

**8750 Union Centre  
Drive  
West Chester, OH  
45069**

**Office Suite For Lease  
2,463 SF**



**AVAILABLE:**  
2,463 SF  
End-cap unit  
Occupancy 10/1/24

**USES:**  
Professional Office

**OFFERED AT:**  
Asking rate \$15.00 - \$18.00 PSF NNN  
2023 OpEx: \$6.47 PSF  
(\$2.74 CAM, Ins \$0.28, Taxes \$3.44)

**LOCATION:**  
Located directly off I-75 at the Union Centre exit in the middle of the Cincinnati and Dayton markets with close access to 2 international airports (CVG and DAY) and 2 local airports. This site is also only 3 miles north of I-275 in a highly developed commercial and residential area with a great mix of retail, food, & service in the area — many within walking distance.

**SUMMARY:**

- 4 private offices (or bullpen area), reception/waiting area, conference room, 2 restrooms, work room & kitchen
- Private suite entrance
- Front and rear doors
- Highly desirable area
- Ample, convenient parking for all tenants and guests
- Many amenities nearby and strong demographics

**North Ridge Realty Group**  
7182 Liberty Centre Drive, Suite M  
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**Marshall Stretch**  
VP Sales & Leasing  
513.504.8232 Mobile

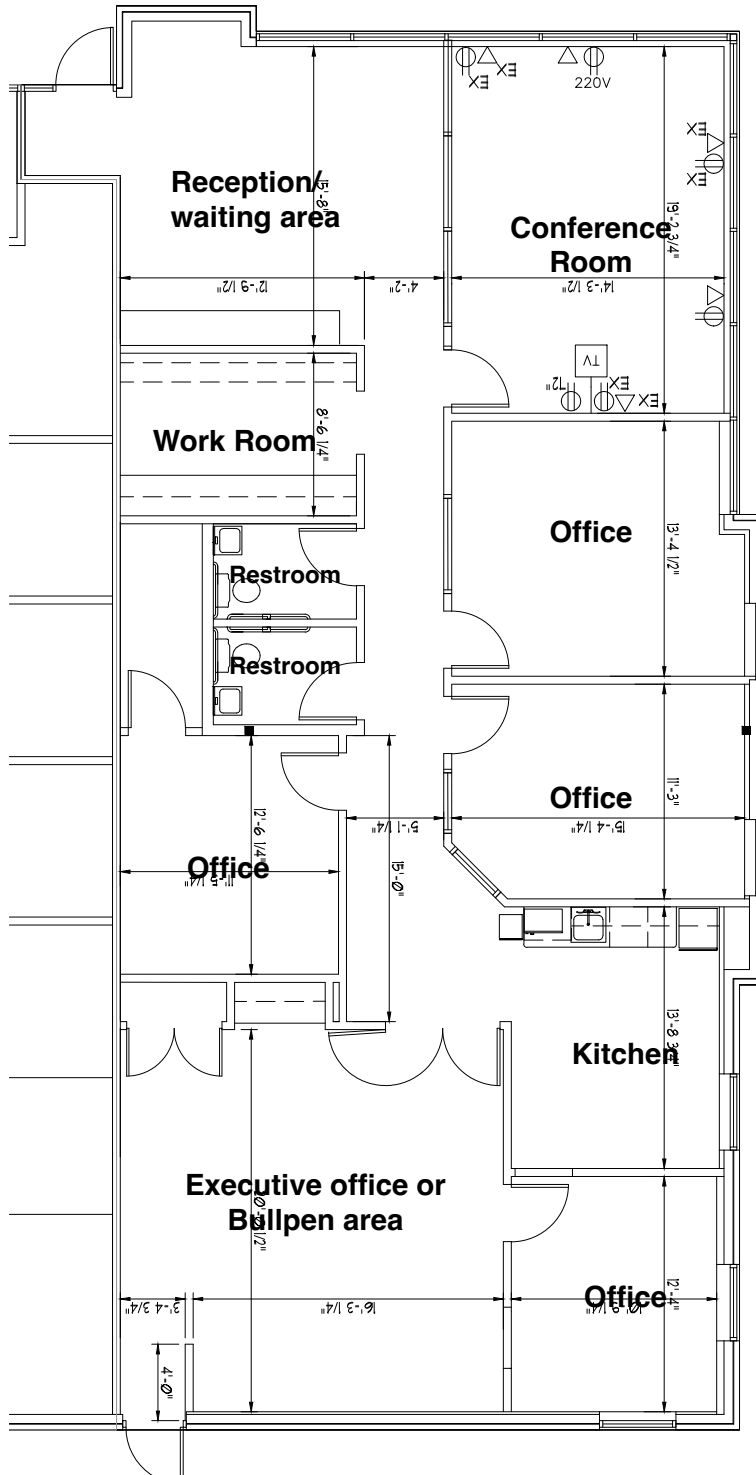
**Susan Stretch**  
Senior VP  
513.315.8522 Mobile

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# FLOOR PLAN

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# PROPERTY PHOTOS

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# AERIAL MAP

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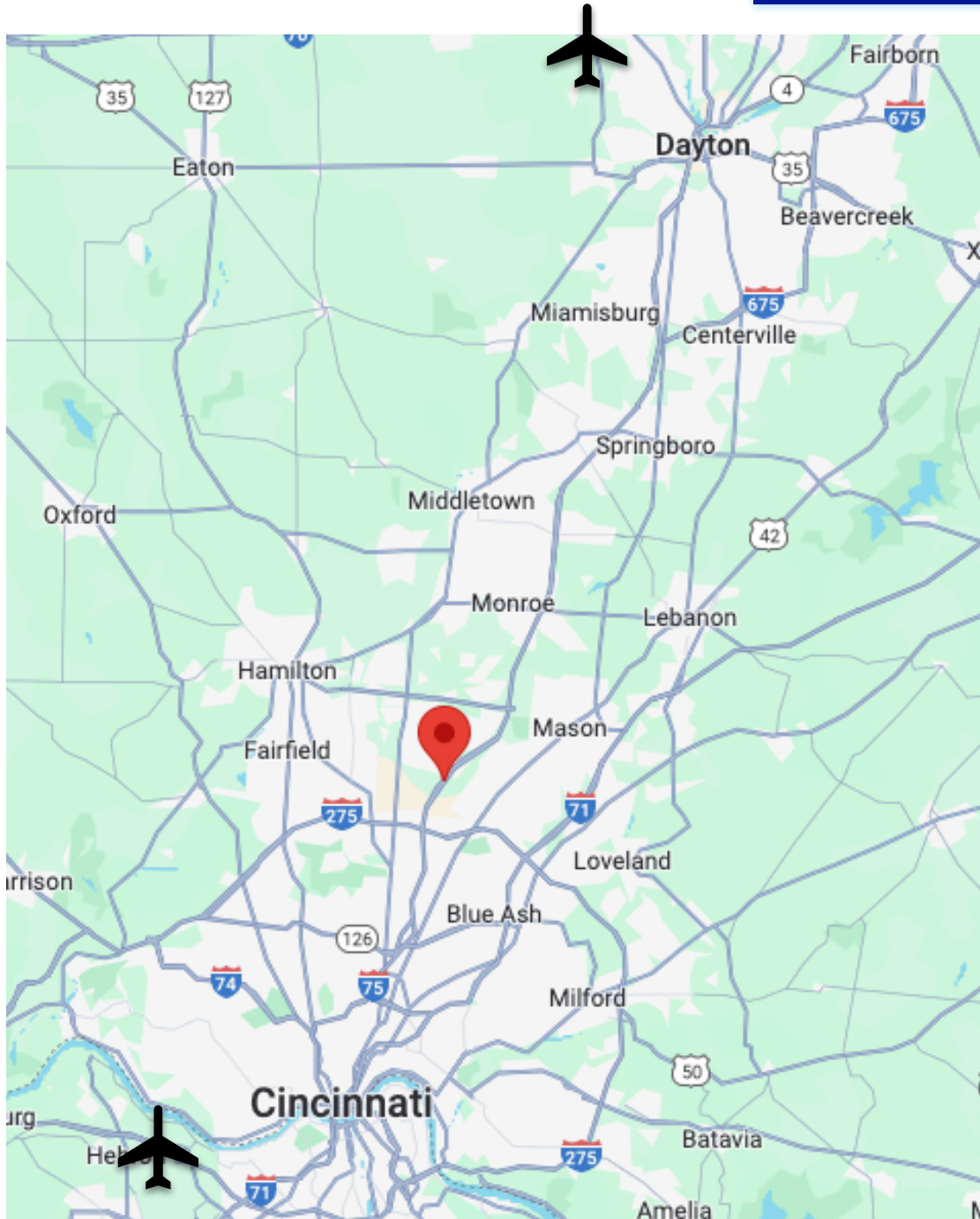
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# OVERVIEW MAP

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# DEMOGRAPHICS



West Chester has been named multiple times by Fortune Magazine as one of the top communities to live in the nation and Ohio Magazine has named it one of the best places to work for 3 years in a row.

**8750 Union  
Centre Drive**

**Office For Lease  
2,463 SF**

8750-8764 Union Centre Blvd, West Chester, OH 45069				
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>			
Class: <b>B</b>	% Leased: <b>100%</b>			
RBA: <b>16,556 SF</b>	Rent/SF/Yr: <b>-</b>			
Typical Floor: <b>16,556 SF</b>				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	3,734	51,200	146,034	
2023 Estimate	3,598	49,862	142,665	
2010 Census	2,996	44,500	130,097	
Growth 2023 - 2028	3.78%	2.68%	2.36%	
Growth 2010 - 2023	20.09%	12.05%	9.66%	
<b>2023 Population by Hispanic Origin</b>	132	5,208	12,569	
<b>2023 Population</b>	3,598	49,862	142,665	
White	2,669 74.18%	36,011 72.22%	104,504 73.25%	
Black	363 10.09%	6,533 13.10%	21,337 14.96%	
Am. Indian & Alaskan	9 0.25%	196 0.39%	562 0.39%	
Asian	472 13.12%	5,573 11.18%	11,754 8.24%	
Hawaiian & Pacific Island	2 0.06%	234 0.47%	496 0.35%	
Other	84 2.33%	1,315 2.64%	4,011 2.81%	
U.S. Armed Forces	0	37	75	
<b>Households</b>				
2028 Projection	1,392	18,511	54,970	
2023 Estimate	1,339	17,976	53,619	
2010 Census	1,107	15,796	48,521	
Growth 2023 - 2028	3.96%	2.98%	2.52%	
Growth 2010 - 2023	20.96%	13.80%	10.51%	
Owner Occupied	1,214 90.66%	13,289 73.93%	37,992 70.86%	
Renter Occupied	125 9.34%	4,688 26.08%	15,628 29.15%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	75 5.60%	1,517 8.44%	6,172 11.51%	
Income: \$25,000 - \$50,000	152 11.35%	2,443 13.59%	7,663 14.29%	
Income: \$50,000 - \$75,000	108 8.07%	3,115 17.33%	8,852 16.51%	
Income: \$75,000 - \$100,000	97 7.24%	1,907 10.61%	7,110 13.26%	
Income: \$100,000 - \$125,000	146 10.90%	2,397 13.33%	7,017 13.09%	
Income: \$125,000 - \$150,000	57 4.26%	1,385 7.70%	3,796 7.08%	
Income: \$150,000 - \$200,000	299 22.33%	2,540 14.13%	6,906 12.88%	
Income: \$200,000+	405 30.25%	2,673 14.87%	6,103 11.38%	
<b>2023 Avg Household Income</b>	\$167,265	\$122,466	\$111,121	
<b>2023 Med Household Income</b>	\$155,769	\$100,068	\$89,495	

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