

FOR LEASE

West Chester Centre

6062-6096 West Chester Road

West Chester, OH 45069



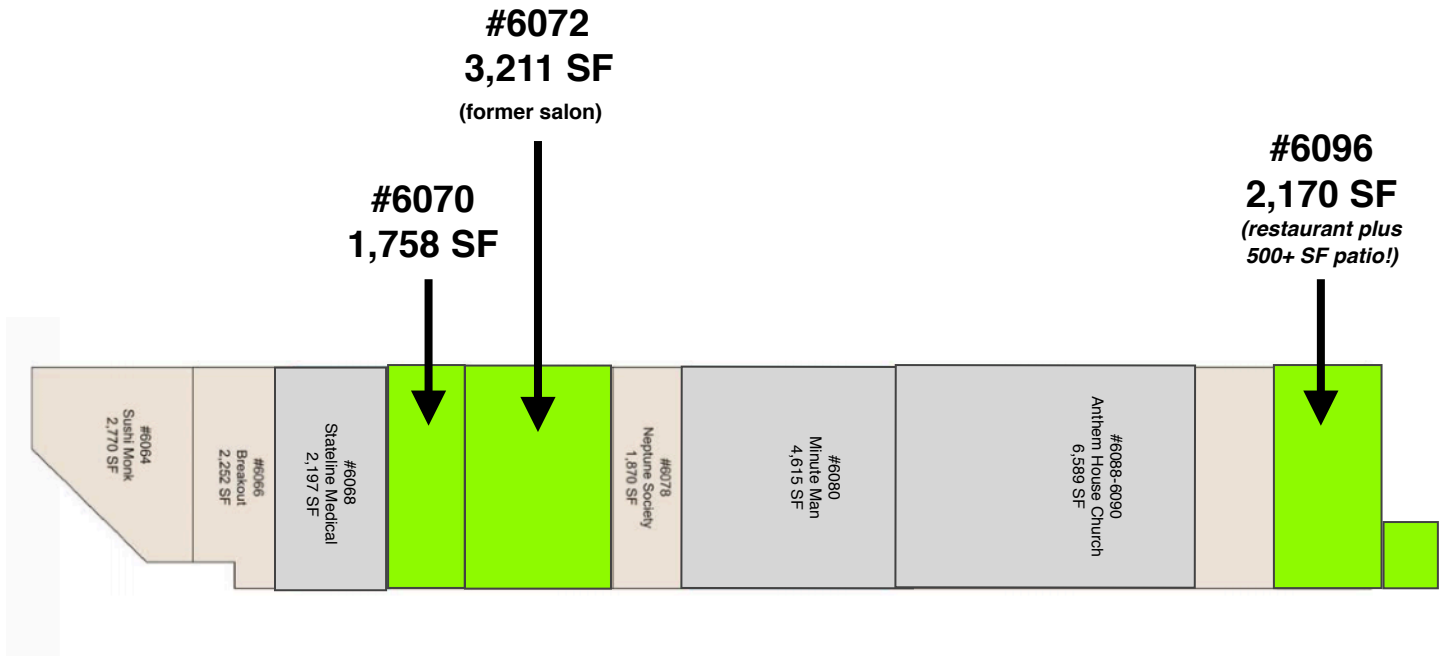
Property Highlights

- 1,758 SF (office/retail finish), 3,211 SF (former salon) and 2,170 SF restaurant on end cap with 500+ SF patio
- Strong demographics in a highly developed area
- High visibility location just off Union Centre and minutes to I-75
- No earnings tax & immediate occupancy
- Appealing exterior with many architectural details
- Ample, convenient parking
- Co-Tenants: Sushi Monk, Minuteman Press, Break Out, Palermo's, Ambience Salon, Stateline Medical, Anthem House Church and more!
- Near by: Skyline Chili, IKEA, 3+ hotels, Top Golf, McDonald's, Jag's Steak & Seafood, Dinglehaus, and 6 multi-story Class A office buildings and Towne Square
- Asking rate: \$12 PSF NNN & \$21.50 PSF for restaurant space (OpEx \$5.47 PSF)



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Property Details

Location	West Chester, OH
Building Type	Multi-tenant retail/office center
Utilities	Separately metered
Tenant Finish	Vanilla box
Lease Term	3-5 years
Asking Rate	\$12 PSF NNN for inline and \$21.50 PSF NNN for end cap restaurant
Operating Expenses	\$5.47 PSF (\$2.76 CAM /\$0.21 Ins/ \$2.50 taxes)


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Demographic Summary Report

West Chester Centre			
6062-6096 West Chester Rd, West Chester, OH 45069			
Building Type: General Retail	Total Available: 6,812 SF		
Secondary: -	% Leased: 77.08%		
GLA: 29,716 SF	Rent/SF/Yr: \$16.00		
Year Built: 1999			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	3,777	48,958	133,030
2018 Estimate	3,674	48,043	130,154
2010 Census	3,466	47,331	126,190
Growth 2018 - 2023	2.80%	1.90%	2.21%
Growth 2010 - 2018	6.00%	1.50%	3.14%
2018 Population by Hispanic Origin	132	4,627	9,171
2018 Population	3,674	48,043	130,154
White	2,976 81.00%	37,733 78.54%	101,901 78.29%
Black	295 8.03%	5,196 10.82%	15,430 11.86%
Am. Indian & Alaskan	11 0.30%	189 0.39%	403 0.31%
Asian	320 8.71%	3,555 7.40%	8,949 6.88%
Hawaiian & Pacific Island	3 0.08%	241 0.50%	369 0.28%
Other	69 1.88%	1,129 2.35%	3,103 2.38%
U.S. Armed Forces	0	5	23
Households			
2023 Projection	1,370	17,965	49,901
2018 Estimate	1,331	17,611	48,807
2010 Census	1,253	17,263	47,139
Growth 2018 - 2023	2.93%	2.01%	2.24%
Growth 2010 - 2018	6.23%	2.02%	3.54%
Owner Occupied	1,200 90.16%	13,055 74.13%	36,219 74.21%
Renter Occupied	132 9.92%	4,555 25.86%	12,589 25.79%
2018 Households by HH Income	1,332	17,611	48,808
Income: <\$25,000	78 5.86%	2,063 11.71%	5,972 12.24%
Income: \$25,000 - \$50,000	142 10.66%	2,695 15.30%	8,503 17.42%
Income: \$50,000 - \$75,000	142 10.66%	3,074 17.45%	8,490 17.39%
Income: \$75,000 - \$100,000	128 9.61%	2,335 13.26%	6,445 13.20%
Income: \$100,000 - \$125,000	96 7.21%	2,049 11.63%	5,461 11.19%
Income: \$125,000 - \$150,000	157 11.79%	1,630 9.26%	4,386 8.99%
Income: \$150,000 - \$200,000	215 16.14%	1,810 10.28%	4,580 9.38%
Income: \$200,000+	374 28.08%	1,955 11.10%	4,971 10.18%
2018 Avg Household Income	\$159,543	\$108,193	\$103,677
2018 Med Household Income	\$137,738	\$85,422	\$80,582



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Additional demographics provided upon request.