

PRICE REDUCED!

FOR SALE \$1,590,000

\*Owner would consider a long-term lease with a strong credit tenant.

# DELUXE FREESTANDING BUILDING



8,600 SQ FT ON 1.7 ACRES

This property was built as a restaurant in 2009 and renovated as a nail salon in 2019. No detail was overlooked and the finished product is impressive. This property could be retrofitted to accommodate several uses, while still utilizing the Deluxe finishes and amenities.

## FEATURES

- Exterior designed by landscape architect
- Ceramic tile flooring
- Recessed lighting + high-end light fixtures
- Wired for a sound system with 3 separate zones and 35 security cameras
- Water plumbing in every room, making this property great for medical, dental, or a spa
- Six individual restrooms
- Large employee break room
- 70 Parking spaces
- Ample electric and water heating capacity
- Roof vents for kitchen hood system still in place (pictures available)

## TRAFFIC COUNTS

Street/Intersection	VPD
Union Centre Blvd	49,717
I-75	126,469

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	3,075	46,373	136,717
Daytime Population	10,452	73,128	206,496
Households	1,383	17,638	52,375
Average HH Income	\$147,452	\$125,372	\$127,334

[View Listing](#)

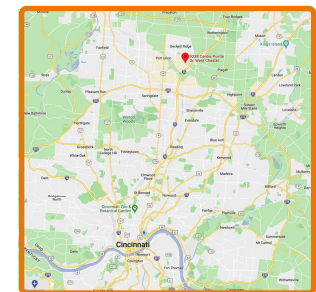
Todd Vollmer



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West Chester, OH 45069

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# TRADE AREA

## DELUXE WEST CHESTER FREESTANDING BUILDING

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# AERIAL

## DELUXE WEST CHESTER FREESTANDING BUILDING

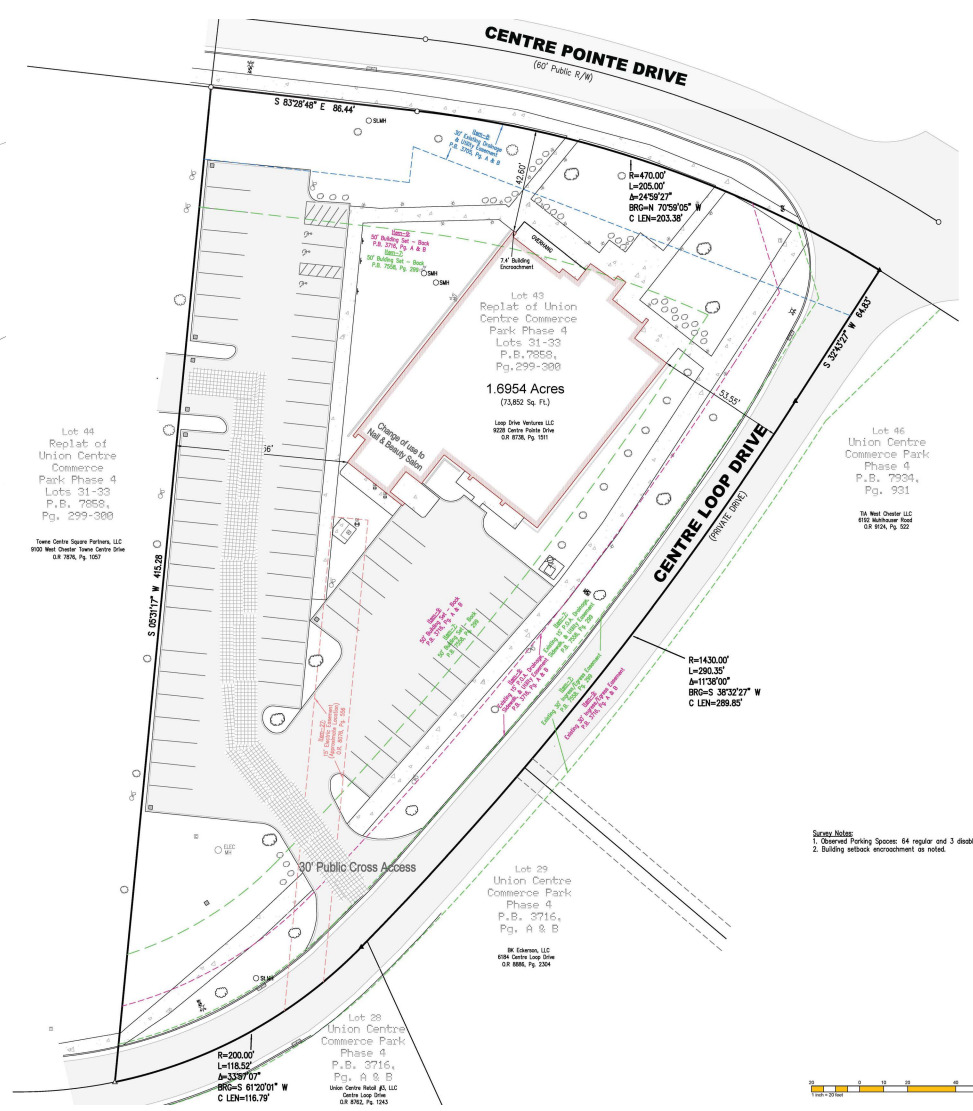
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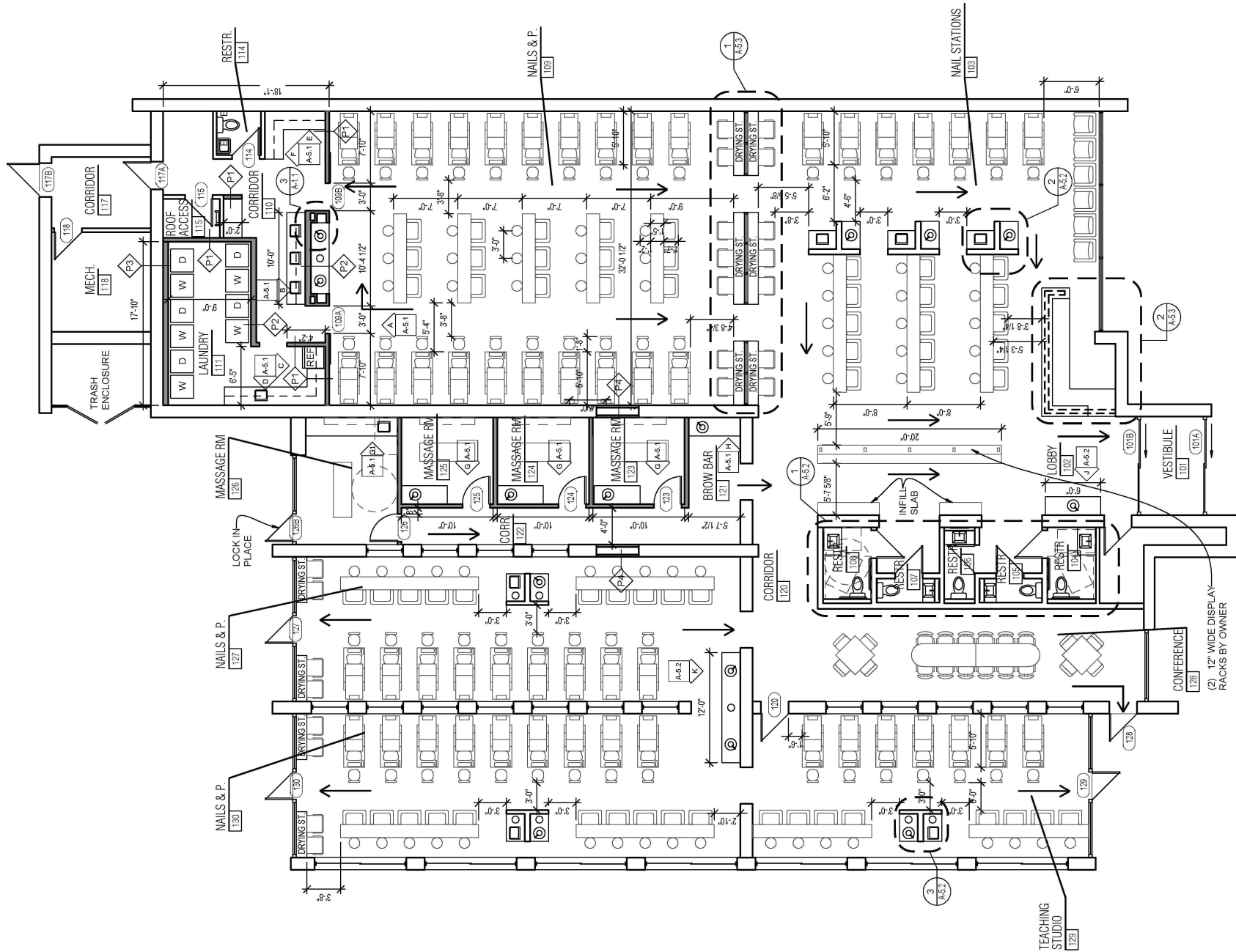
**SITE PLAN**  
**DELUXE WEST CHESTER FREESTANDING BUILDING**  
 8,600 Sq Ft on 1.7 Acres

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# FLOOR PLAN

## DELUXE WEST CHESTER FREESTANDING BUILDING

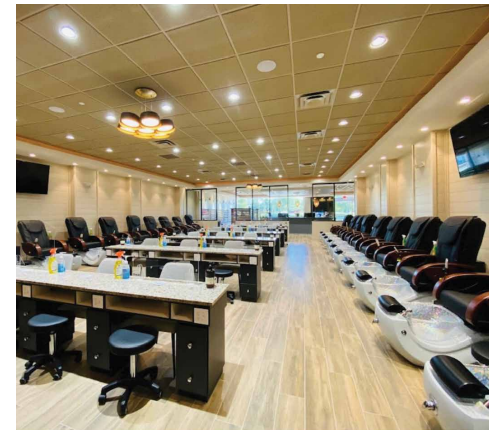
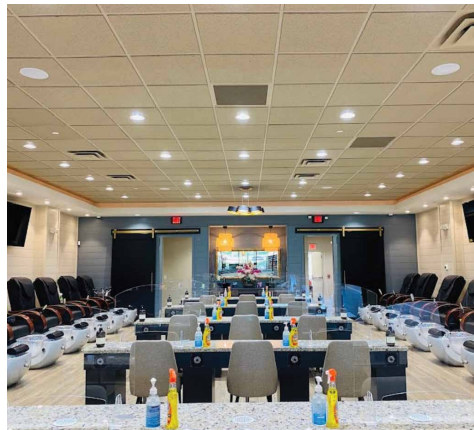
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# IMAGES

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## 2023 Demographics

Deluxe Freestanding Building

9228 Centre Pointe Dr, West Chester, Ohio, 45069

Rings: 1, 3, 5 mile radii

Latitude: 39.32639

Longitude: -84.42827

Population	1 mile	3 miles	5 miles
2023 Total Population	3,075	46,373	136,717
2028 Total Population	3,422	47,146	138,226
2022-2027 Population: Annual Growth Rate	2.16%	0.33%	0.22%
2023 Total Daytime Population	10,452	73,128	206,496
2023 Female Population	1,545	23,206	69,790
2023 Male Population	1,530	23,167	66,927
2023 Median Age	39.5	38.2	39.7
Households	1 mile	3 miles	5 miles
2023 Total Households	1,383	17,638	52,375
2028 Total Households	1,594	18,131	53,451
2022-2027 Households: Annual Growth Rate	2.88%	0.55%	0.41%
2023 Average Household Size	2.22	2.62	2.59
2023 Dominant Tapestry Segment Name	Professional Pride	Savvy Suburbanites	Professional Pride
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$147,452	\$125,372	\$127,334
2028 Average Household Income	\$156,949	\$139,562	\$142,900
2023 Median Household Income	\$110,901	\$96,769	\$95,370
2028 Median Household Income	\$114,516	\$105,898	\$105,790
2022-2027 Median Household Income: Annual Growth Rate	0.64%	1.82%	2.10%
2023 Per Capita Income	\$59,740	\$47,522	\$48,844
2028 Per Capita Income	\$65,216	\$53,481	\$55,339
2022-2027 Per Capita Income: Annual Growth Rate	1.77%	2.39%	2.53%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$327,365	\$280,758	\$268,483
2028 Average Home Value	\$358,761	\$314,076	\$317,643
2023 Median Home Value	\$327,365	\$280,758	\$268,483
2028 Median Home Value	\$345,015	\$299,837	\$293,004
Race	1 mile	3 miles	5 miles
Diversity Index	53.1	64.7	63.1
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	55	696	2,283
9-12th Grade/No Diploma	35	841	2,790
High School Diploma	278	5,602	19,758
GED/Alternative Credential	33	380	2,120
Some College/No Degree	138	4,847	13,871
Associate's Degree	191	2,294	6,839
Bachelor's Degree	737	10,399	29,004
Graduate/Professional Degree	635	5,924	17,377
Educational Attainment Base	2,102	30,983	94,042
Business Summary	1 mile	3 miles	5 miles
Total Businesses	397	2,892	8,643
Total Employees	9,074	53,842	154,948
Total (SIC01-99) Sales (\$000)	\$1,318,570,208	\$11,502,507,370	\$29,553,841,635
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$172,116,432	\$1,888,562,723	\$5,688,538,389
2028 Annual Budget Expenditures	\$212,454,033	\$2,162,624,792	\$6,516,663,621
2023 Retail Goods	\$7,008,476	\$77,481,888	\$230,942,994
2028 Retail Goods	\$65,896,061	\$670,044,268	\$2,030,731,271