

FOR SALE/LEASE

Freestanding Building on Tylersville Rd



7659 Tylersville Road, West Chester, OH 45069

PROPERTY HIGHLIGHTS

- Freestanding Building (3 years old) with Pylon Signage
- In the Heart of West Chester's Super-Regional Trade Area
- Designated Turn Lane for Easy Access
- Dynamite Visibility Along Tylersville Road
- Ample On-Site Parking Available
- Synergy from Target, Home Depot, Fresh Market, Kohl's, Kroger, LA Fitness, Texas Roadhouse, and more!
- Traffic Count:**
51K ADT '18 (Tylersville Rd)

DEMOGRAPHICS

<u>Year 2019</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	6,797	63,721	144,170
Median Income	\$86,578	\$107,452	\$104,000
Average HH Income	\$107,530	\$130,207	\$127,809
Daytime Population	8,372	27,441	88,684



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OnSite
Retail Group

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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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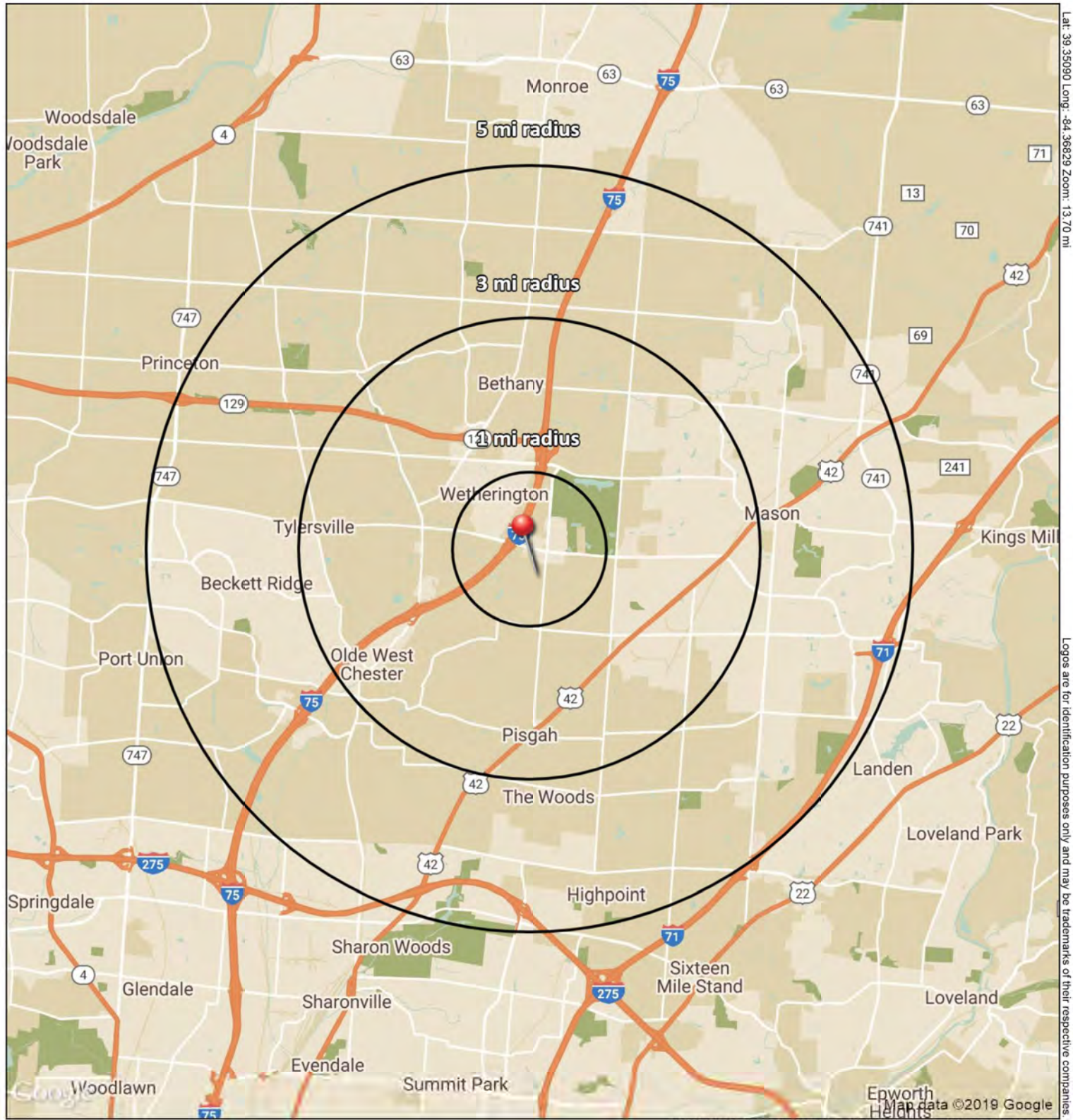
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Lat: 39.35090 Long: -84.36829 Zoom: 13.70 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

7659 Tylersville Rd
West Chester, OH 45069

May 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.369/39.3532

RS1

7659 Tylersville Rd

West Chester, OH 45069

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	6,772	63,379	143,123
	2024 Projected Population	6,935	65,885	148,591
	2010 Census Population	6,574	60,161	133,242
	2000 Census Population	6,498	50,836	107,450
	Projected Annual Growth 2019 to 2024	0.5%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.2%	1.3%	1.7%
	2019 Median Age	41.0	38.8	38.6
HOUSEHOLDS	2019 Estimated Households	2,690	23,051	53,109
	2024 Projected Households	2,725	23,871	54,926
	2010 Census Households	2,483	20,904	47,171
	2000 Census Households	2,303	17,297	36,893
	Projected Annual Growth 2019 to 2024	0.3%	0.7%	0.7%
	Historical Annual Growth 2000 to 2019	0.9%	1.8%	2.3%
RACE AND ETHNICITY	2019 Estimated White	80.1%	79.0%	79.1%
	2019 Estimated Black or African American	6.2%	5.7%	6.2%
	2019 Estimated Asian or Pacific Islander	9.7%	11.4%	10.8%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.2%	0.2%
	2019 Estimated Other Races	3.6%	3.7%	3.7%
	2019 Estimated Hispanic	3.2%	4.3%	4.3%
INCOME	2019 Estimated Average Household Income	\$106,473	\$129,513	\$127,642
	2019 Estimated Median Household Income	\$85,266	\$106,351	\$103,491
	2019 Estimated Per Capita Income	\$42,314	\$47,148	\$47,393
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.8%
	2019 Estimated High School Graduate	22.9%	20.5%	19.3%
	2019 Estimated Some College	20.4%	16.3%	14.9%
	2019 Estimated Associates Degree Only	5.7%	7.6%	7.4%
	2019 Estimated Bachelors Degree Only	30.1%	32.0%	32.6%
	2019 Estimated Graduate Degree	15.9%	19.7%	21.5%
BUSINESS	2019 Estimated Total Businesses	706	2,620	6,069
	2019 Estimated Total Employees	8,372	27,442	88,684
	2019 Estimated Employee Population per Business	11.9	10.5	14.6
	2019 Estimated Residential Population per Business	9.6	24.2	23.6

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