

FOR LEASE

Union Centre Pavilion

4842-4978 Union Centre Pavilion Drive West Chester, OH 45069







Outparcel available also for sale (\$350,000/acre)

Property Highlights

- Only a few spaces left! 1,600 SF and end-cap restaurant with 5,000 SF w/Union Centre visibility coming available June! (large box with 69K SF possibly available for qualified tenant)
- High visibility at corner of Union Centre & SR 747
 VPD: 16,450 on Union Centre/ 22,730 on SR 747
- · Ample and convenient parking
- · No earnings tax
- · Building & pylon signage available
- Co-Tenants: H&R Block, Deluxe Cleaners, West Chester Antique Center, Mike's Car Wash, Cincinnati Eyecare, Laptop on Call, PNC Bank, Esther Price, Al-Joe's Lawn & Garden, Mi Burrito, State Farm insurance and more! Walgreen's, 5/3rd Bank and Auto Zone directly across Union Centre
- Asking rates: \$12.00 PSF NNN (OpEx \$2.00 PSF)
 (contact agent for rate and information on restaurant space)



North Ridge Realty Group

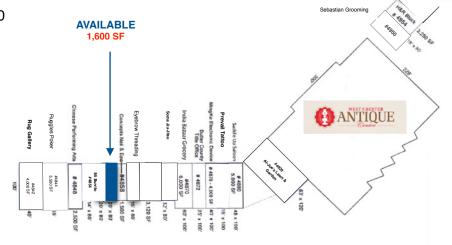
5430 West Chester Road | West Chester, OH | 45069

Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | <u>susan@nrrg.com</u>

John Stretch | c: 513.623.6505 | o: 513.860.5050 | john@nrrg.com

Fast Facts of West Chester:

- Largest township in Ohio
- Money Magazine's top 100 communities to live
- 61,000 residents, 3,500 businesses with a tax base of 40% commercial & 60% residential
- Median home value: \$203,874
- Lakota Schools have nearly 17,000 students in 22 buildings and rank among top school districts in the state for academic excellence



AVAILABLE

5.000 SF restaurant

Property Details

Location	West Chester (Butler County)		
Building Type	Multi-tenant center		
Tenant Finish	White box		
Lease Term	Negotiable		
Rental Rate	\$12.00 PSF NNN / \$350,000/acre for out lot Contact agent for pricing and details on restaurant space		
Operating Expenses	\$2.00 PSF		

Demographics

Estimates for 2018 (additional demographics available upon request)

	1 Mile	3 Mile	5 Mile
Population	4,315	40,175	138,851
Households	1,716	14,516	51,817
Income	\$93,514	\$114,112	\$96,101

The assurance of expertise.

The reputation for results.

www.nrrg.com

