

**Huff Centre
6212 Muhlhauser Rd
West Chester, OH
45069**

**1,811 SF Office/Retail
For Lease**



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Susan Stretch

Senior VP Sales & Leasing
513.315.8522 (C)
susan@nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 (C)
marshall@nrrg.com

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OVERVIEW

1,811 SF Office/Retail
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Highlights

- 1,811 SF in-line retail or office space
- Strong demographics in a highly developed area
- High visibility just off Union Centre and minutes to I-75 & I-275
- No earnings tax & immediate occupancy
- Co-Tenants: Third Federal Bank, Wise Owl Wine Bar, Peak Performance Chiropractic, Alloy Fitness, Huff Realty, & Bonomo Periodontics
- Nearby: IKEA, 4+ hotels, Top Golf, McDonald's, Jag's Steak & Seafood, Dingle House, and 6 multi-story Class A office buildings and the West Chester Clock Tower
- Asking \$16.00 PSF NNN (as-is) with TIA for qualified tenants and term
(*Operating expenses: \$5.25 PSF*)



West Chester has been named the top city to live and work in Ohio and the nation for consecutive years in a row by Fortune Magazine, Money Magazine and Ohio Business Magazine!



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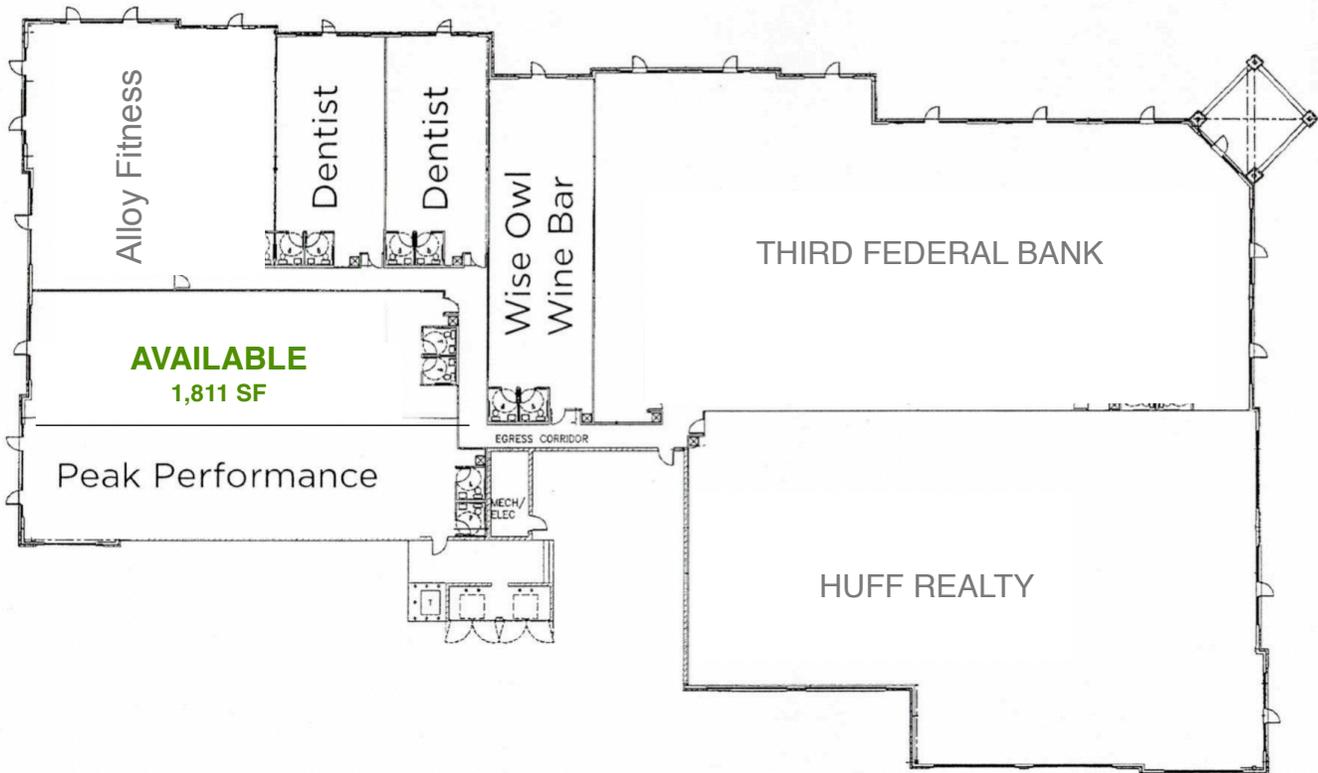
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Site Plan

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SPACE PHOTOS

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AREA MAP

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DEMOGRAPHICS

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Demographic Summary Report

Huff Centre					
6180-6218 Muhlhauser Rd, West Chester, OH 45069					
Building Type: General Retail	Total Available: 0 SF				
Secondary: Freestanding	% Leased: 100%				
GLA: 28,059 SF	Rent/SF/Yr: -				
Year Built: 2005					
Radius	1 Mile	5 Mile	10 Mile		
Population					
2029 Projection	3,565	140,537	597,616		
2024 Estimate	3,533	138,317	589,471		
2020 Census	3,617	135,832	590,257		
Growth 2024 - 2029	0.91%	1.61%	1.38%		
Growth 2020 - 2024	-2.32%	1.83%	-0.13%		
2024 Population by Hispanic Origin	117	11,331	34,062		
2024 Population	3,533	138,317	589,471		
White	2,504	70.87%	90,861	65.69%	390,537
Black	349	9.88%	19,507	14.10%	99,736
Am. Indian & Alaskan	2	0.06%	319	0.23%	840
Asian	423	11.97%	11,529	8.34%	41,249
Hawaiian & Pacific Island	3	0.08%	201	0.15%	679
Other	252	7.13%	15,900	11.50%	56,430
U.S. Armed Forces	0		108		286
Households					
2029 Projection	1,369	53,922	230,630		
2024 Estimate	1,358	53,061	227,735		
2020 Census	1,397	51,803	228,259		
Growth 2024 - 2029	0.81%	1.62%	1.27%		
Growth 2020 - 2024	-2.79%	2.43%	-0.23%		
Owner Occupied	1,002	73.78%	36,289	68.39%	151,760
Renter Occupied	356	26.22%	16,772	31.61%	75,974
2024 Households by HH Income	1,359	53,061	227,733		
Income: <\$25,000	63	4.64%	5,710	10.76%	30,254
Income: \$25,000 - \$50,000	178	13.10%	7,874	14.84%	37,929
Income: \$50,000 - \$75,000	133	9.79%	7,865	14.82%	35,206
Income: \$75,000 - \$100,000	196	14.42%	7,389	13.93%	31,567
Income: \$100,000 - \$125,000	218	16.04%	6,637	12.51%	25,100
Income: \$125,000 - \$150,000	126	9.27%	4,434	8.36%	18,063
Income: \$150,000 - \$200,000	163	11.99%	6,435	12.13%	22,571
Income: \$200,000+	282	20.75%	6,717	12.66%	27,043
2024 Avg Household Income	\$140,081		\$114,484		\$107,274
2024 Med Household Income	\$112,557		\$92,192		\$83,297



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10/22/2024

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