

**4842-4978 Union Centre
Pavilion Drive
West Chester, OH
45069**

**148,436 SF Multi - Tenant
Retail For Lease**



EXTERIOR FULLY PAINTED FALL 2023 WITH FRESH UPDATED COLOR PALETTE!

AVAILABLE:

1,600 SF w/immediate occupancy (2 in-line spaces)
4,000 SF w/30 days' notice (end-cap)
4,000 SF w/immediate occupancy (in-line)
25K-50K SF w/60+ days' notice

USES:

Retail/Office

OFFERED AT:

\$16.00 - \$18.00 PSF NNN (negotiable rates on larger spaces)
Estimated OpEx 2023: \$2.50 PSF
(\$1.13 PSF CAM, \$0.22 PSF insurance, \$1.15 PSF property taxes)

LOCATION:

Located off SR 747 (Princeton Glendale Rd) and Union Centre at signalized intersection w/ multiple entries. 16,450 VPD on Union Centre & 22,730 VPD on SR 747.

SUMMARY:

For more than 20 years, Union Centre Pavilion has been the convenient choice for customers to visit for a variety of consumer-related services and goods at the highly-traveled and busy intersection of Union Centre Boulevard and SR 747. Located just minutes from both I-75 and I-275 and with just under 19 acres and 3 direct access points of access to the center, this center has been a main attraction for a diverse mix of local and national tenants. West Chester is also the mid-way point for both major urban markets of Cincinnati and Dayton!

North Ridge Realty Group

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

Marshall Stretch

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OVERVIEW

MULTI-TENANT RETAIL CENTER FOR LEASE

YEAR BUILT:
2001

OCCUPANCY:
Variety of great options and sizes to fit any retail or office needs

COLUMN SPACING AND CEILING HEIGHTS IN LARGE BOX SPACE:
40' spacing, 20' height in front, 18' middle, 17' in rear. 13'2" height to HVAC

PROPERTY INFO:

- High visibility at signalized intersection
- Minutes to I-75 & I-275
- Ample & convenient parking
- No earnings tax in Ohio's largest township (64K+)
- 1 pylon sign on Union Centre w/LED messaging and 1 pylon sign at the corner of Union Centre and SR 747
- Located across the street from the West Chester Trade Center development

PROPERTY HIGHLIGHTS

- High visibility at signalized corner
- Daily traffic counts 22,730 on SR 747 & 16,450 on Union Centre
- Minutes to both I-75 and I-275
- 815+ parking spaces

PROPERTY SUMMARY

Join Co-Tenants in this high-traffic retail center such as H&R Block, Ohio BMV, Mike's Car Wash, West Chester Antique Mall, Farmers Insurance, Lori's Roadhouse, Laptop on Call and many more!



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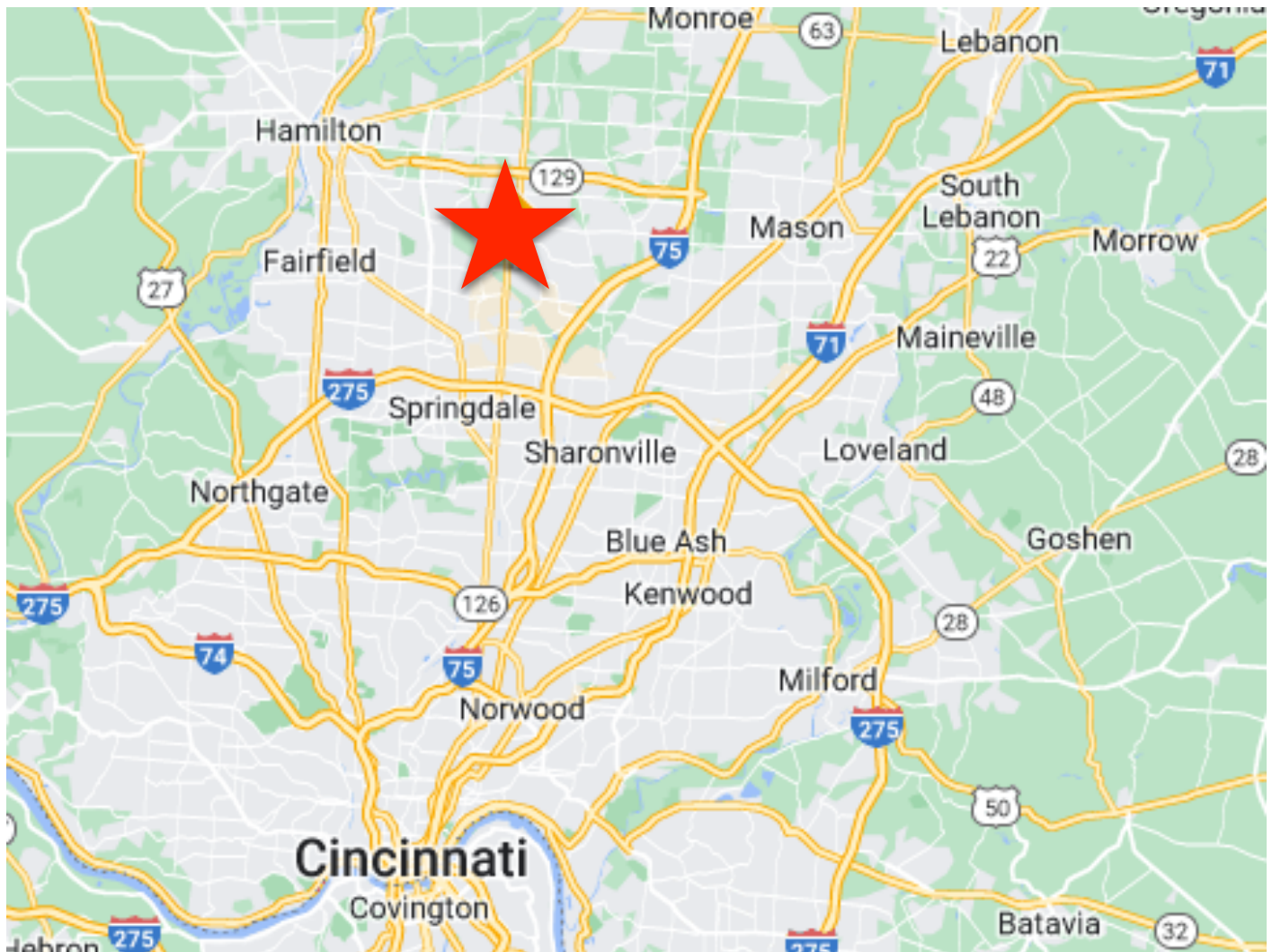
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STREET MAP

MULTI-TENANT
RETAIL CENTER FOR
LEASE



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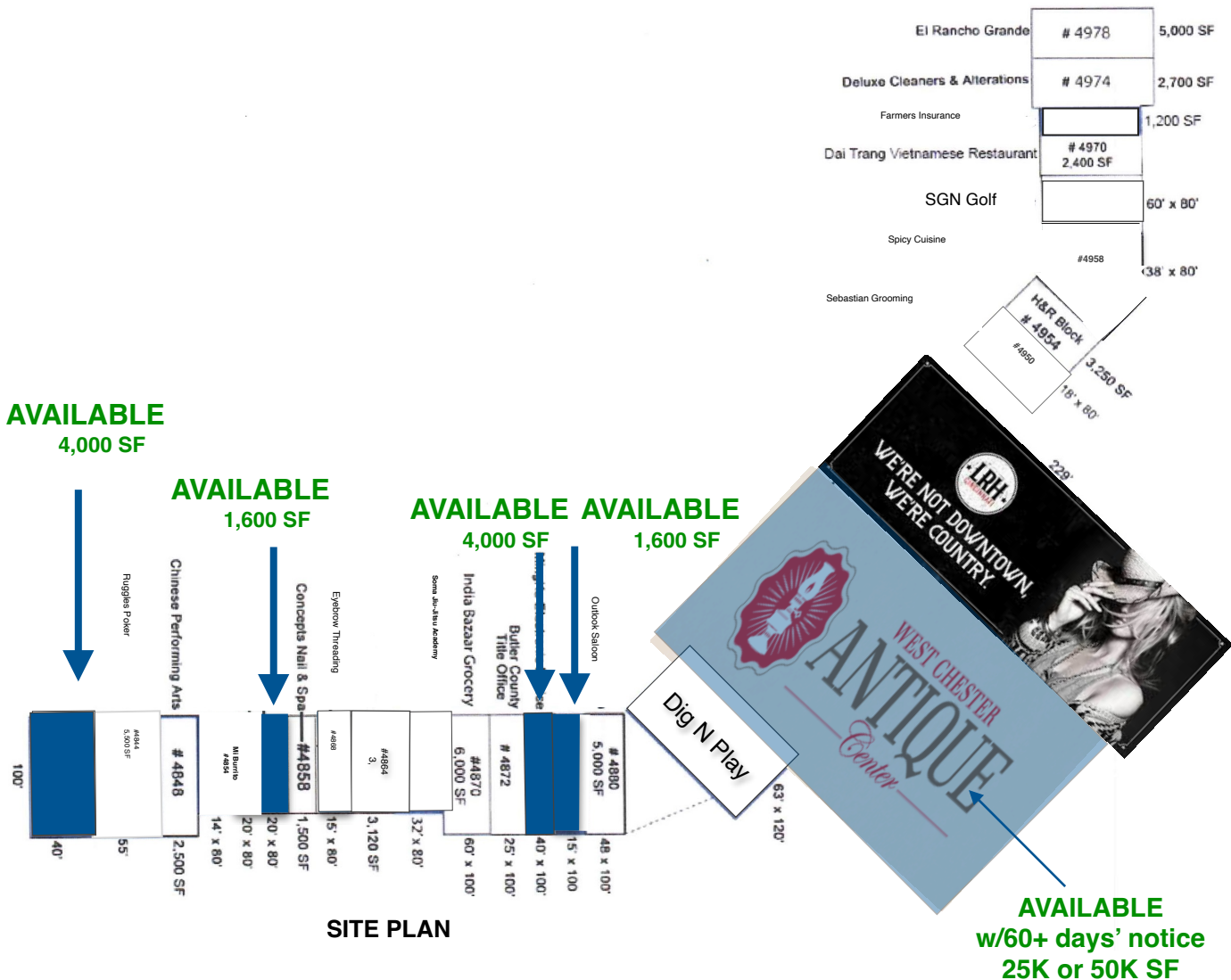
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SITE MAP

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DEMOGRAPHICS

MULTI-TENANT RETAIL CENTER FOR LEASE

Union Centre Pavilion							
4842-4978 Union Centre Pavilion Dr, West Chester, OH 45069							
Building Type: General Retail Secondary: Storefront							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2028 Projection	5,490		44,433		151,014		
2023 Estimate	5,383		43,430		147,652		
2010 Census	5,012		39,668		134,856		
Growth 2023 - 2028	1.99%		2.31%		2.28%		
Growth 2010 - 2023	7.40%		9.48%		9.49%		
2023 Population by Hispanic Origin	790		4,207		13,157		
2023 Population	5,383		43,430		147,652		
White	3,314	61.56%	30,458	70.13%	104,489	70.77%	
Black	942	17.50%	6,578	15.15%	26,976	18.27%	
Am. Indian & Alaskan	26	0.48%	196	0.45%	612	0.41%	
Asian	945	17.56%	4,918	11.32%	10,848	7.35%	
Hawaiian & Pacific Island	29	0.54%	164	0.38%	475	0.32%	
Other	127	2.36%	1,116	2.57%	4,252	2.88%	
U.S. Armed Forces	0		43		80		
Households							
2028 Projection	2,194		16,208		56,702		
2023 Estimate	2,143		15,796		55,360		
2010 Census	1,956		14,201		50,243		
Growth 2023 - 2028	2.38%		2.61%		2.42%		
Growth 2010 - 2023	9.56%		11.23%		10.18%		
Owner Occupied	1,169	54.55%	11,654	73.78%	38,112	68.84%	
Renter Occupied	974	45.45%	4,143	26.23%	17,248	31.16%	
2023 Households by HH Income	2,143		15,796		55,359		
Income: <\$25,000	354	16.52%	1,585	10.03%	6,779	12.25%	
Income: \$25,000 - \$50,000	269	12.55%	2,128	13.47%	8,975	16.21%	
Income: \$50,000 - \$75,000	448	20.91%	2,482	15.71%	9,785	17.68%	
Income: \$75,000 - \$100,000	77	3.59%	1,455	9.21%	7,304	13.19%	
Income: \$100,000 - \$125,000	366	17.08%	2,309	14.62%	6,945	12.55%	
Income: \$125,000 - \$150,000	166	7.75%	1,153	7.30%	3,778	6.82%	
Income: \$150,000 - \$200,000	170	7.93%	2,237	14.16%	6,295	11.37%	
Income: \$200,000+	293	13.67%	2,447	15.49%	5,498	9.93%	
2023 Avg Household Income	\$108,951		\$123,267		\$104,523		
2023 Med Household Income	\$75,162		\$102,685		\$82,326		

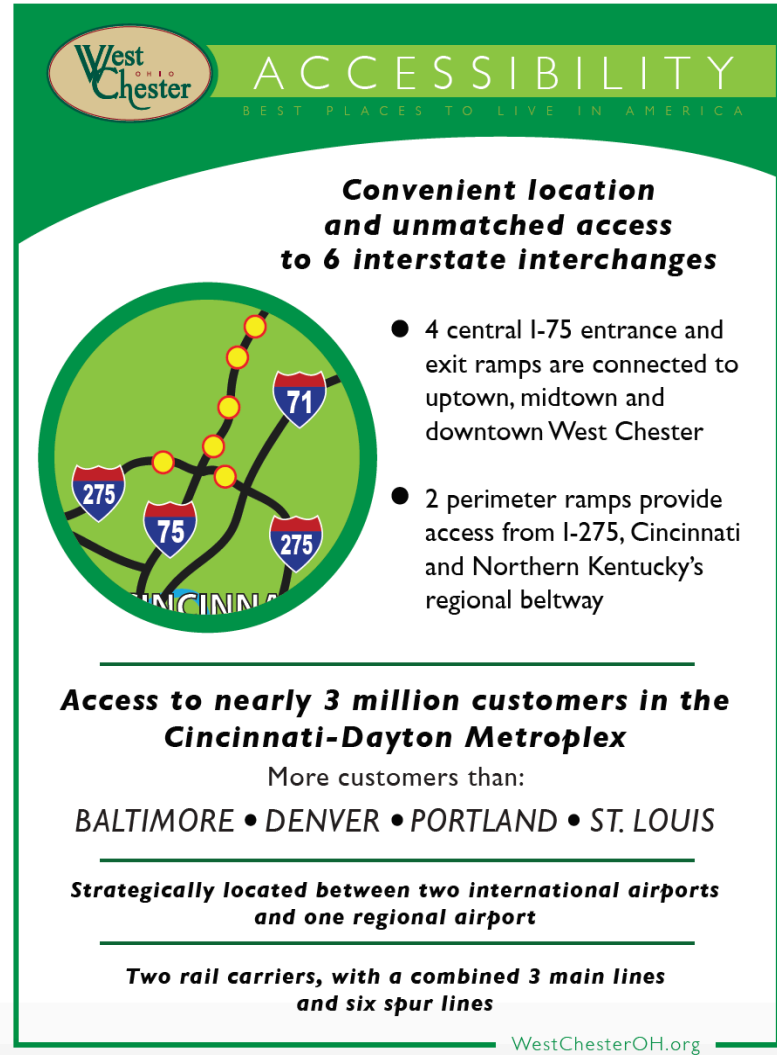
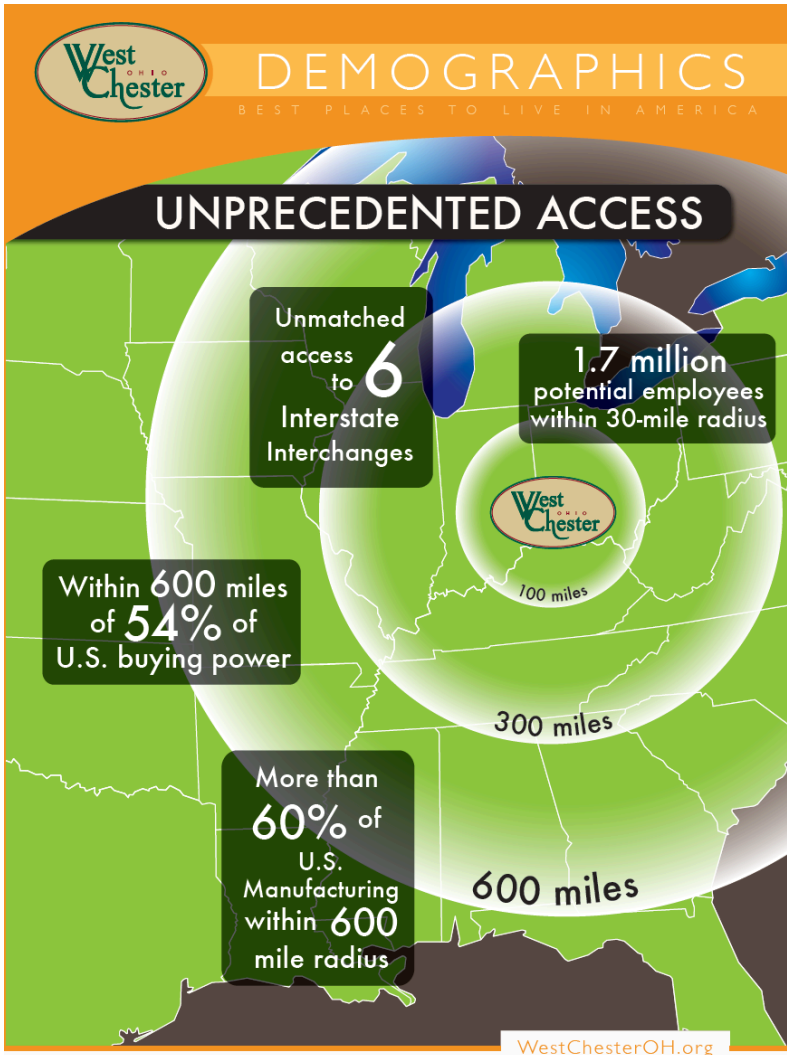
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Why West Chester?

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