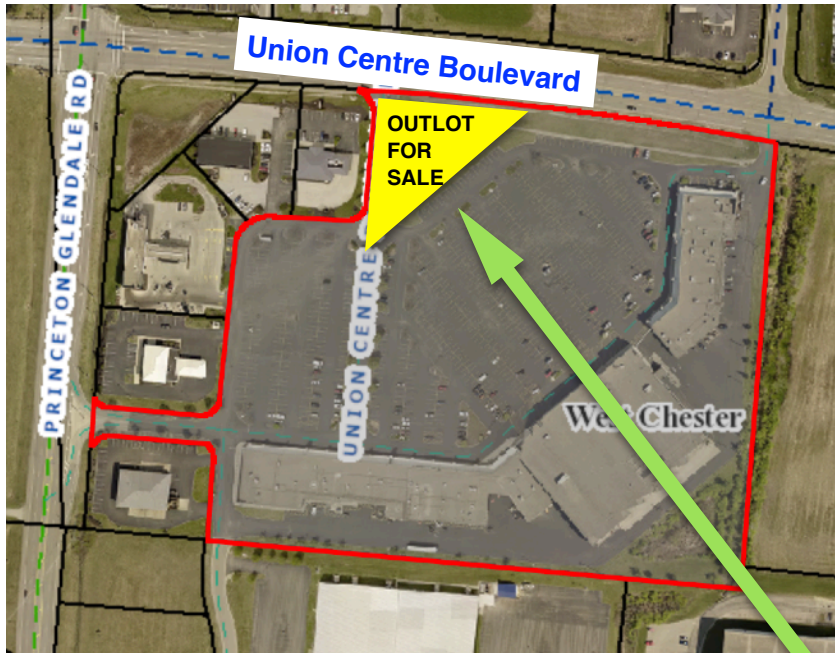


LAND FOR SALE

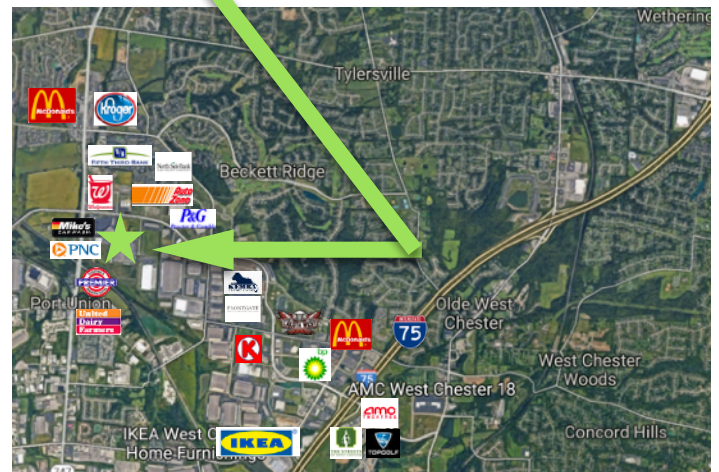
## Union Centre Pavilion Outlot

Union Centre Drive  
West Chester, OH 45069



### Property Highlights

- Approximately 1 acre to be parceled off
- 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

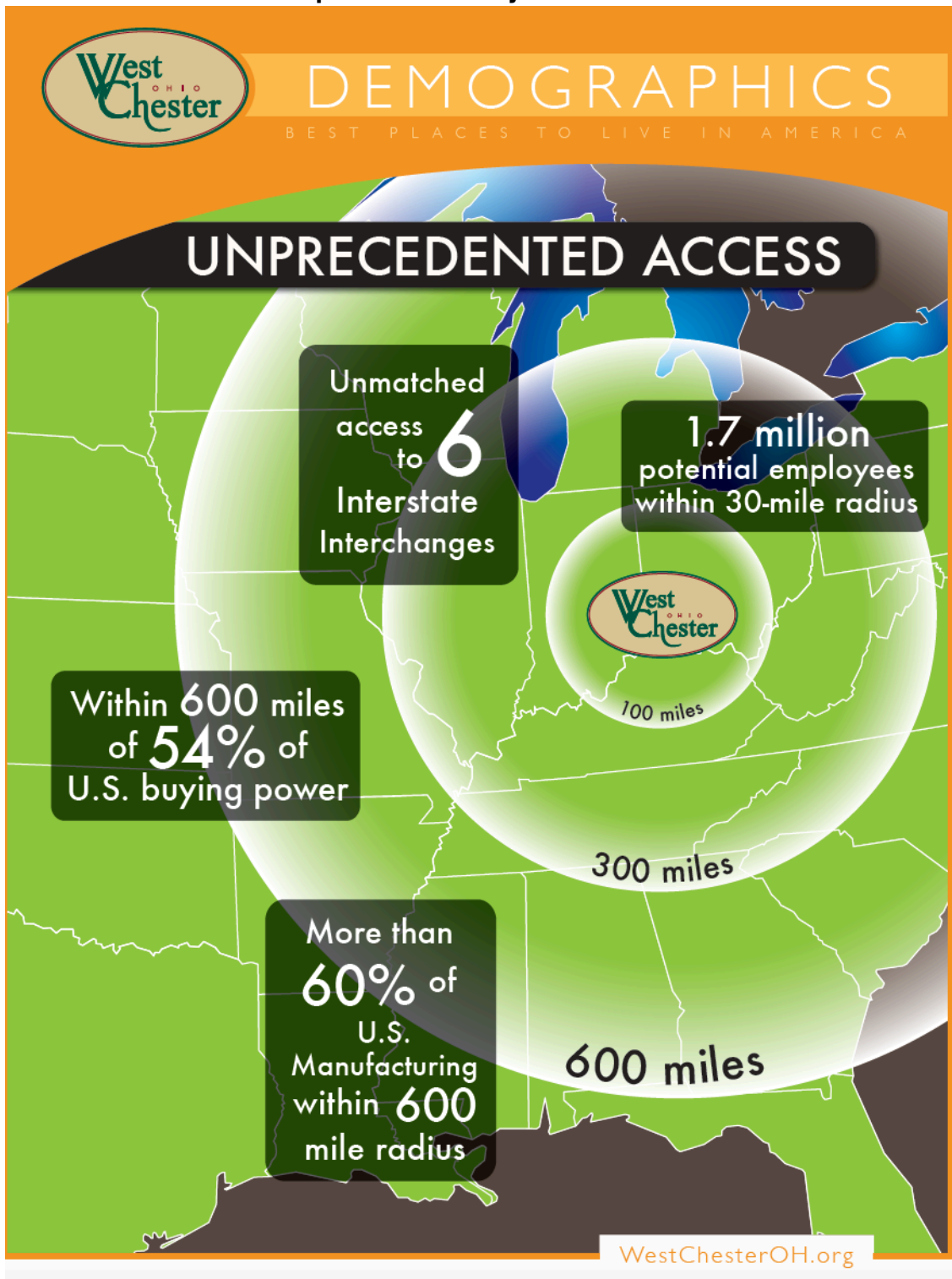


North Ridge Realty Group

5430 West Chester Road | West Chester, OH | 45069

**Susan Stretch** | c: 513.315.8522 | o: 513.860.5050 | [susan@nrrg.com](mailto:susan@nrrg.com)  
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**Why West Chester?  
The better question is: Why Not West Chester!**



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

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**DEMOGRAPHICS**  
BEST PLACES TO LIVE IN AMERICA

Ranked  
**One of the BEST PLACES TO LIVE**  
in America *(Money Magazine)*

Population: \_\_\_\_\_

**60,682**  
Largest Township  
in Ohio

**22,862**  
Housing  
Units

**\$101,013**  
Average  
Household Income

Median Age of  
Residents:  
**38.8** years  
old

Traditional Family  
Households:  
**76.7%**

**20.4%** of West Chester's  
households  
earn between  
**\$100,000**  
&  
**\$149,000**

**70.9%** of labor force 16 and over  
work in typical  
"white collar" jobs

**\$203,874** median home  
value

**51.7%** of population 25 and older has  
some post-secondary degree

**CONSUMER SPENDING**

*Annual total*

Transportation	\$317,700,000
Shelter	\$317,000,000
Food & Beverage	\$240,000,000
Utilities	\$105,700,000
Health Care	\$92,700,000
Entertainment	\$92,000,000
Apparel	\$78,400,000
Furnishings & Equipment	\$74,400,000
Contributions	\$68,800,000
Household Operations	\$63,500,000
Gifts	\$47,400,000
Education	\$44,200,000
Miscellaneous	\$26,000,000
Personal Care	\$23,200,000

Source: Sites USA, Chandler, Arizona

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# ACCESSIBILITY

BEST PLACES TO LIVE IN AMERICA

## **Convenient location and unmatched access to 6 interstate interchanges**



- 4 central I-75 entrance and exit ramps are connected to uptown, midtown and downtown West Chester
- 2 perimeter ramps provide access from I-275, Cincinnati and Northern Kentucky's regional beltway

## **Access to nearly 3 million customers in the Cincinnati-Dayton Metroplex**

More customers than:

**BALTIMORE • DENVER • PORTLAND • ST. LOUIS**

**Strategically located between two international airports  
and one regional airport**

**Two rail carriers, with a combined 3 main lines  
and six spur lines**

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