



GOODMANREALESTATE.COM  
216.381.8200

# OUTLOT OPPORTUNITY

## West Chester, Ohio



### HIGHLIGHTS

- New redevelopment located in the affluent community of West Chester, a northern suburb of Cincinnati bordering the communities of Mason and Liberty Twp.
- Site is 2.01 acres of land fronting Interstate 75
- Adjacent to new Texas Roadhouse
- Site is in close proximity to major hospital health systems, hotels, and national retail and restaurant concepts
- Approximately 35,289 employees within a 3-mile radius of site

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	63,657	149,431	251,890
2018 Estimate	61,659	144,080	243,791
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$114,277	\$114,660	\$108,181
2018 Median	\$88,048	\$90,781	\$85,086
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	35,289	92,142	196,945

### LEASING INFORMATION

www.goodmanrealestate.com  
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**CLEVELAND** THE OFFICES AT LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 315  
CLEVELAND, OH 44124

**COLUMBUS** CORPORATE HILL II, SUITE 108  
100 W. OLD WILSON BRIDGE ROAD  
COLUMBUS, OH 43085

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**VOICE OF AMERICA METROPARK**

435 acre park with 35 acre stocked lake and 2.5 mile scenic paved trail around the water and up Butler County Rd. Includes Ronald Reagan Lodge (reception hall, meeting room, outdoor pavilion, retail facility), Wiggly Field Dog Park, athletic complex with practice fields, Audobon "Important Birding Area", fishing, boating (rowboats, paddle boats, kayaks, stand-up paddle boards), and bike rentals, and an amphitheater.

**VOICE OF AMERICA CENTER**

Target, TJ Maxx, Famous Footwear, The Fresh Market, Pier 1 Imports, Office Depot, Michaels, PetSmart

**SITE**

