748
Some College/No Degree	130	4,897	13,781
Associate's Degree	172	1,956	6,665
Bachelor's Degree	618	9,563	28,052
Graduate/Professional Degree	536	5,619	18,461
Educational Attainment Base	1,758	28,880	93,492
Business Summary	1 mile	3 miles	5 miles
Total Businesses	406	3,089	9,066
Total Employees	9,184	58,042	157,444
Total (SIC01-99) Sales (\$000)	\$1,327,648,427	\$11,646,627,740	\$29,626,482,179
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$155,069,987	\$1,790,171,419	\$5,842,712,541
2029 Annual Budget Expenditures	\$196,329,119	\$2,092,249,013	\$6,895,931,039
2024 Retail Goods	\$6,207,885	\$72,282,379	\$234,044,724
2029 Retail Goods	\$63,968,603	\$682,606,232	\$2,259,727,518