

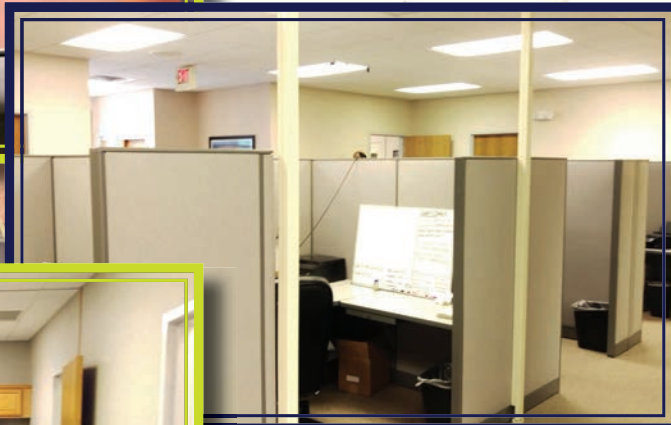
# RETAIL SPACE FOR LEASE

## 7305 TYLERS CORNER



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
513.241.2300





**ADDRESS:** 7305 Tylers Corner  
West Chester, OH 45069

**FOR LEASE:** 5,725 SF to 6,523 SF

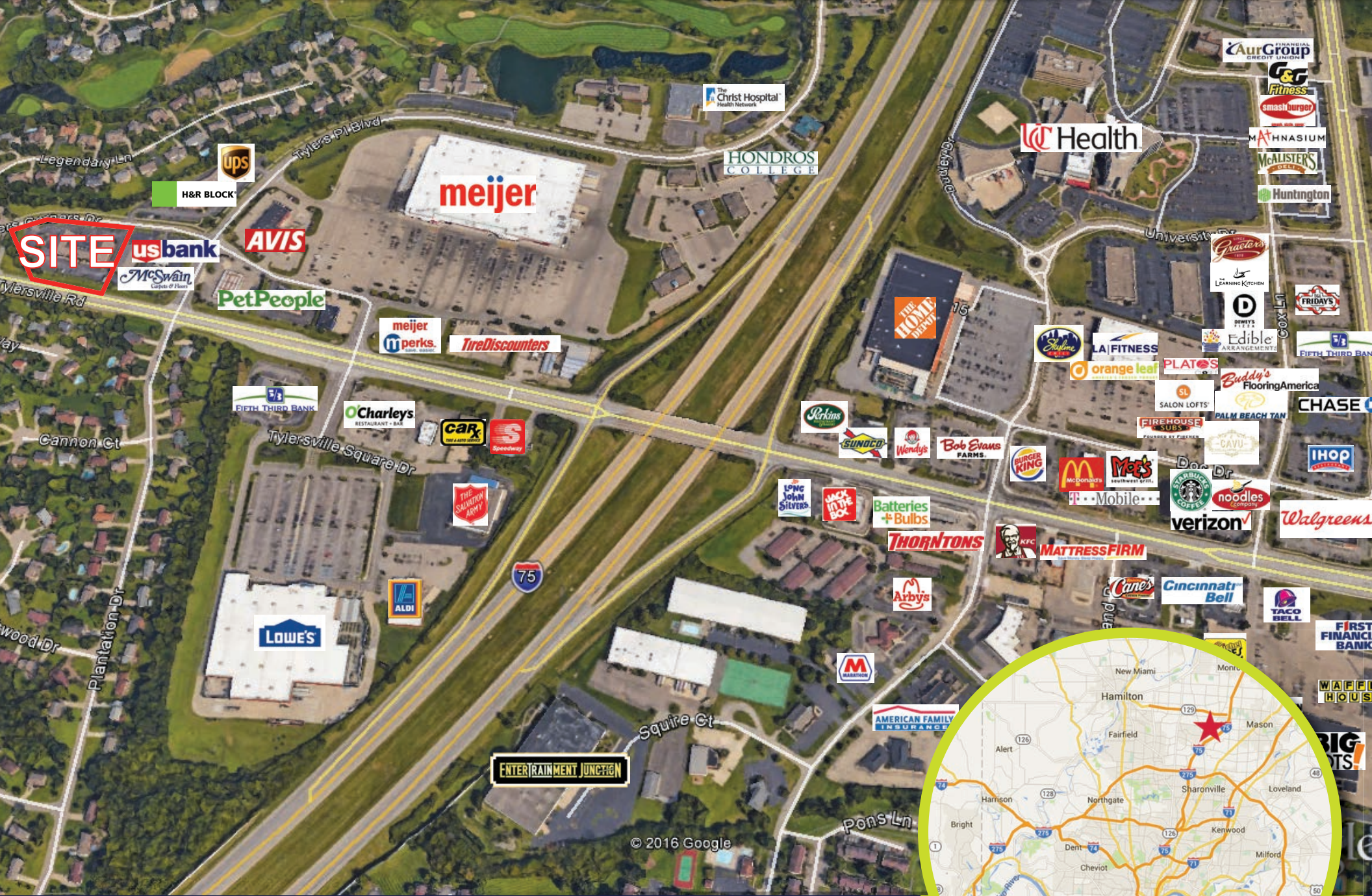
**PRICING:** \$15.00 PSF NNN

- ▶ Former Berkshire Hathaway Real Estate office
- ▶ Very strong demographics
- ▶ Outstanding visibility
- ▶ Close to New Liberty Towne Center
- ▶ Average Household Income: \$105,878 (1 mile), \$115,103 (3 miles), and \$115,712 (5 miles)

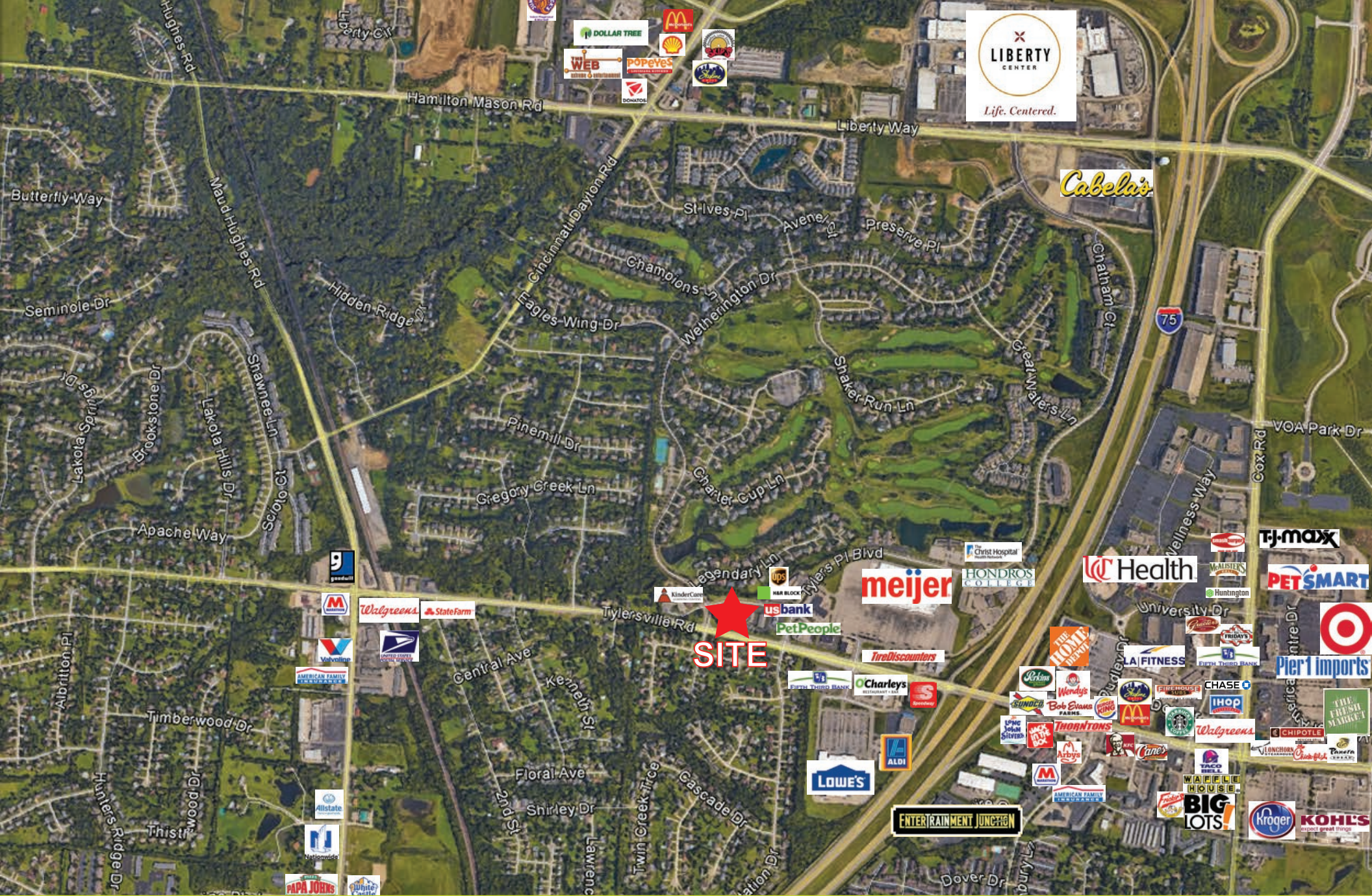
**TRAFFIC COUNTS:**

- ▶ Tylersville Road at I-75 = 15,115 AADT in 2006
- ▶ Tylersville Road W of Cox Road = 39,558 AADT in 2007
- ▶ I-75 at Tylersville Road = 123,743 AADT in 2015

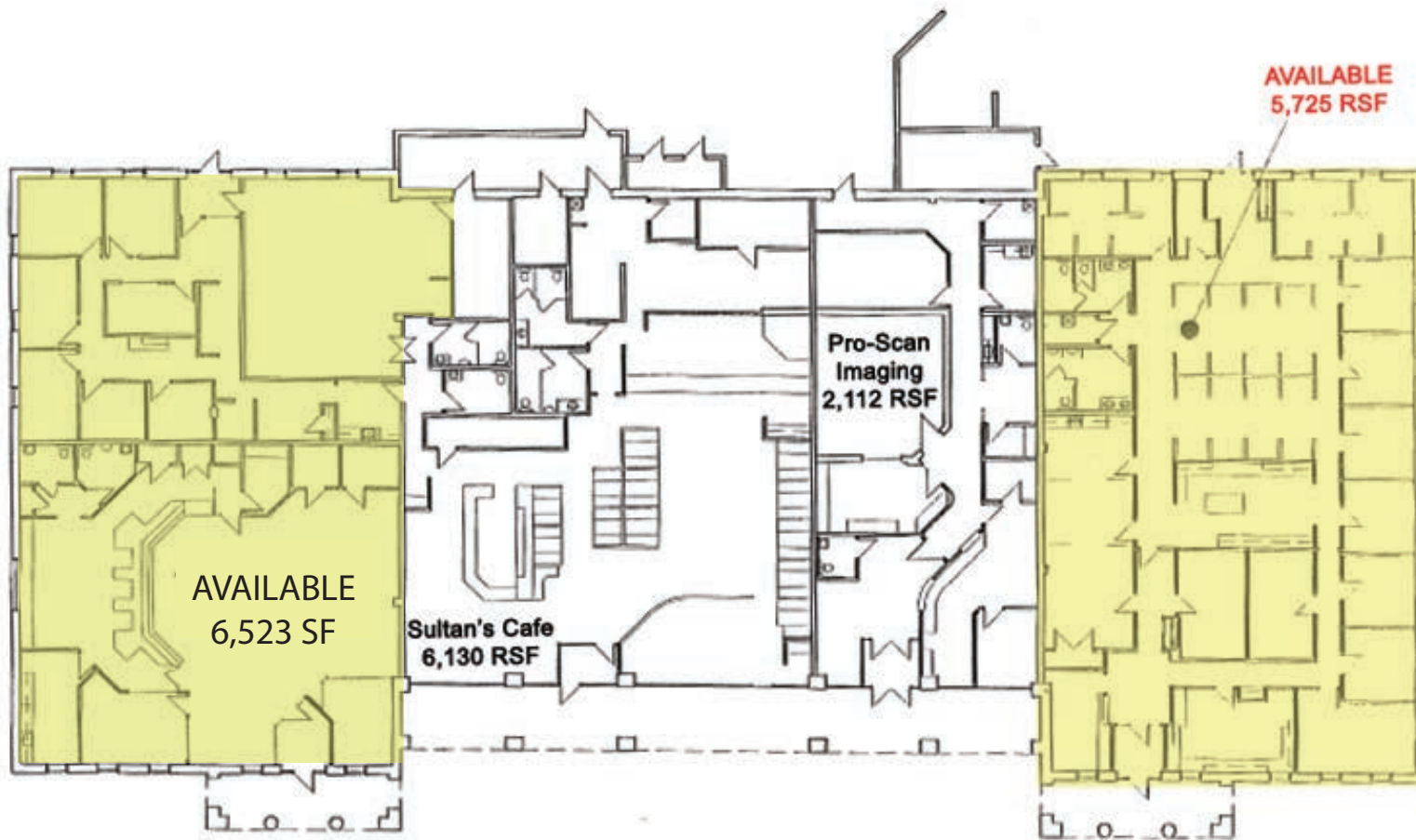
# FEATURES



# LOCATION

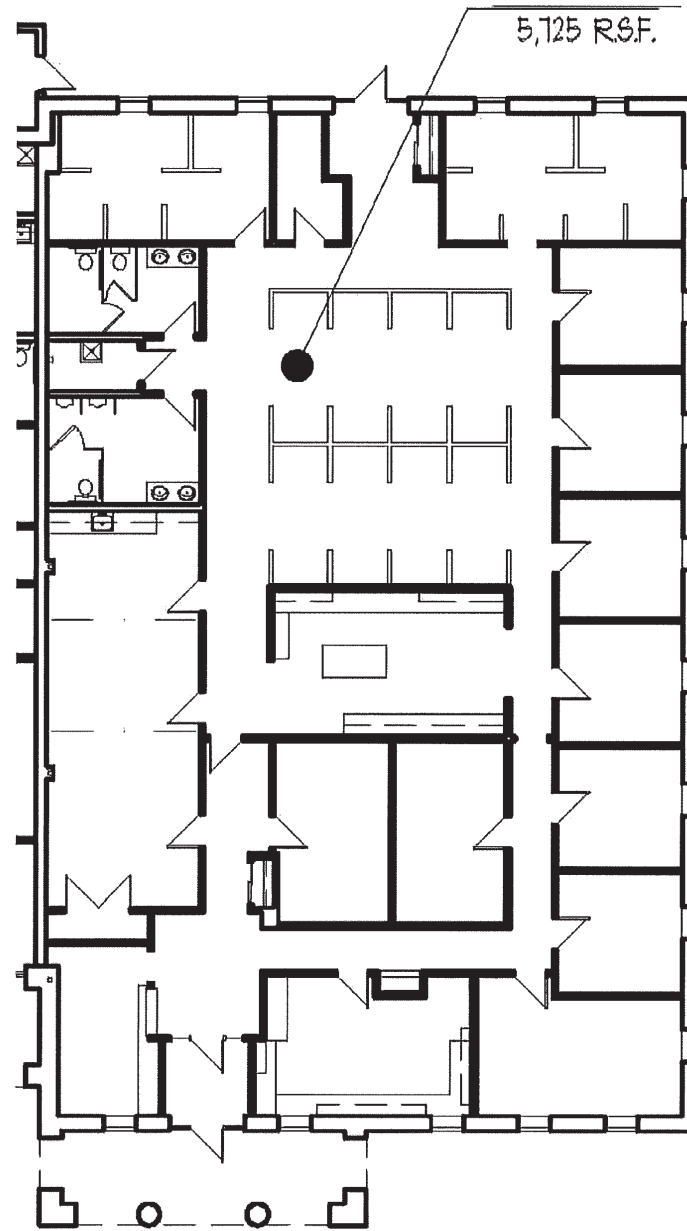


AERIAL



# TENANT LAYOUT

Suite 7311



5,725 SF SITE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,029	49,884	105,746
2010 Population	7,150	56,338	135,653
2019 Population	7,376	60,962	149,760
2024 Population	7,540	63,627	157,790
2000-2010 Annual Rate	0.17%	1.22%	2.52%
2010-2019 Annual Rate	0.35%	0.88%	1.11%
2019-2024 Annual Rate	0.44%	0.86%	1.05%
2019 Male Population	49.1%	49.4%	49.2%
2019 Female Population	50.9%	50.6%	50.8%
2019 Median Age	42.1	39.2	38.3

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	79.1%	79.1%	76.7%
2019 Black Alone	6.8%	7.1%	7.5%
2019 American Indian/Native Alaskan Alone	0.4%	0.2%	0.2%
2019 Asian Alone	9.5%	9.5%	11.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.2%
2019 Other Race	1.3%	1.5%	1.7%
2019 Two or More Races	2.8%	2.6%	2.4%
2019 Hispanic Origin (Any Race)	3.9%	4.1%	4.9%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,622	16,646	36,335
2010 Households	2,771	19,335	47,654
2019 Households	2,852	20,825	52,028
2024 Households	2,916	21,692	54,629
2000-2010 Annual Rate	0.55%	1.51%	2.75%
2010-2019 Annual Rate	0.32%	0.83%	0.98%
2019-2024 Annual Rate	0.42%	0.82%	0.98%
2019 Average Household Size	2.59	2.91	2.87

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$85,137	\$96,877	\$99,411
2024 Median Household Income	\$92,799	\$103,386	\$104,906
2019-2024 Annual Rate	1.74%	1.31%	1.08%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$110,609	\$120,109	\$122,464
2024 Average Household Income	\$121,100	\$130,596	\$133,057
2019-2024 Annual Rate	1.83%	1.69%	1.67%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$41,268	\$41,047	\$42,541
2024 Per Capita Income	\$45,089	\$44,539	\$46,064
2019-2024 Annual Rate	1.79%	1.65%	1.60%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	2,771	17,283	37,872
2000 Owner Occupied Housing Units	81.8%	83.8%	80.8%
2000 Renter Occupied Housing Units	12.8%	12.5%	15.1%
2000 Vacant Housing Units	5.4%	3.7%	4.1%
2010 Total Housing Units	2,965	20,407	50,263
2010 Owner Occupied Housing Units	80.9%	81.3%	77.6%
2010 Renter Occupied Housing Units	12.5%	13.5%	17.2%
2010 Vacant Housing Units	6.5%	5.3%	5.2%
2019 Total Housing Units	3,005	21,731	54,250
2019 Owner Occupied Housing Units	80.0%	77.7%	74.5%
2019 Renter Occupied Housing Units	14.9%	18.1%	21.4%
2019 Vacant Housing Units	5.1%	4.2%	4.1%
2024 Total Housing Units	3,065	22,623	56,912
2024 Owner Occupied Housing Units	81.0%	78.4%	75.4%
2024 Renter Occupied Housing Units	14.1%	17.5%	20.6%
2024 Vacant Housing Units	5.0%	4.1%	4.0%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

September 3, 2019

# DEMOGRAPHICS



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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