

7665 MONARCH CT
Ste. 108 & 109

WEST CHESTER, OH 45069

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Property Summary



OFFERING SUMMARY

Sale Price: \$465,000

Available SF: 4,558 SF

Market: Cincinnati

Submarket: West Chester

PROPERTY HIGHLIGHTS

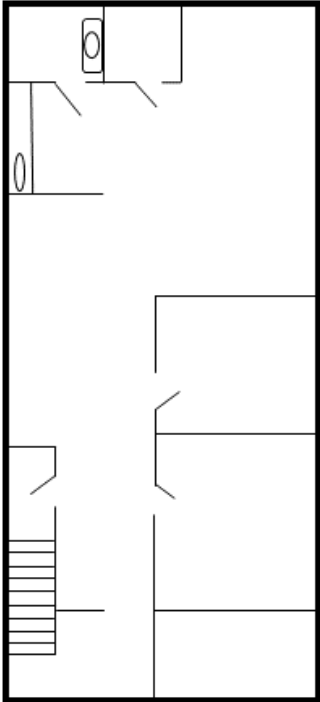
- Property includes two units:
 - Suite 108: 1,352 SF
 - Suite 109: 3,206 SF
- Ample parking and handicap-accessible ramp at front door
- Includes kitchenette and 2 1/2 bathrooms
- Well maintained office complex
- Located in the popular West Chester submarket, just off I-75 at Exit 22/Tylersville Road
- Numerous nearby amenities, including restaurants, retail and medical facilities

Additional Photos

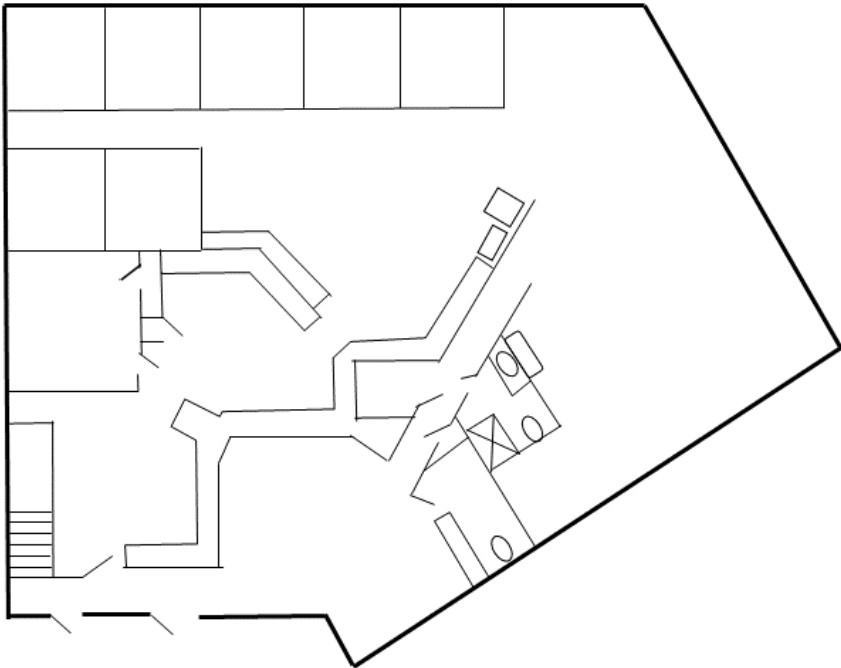


Floor Plans

Suite 108: 1,352 SF



Suite 109: 3,206 SF

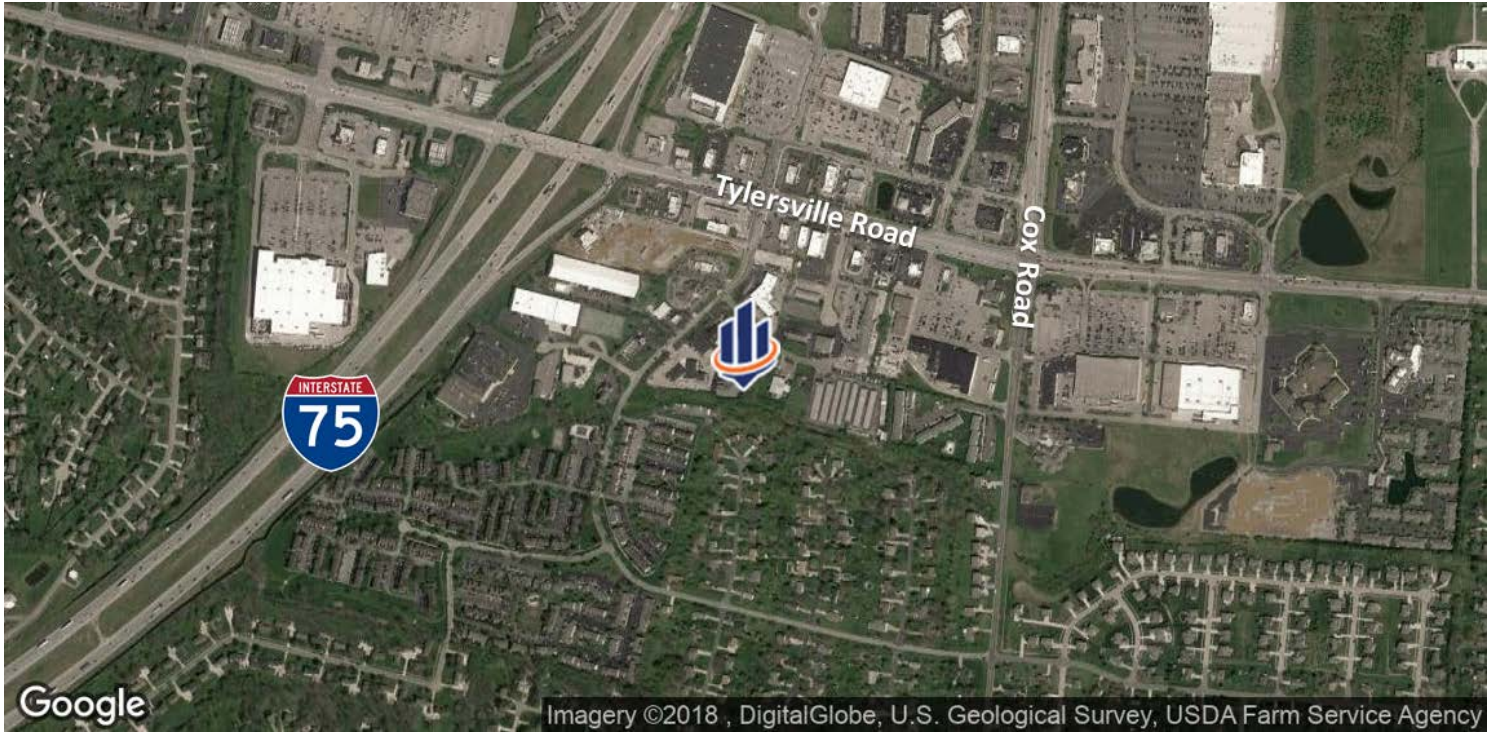


**Floor Plan Renderings are approximate.*

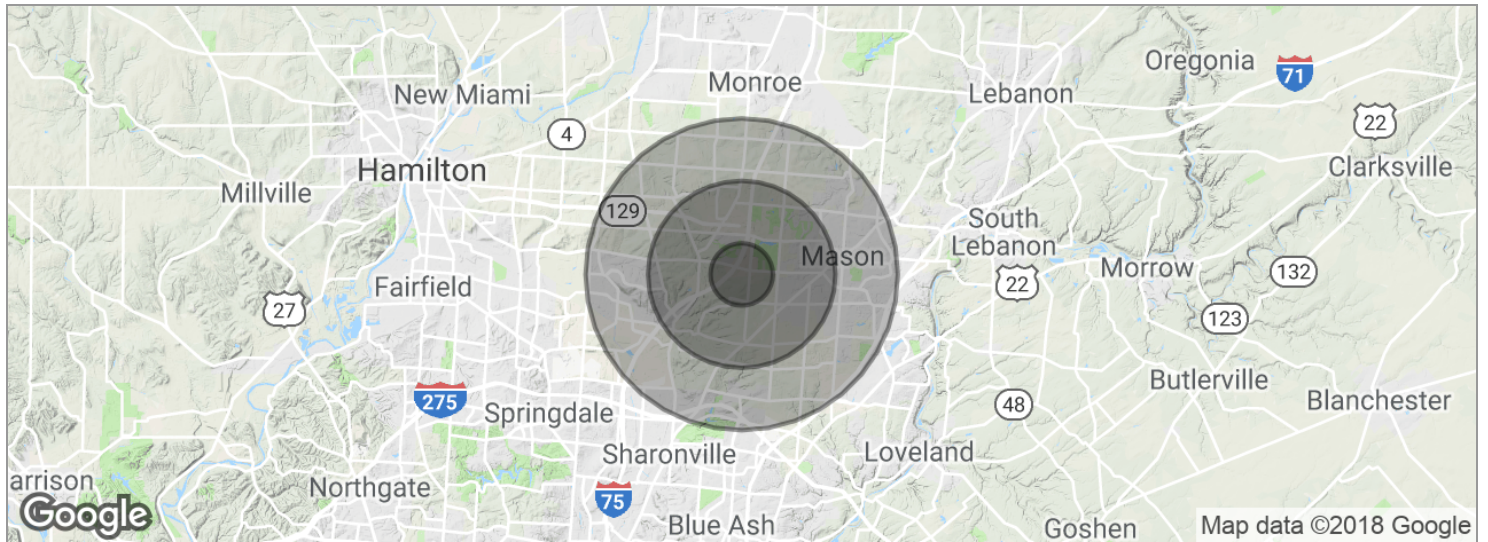
Amenity Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,880	53,683	134,280
Median age	39.5	37.1	37.1
Median age (male)	39.4	35.6	35.9
Median age (Female)	40.2	37.9	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,803	18,613	46,497
# of persons per HH	2.7	2.9	2.9
Average HH income	\$89,319	\$96,031	\$102,747
Average house value	\$332,210	\$312,978	\$281,259

* Demographic data derived from 2010 US Census