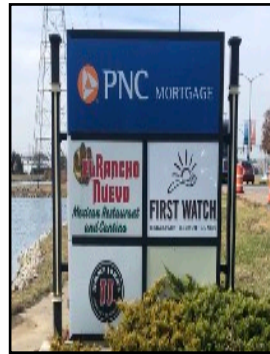
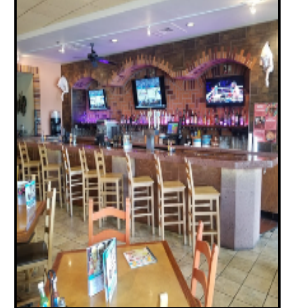


FOR SUB-LEASE

Union Place

9229 Floer Drive

West Chester, OH 45069



This information is being shared with you as having interest in this space.
All information here is strictly confidential and not to be shared without consent.
Please do not share with anyone as the restaurant is fully operational.

Property Highlights

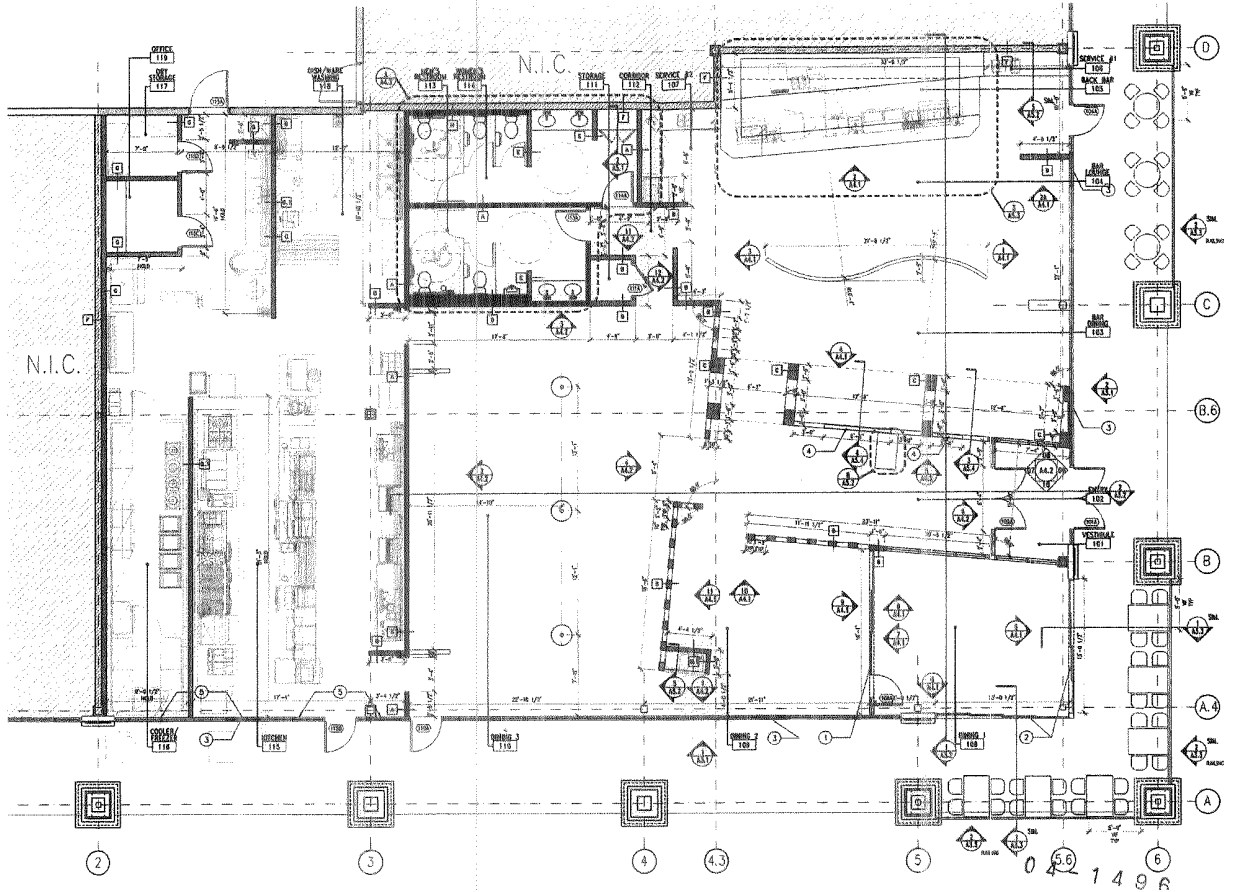
- 5,825 SF fully furnished turn-key restaurant operation
- Liquor license & all FF&E's included
- Interior seating for approx. 220 plus outdoor patio seating for 40+
- Center is 100% occupied
- Highly visible location on Union Centre w/ 28,660 VPD (2017) & signalized intersection
- Co-tenants: PNC Bank, Jimmy Johns and First Watch
- Master Lease Term: January 2027
- Call agent for rates



North Ridge Realty Group
5430 West Chester Road | West Chester, OH 45069

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John Stretch | c: 513.623.6505 | john@nrrg.com
Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com



Property Details

Location	West Chester, OH 45069
Building Type	Multi-tenant retail plaza (100% occupied)
Utilities	Separately metered
Age	2004
Tenant Finish	Turn-key restaurant with liquor license & all FF&E's included
Signage	Existing marquis & fascia
Occupancy	Negotiable (Master term through January 2027)
Rates	Call agent


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Demographic Summary Report

Union Place					
9223-9239 Floer Dr, West Chester, OH 45069					
Building Type: General Retail	Total Available: 0 SF				
Secondary: -	% Leased: 100%				
GLA: 16,874 SF	Rent/SF/Yr: -				
Year Built: 2004					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2024 Projection	4,416	47,900	147,715		
2019 Estimate	4,260	45,671	143,468		
2010 Census	3,825	37,669	132,657		
Growth 2019 - 2024	3.66%	4.88%	2.96%		
Growth 2010 - 2019	11.37%	21.24%	8.15%		
2019 Population by Hispanic Origin	324	5,407	11,261		
2019 Population	4,260	45,671	143,468		
White	2,939 68.99%	34,893 76.40%	105,565 73.58%		
Black	710 16.67%	5,758 12.61%	23,615 16.46%		
Am. Indian & Alaskan	16 0.38%	190 0.42%	457 0.32%		
Asian	450 10.56%	3,477 7.61%	9,750 6.80%		
Hawaiian & Pacific Island	21 0.49%	224 0.49%	394 0.27%		
Other	124 2.91%	1,129 2.47%	3,687 2.57%		
U.S. Armed Forces	0	2	66		
Households					
2024 Projection	1,670	17,901	56,107		
2019 Estimate	1,611	17,033	54,475		
2010 Census	1,457	13,907	50,316		
Growth 2019 - 2024	3.66%	5.10%	3.00%		
Growth 2010 - 2019	10.57%	22.48%	8.27%		
Owner Occupied	1,269 78.77%	11,393 66.89%	37,916 69.60%		
Renter Occupied	342 21.23%	5,641 33.12%	16,559 30.40%		
2019 Households by HH Income	1,614	17,033	54,474		
Income: <\$25,000	191 11.83%	2,389 14.03%	7,178 13.18%		
Income: \$25,000 - \$50,000	348 21.56%	2,853 16.75%	9,593 17.61%		
Income: \$50,000 - \$75,000	131 8.12%	2,961 17.38%	10,261 18.84%		
Income: \$75,000 - \$100,000	170 10.53%	1,912 11.23%	7,085 13.01%		
Income: \$100,000 - \$125,000	131 8.12%	1,929 11.33%	6,142 11.28%		
Income: \$125,000 - \$150,000	182 11.28%	1,410 8.28%	4,152 7.62%		
Income: \$150,000 - \$200,000	198 12.27%	1,993 11.70%	5,083 9.33%		
Income: \$200,000+	263 16.29%	1,586 9.31%	4,980 9.14%		
2019 Avg Household Income	\$120,582	\$102,368	\$99,428		
2019 Med Household Income	\$95,146	\$79,099	\$75,723		



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