

CIVIC CENTRE BOULEVARD

9405 Civic Centre Boulevard
West Chester, OH 45069

FOR LEASE

1,500 SF - 4,000 SF

HIGHLIGHTS

- Potential for a redevelopment and ground lease opportunity
- 1 acre lot at a signalized intersection off Union Centre Boulevard and I-75
- Pylon signage available
- Located within the Streets of West Chester and within walking distance from AMC Theater, Main Event and Top Golf
- Avg HH Income of \$138,723 within a 1 mile radius
- 7,279 employees within a 1 mile radius (AK Steel, GE, etc.)
- Zoning for restaurant, retail and medical uses
- Area retailers include IKEA, Barnes & Noble, and Duluth Trading

TRAFFIC COUNTS

- 16,934 VPD on Cincinnati Dayton Rd
- 150,454 VPD on I-75

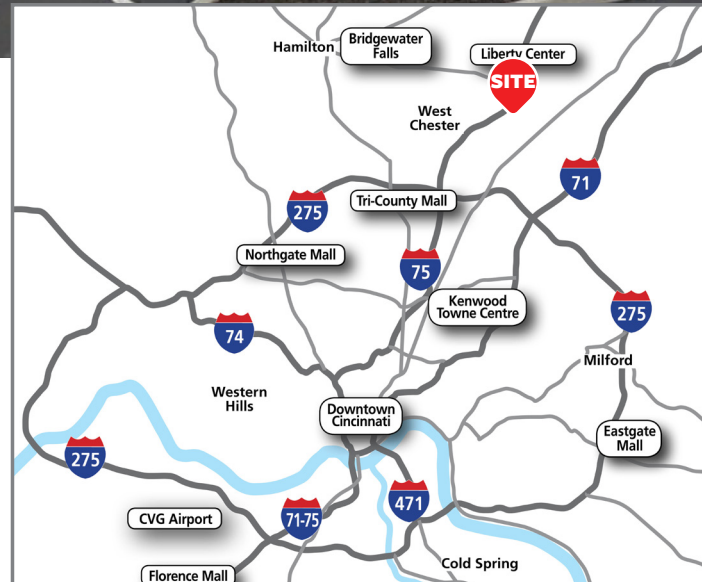
DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	3,130	44,097	130,215
Households	1,201	17,333	51,616
Average HH Income	\$138,723	\$104,207	\$105,714
Daytime Employees	7,279	56,566	151,359

CONTACT

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Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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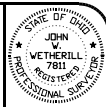
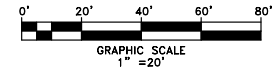
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ALTA/NSPS LAND TITLE SURVEY OF 1.001 ACRES IN WEST CHESTER, OHIO



PARCEL I:
SITUATED IN THE STATE OF OHIO, COUNTY OF BUTLER, TOWNSHIP OF WEST CHESTER, AND BEING LOT NO. 7 AS SHOWN ON THE FINAL PLAT FOR THE STREETS OF WEST CHESTER, RECORDED ON JUNE 2, 2004, PLAT ENVELOPE 3689, PAGES A-E, RECORDER'S OFFICE, BUTLER COUNTY, OHIO.

PARCEL II:
BEING THOSE EASEMENTS FOR INGRESS AND EGRESS OVER CIVIC CENTER DRIVE AND WATERFRONT DRIVE, PARKING, SIDEWALKS, DRIVEWAYS, UTILITIES AND STORM WATER DRAINAGE CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT BETWEEN CINCINNATI SPECIALTY CENTER, LLC AND CINCI MOVIECO, LLC, OF RECORD IN OFFICIAL RECORD BOOK 6931, PAGE 855, RECORDER'S OFFICE, BUTLER COUNTY, OHIO.

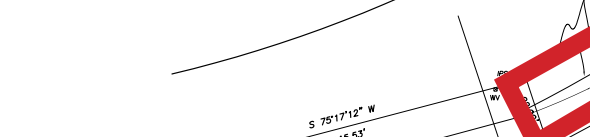
PARCEL III:
BEING THOSE EASEMENTS FOR PARKING GRANTED IN PARKING EASEMENT OF RECORD IN OFFICIAL RECORD BOOK 6966, PAGE 846, RE-RECORDED IN OFFICIAL RECORD BOOK 6974, PAGE 35, RECORDER'S OFFICE, BUTLER COUNTY, OHIO.

PARCEL IV:
BEING THOSE EASEMENTS FOR UTILITIES, ACCESS AND PARKING CONTAINED IN THE DECLARATION OF RESTRICTIONS AND EASEMENTS REGARDING OUTLOTS, AS SUPPLEMENTED, OF RECORD IN OFFICIAL RECORD BOOK 7428, PAGE 1778 AND OFFICIAL RECORD BOOK 7438, PAGE 2101, RECORDER'S OFFICE, BUTLER COUNTY, OHIO.

Easements:
Easements are taken from a current commitment for title insurance prepared by First American Title Insurance Company, Commitment No. H1A-9734, Schedule B II.

- Building Setback Lines, Pavement Setback, Access Easements, General Utility Easements, Drainage Easements, Private Sewer Sewer Easements, Public Waterline Easements of record in Plat Envelope 3689, Pg.'s A-E, applies to the subject tract as shown.
- Channel easement of record in OR Book 6095, Pg. 869, Exhibit A-1 applies to the subject tract as shown.
- Utility Easements, terms and conditions as more particularly set forth in OR Book 6906, Pg. 1886, as substituted in OR Book 6931, Pg. 837, as amended by First Amendment to Declaration of record in OR Book 6946, Pg. 1066, applies to the subject tract, being a part of the developer Parcel.
- Easements, items and conditions as more particularly set forth in OR Book 6931, Pg. 855, apply to the subject tract.
- Parking Easement of record in OR Book 6966, Pg. 846, rerecorded in OR Book 6974, Pg. 35, applies to the subject tract, being a part of the original 13,974 ac. tract.
- Service Agreement of record in OR Book 7369, Pg. 2053; as amended in OR Book 7369, Pg. 2094, applies to the subject tract.
- Declaration of Restrictions and Easements Regarding Outlots of record in Official Record Volume 7428, Pg. 1778, as supplemented in Official Record Volume 7438, Pg. 2101, applies to the subject tract. Easements not plottable.
- Not a survey matter.
- Grant of Easement to Duke Energy of Ohio, Inc., as recorded in OR Book 8733, Pg. 1453, applies to the subject tract, no width given, approximate location shown.

FLOOD ZONE:
ACCORDING TO FIRM MAP OF BUTLER COUNTY, OHIO AND INCORPORATED AREAS, PANEL 333 OF 361, MAP NUMBER 390170033E, EFFECTIVE DATE OF DECEMBER 17, 2010, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THE PROPERTY LIES IN ZONE "AE" BASE FLOOD ELEVATIONS ARE DETERMINED AS SHOWN ON SURVEY.



NOTES:

The Basis of Bearings is based on the State Plane Coordinate System, Ohio South Zone, North American Datum of 1983, also known as NAD83, CORS96, said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the Ohio Department of Transportation virtual reference station network, as being South 48 degrees 00' 28" West as measured along the East line of 1.001 ac tract.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS O.R. 7127, PG. 31.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

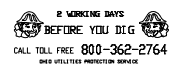
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

AS OF THE DATE OF THIS SURVEY THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AS OF THE DATE OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

ELEVATIONS:
SITE BENCHMARK#1
CHISELED "X" AT NORTHEAST CORNER OF THE CONCRETE BASE FOR THE FIBER OPTICS BOX LOCATED ALONG THE WEST LINE OF THE SITE AS SHOWN. ELEVATION= 616.42 NAVD 88 DATUM, BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION WRS SYSTEM.



LEGEND

7	Lot Numbers	○	Sign
—	Lot Lines	—	Concrete
—	Property Lines	—	Evergreen Tree
—	Centerline	—	Deciduous Tree
—	Sanitary Sewer	—	Stone Found
—	Storm Sewer	—	Manhole Box
—	Water Main	—	Iron Pin Found
—	Gas Main	—	Iron Pin Set
—	Underground Lines	—	MAG Nail Set
—	Overhead Lines	—	RAILROAD SPIKE FOUND
—	Electric Lines	—	DEED VOLUME
—	Telephone Lines	—	OFFICIAL RECORD
—	Cable TV Lines	—	Instrument Number
—	All Overhead Utilities	—	IRON PIN FOUND
MHC	Man Hole	—	RAILROAD SPIKE FOUND
CI	Storm Inlet	—	MNS
DI	Curb Inlet	—	MAG NAIL SET
DI	Drop Inlet	—	DHS
DI	Stormer	—	DRILL HOLE SET
CO	Clean Out	—	ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND DIMENSIONS. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"
DD	Downspout Drain	—	
FI	Fire Hydrant	—	
VM	Valve Box	—	
GM	Gas Meter	—	
GV	Gas Valve	—	
WM	Water Meter	—	
WV	Water Valve	—	
DM	Electric Meter	—	
UP	Utility Pole	—	
UM	Gas Meter	—	
IF	Pole Numbers	—	
GLM	Gas Line Marker	—	
SLP	Light Pole	—	
TC	Telephone Closure	—	
EC	Electric Closure	—	
CTC	Cable Television Closure	—	
TS	Traffic Signal Pole	—	
B	Ballot	—	
UB	Utility Pull Box	—	
HB	Handicap	—	
F	Fence	—	

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI 148.23'	513.05'	163°17'24"	N 54°48'29" E	142.71'
CD 282.56'	497.09'	153°23'59"	S 48°15'54" W	179.24'
CE 83.35'	761.16'	7°07'56"	N 42°23'41" W	83.29'

TO: MI'S Corner II, LLC, First American Title Insurance Company, Hummel Title Agency, Inc., 501 Investments LLC, First Financial Bank
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), (b), (c), 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON:

JOHN W. WETHERILL P.S. 7811 DATE

CURRENT ZONING:
THE SITE IS CURRENTLY ZONED CPO, CENTRAL BUSINESS DISTRICT FOR RESTAURANT USE. 1 SPACE IS REQUIRED FOR EVERY 150 SQUARE FEET OF BUILDING AREA. FOR DETAIL, 1 SPACE IS REQUIRED FOR EVERY 300 SQUARE FEET OF BUILDING AREA. THERE ARE 39 SPACES PROVIDED ON-SITE OF WHICH 2 ARE RESERVED FOR HANDICAP PARKING.

ALTA/NSPS LAND TITLE SURVEY OF 1.001 ACRES IN WEST CHESTER, OHIO

J. & J. SURVEYING SERVICES, INC.
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REYNOLDSBURG, OHIO 43086
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PARCEL	APN	AREA (SQ FT)	AREA (SQ YD)	PERMITS	REMARKS
1	142-23	1,175.00	84.72	NO	NO PERMITS
2	142-24	1,175.00	84.72	NO	NO PERMITS
3	142-25	1,175.00	84.72	NO	NO PERMITS

