

**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

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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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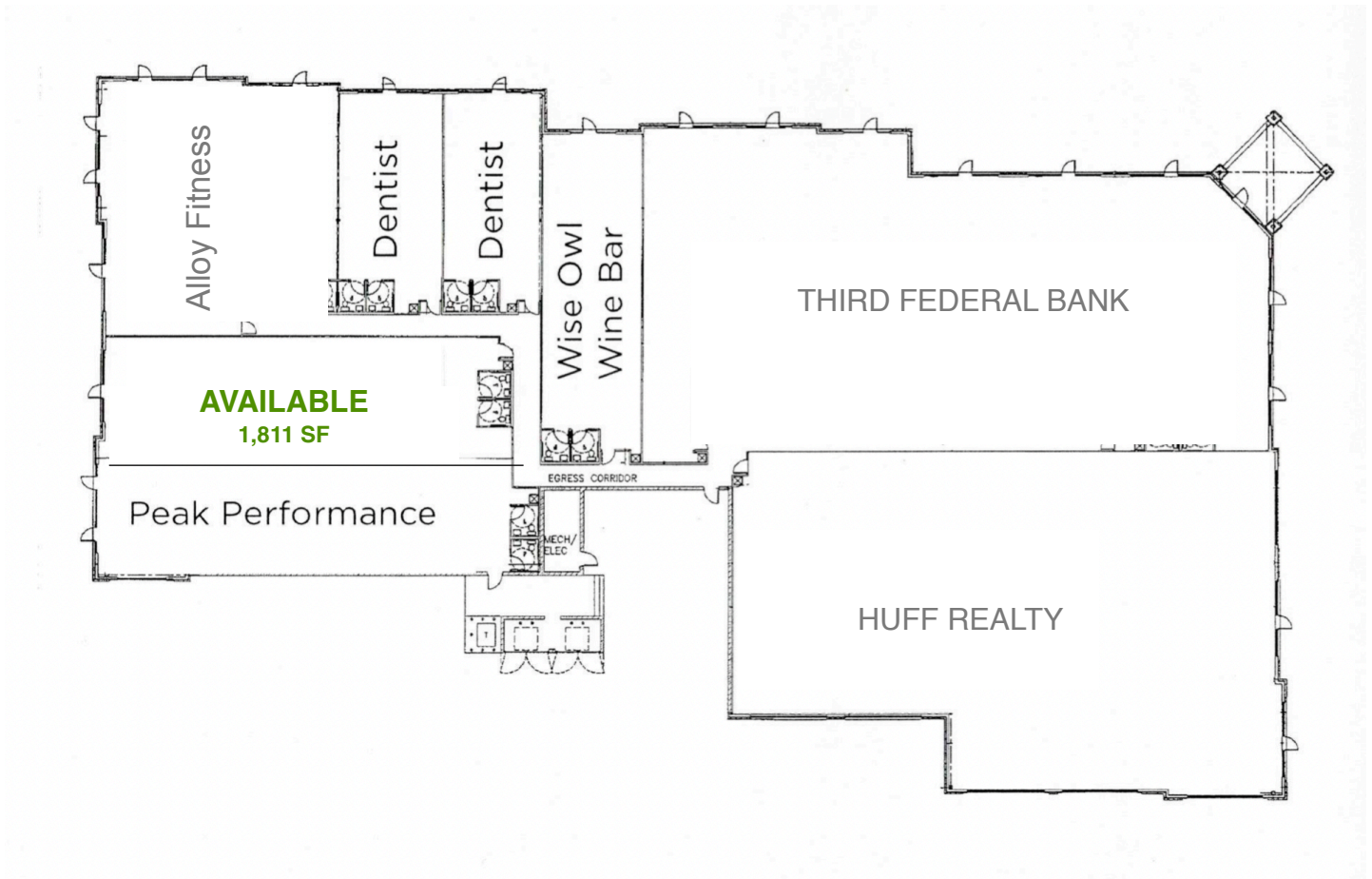
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Site Plan

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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	66.25%		
Black		349	9.88%	19,507	14.10%	99,736	16.92%		
Am. Indian & Alaskan		2	0.06%	319	0.23%	840	0.14%		
Asian		423	11.97%	11,529	8.34%	41,249	7.00%		
Hawaiian & Pacific Island		3	0.08%	201	0.15%	679	0.12%		
Other		252	7.13%	15,900	11.50%	56,430	9.57%		
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	66.64%		
Renter Occupied		356	26.22%	16,772	31.61%	75,974	33.36%		
2024 Households by HH Income		1,359		53,061		227,733			
Income: <\$25,000		63	4.64%	5,710	10.76%	30,254	13.28%		
Income: \$25,000 - \$50,000		178	13.10%	7,874	14.84%	37,929	16.66%		
Income: \$50,000 - \$75,000		133	9.79%	7,865	14.82%	35,206	15.46%		
Income: \$75,000 - \$100,000		196	14.42%	7,389	13.93%	31,567	13.86%		
Income: \$100,000 - \$125,000		218	16.04%	6,637	12.51%	25,100	11.02%		
Income: \$125,000 - \$150,000		126	9.27%	4,434	8.36%	18,063	7.93%		
Income: \$150,000 - \$200,000		163	11.99%	6,435	12.13%	22,571	9.91%		
Income: \$200,000+		282	20.75%	6,717	12.66%	27,043	11.87%		
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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