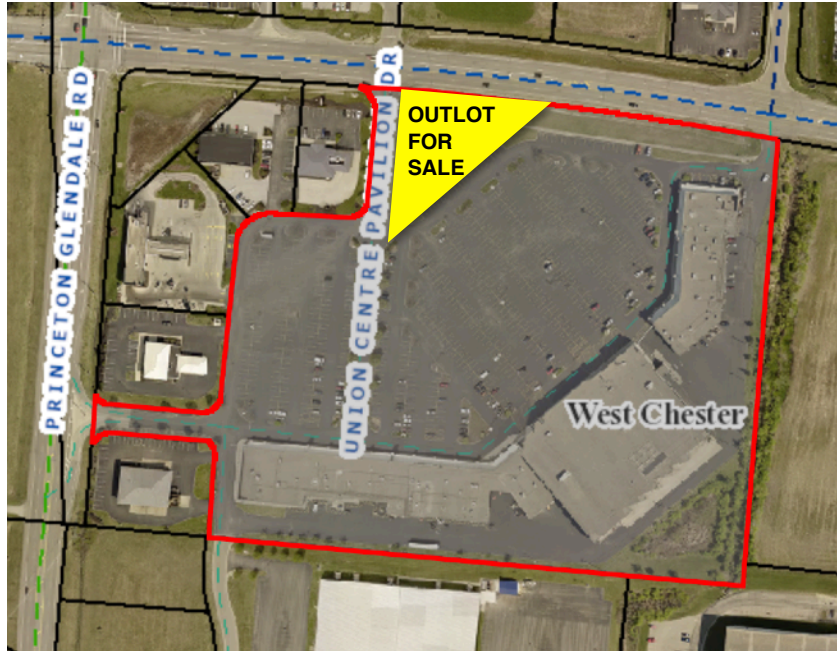


LAND FOR SALE

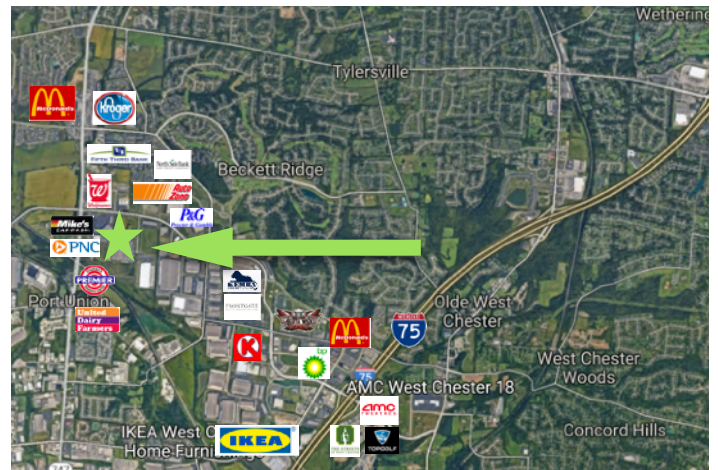
Union Centre Pavilion Outlot

Union Centre Drive
West Chester, OH 45069



Property Highlights

- Approximately 1 acre to be split
- High visibility directly on Union Centre close to SR 747
- Vehicles Per Day: 14,570 (2016)
- Minutes to I-75 and I-275
- Located in highly desirable West Chester
- No earnings tax
- Join: El Rancho Nuevo, H&R Block, Deluxe Cleaners, West Chester Antique Center, Mike's Car Wash, Cincinnati Eyecare, Laptop on Call, PNC Bank, Esther Price and more!
Walgreen's, 5/3rd Bank and Auto Zone directly across Union Centre
- Asking \$350,000/acre



North Ridge Realty Group

5430 West Chester Road | West Chester, OH | 45069

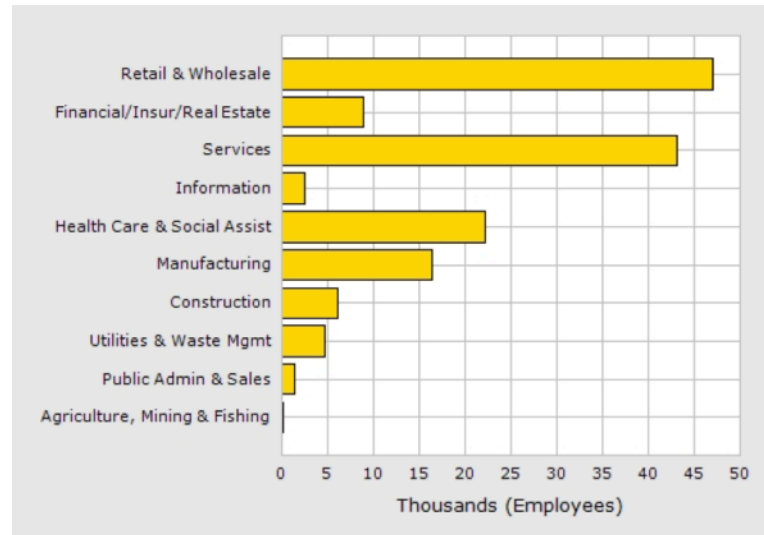
Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | susan@nrrg.com

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

Quick Demographics*

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	4,704	40,570	139,311
2023 Population:	4,736	41,237	142,288
Pop Growth 2018-2023:	0.68%	1.64%	2.14%
Average Age:	35.30	37.00	37.90
Households			
2018 Total Households:	1,867	14,574	51,889
HH Growth 2018-2023:	0.91%	1.77%	2.17%
Median Household Inc:	\$82,184	\$93,196	\$74,400
Avg Household Size:	2.50	2.80	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$235,784	\$228,226	\$188,106
Median Year Built:	1999	1992	1986

Daytime Employees w/in 5 miles*



*more demographics provided upon request

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 ranks among top school districts in the state for academic excellence



*The assurance of expertise.
The reputation for results.*

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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.