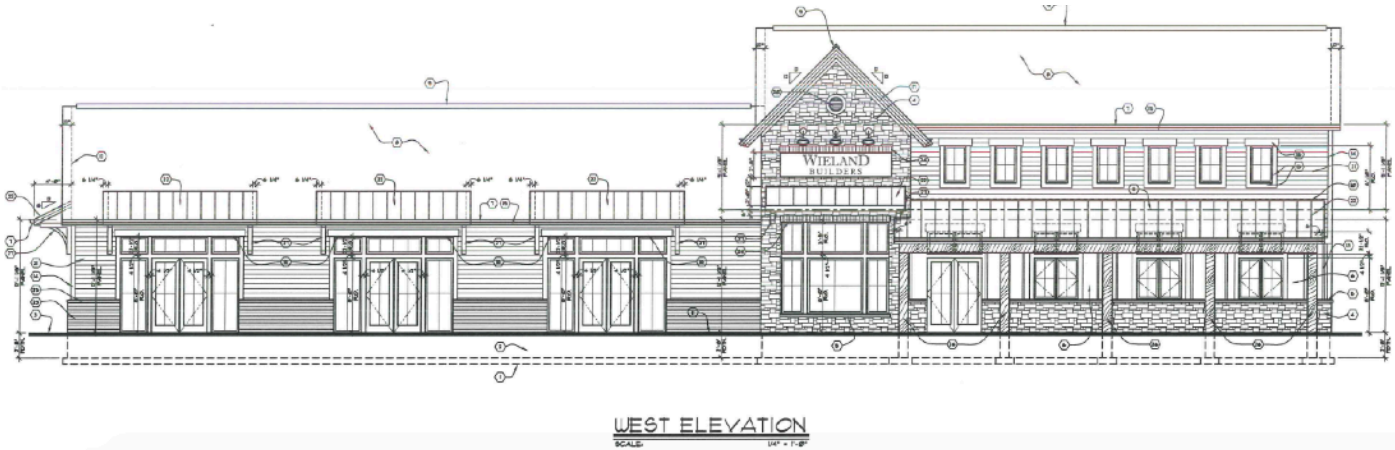


FOR LEASE

## Tylersville Square

Tylersville Road at I-75

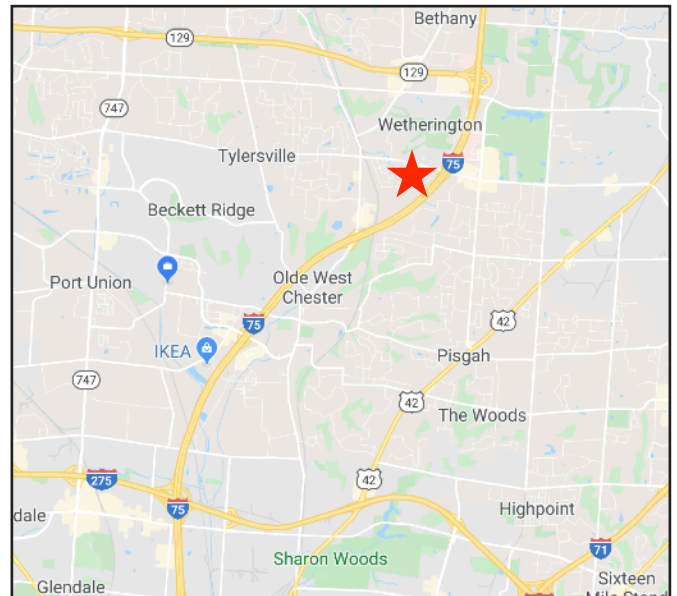
West Chester, OH 45069



**NEW CONSTRUCTION** by award-winning builder!

### Property Highlights

- 6,100 SF retail plaza
- Up to 3,107 SF spaces for retail or office use (divisible to 1,030, 1,020 and 1,057 SF)
- Multi-tenant center with high visibility on Tylersville
- Highly developed area with strong demographics
- Minutes from I-75 & Liberty Centre development
- Work directly with builder to get the lay out exactly what you need!
- Ample and convenient parking
- Separately metered gas and electric
- Occupancy June 2020
- Co-tenant: Wieland Builders
- \$15.00 PSF NNN (OpEx \$5.50 PSF estimated)  
*TIA available for qualified tenants & term*

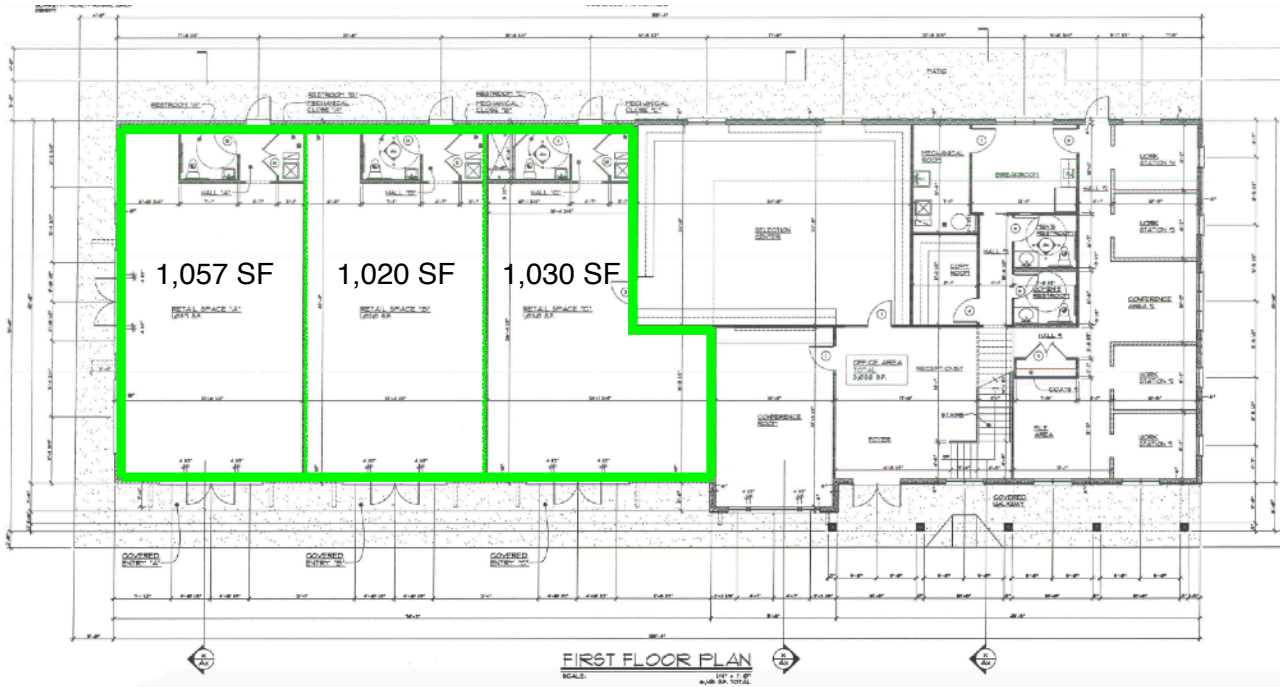


North Ridge Realty Group

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**John Stretch** | c: 513.623.6505 | [john@nrrg.com](mailto:john@nrrg.com)



## Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant retail/office center w/high visibility
Utilities	Separately metered gas and electric
Tenant Finish	White box
Lease Term	Negotiable
Base Rental Rate	\$15.00 PSF NNN
Operating Expenses	\$5.50 PSF (estimated)

*The assurance of expertise.  
The reputation for results.*

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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. While we believe it to be accurate, we cannot guarantee this information.



<b>Demographics:</b>			
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	7,285	60,876	145,347
Households	2,847	21,770	52,747
Median Household Income	\$86,586	\$105,666	\$105,280
Total Number of Employees	8,870	25,551	83,575

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