

FOR LEASE

West Chester Centre
6068 West Chester Road
West Chester, OH 45069

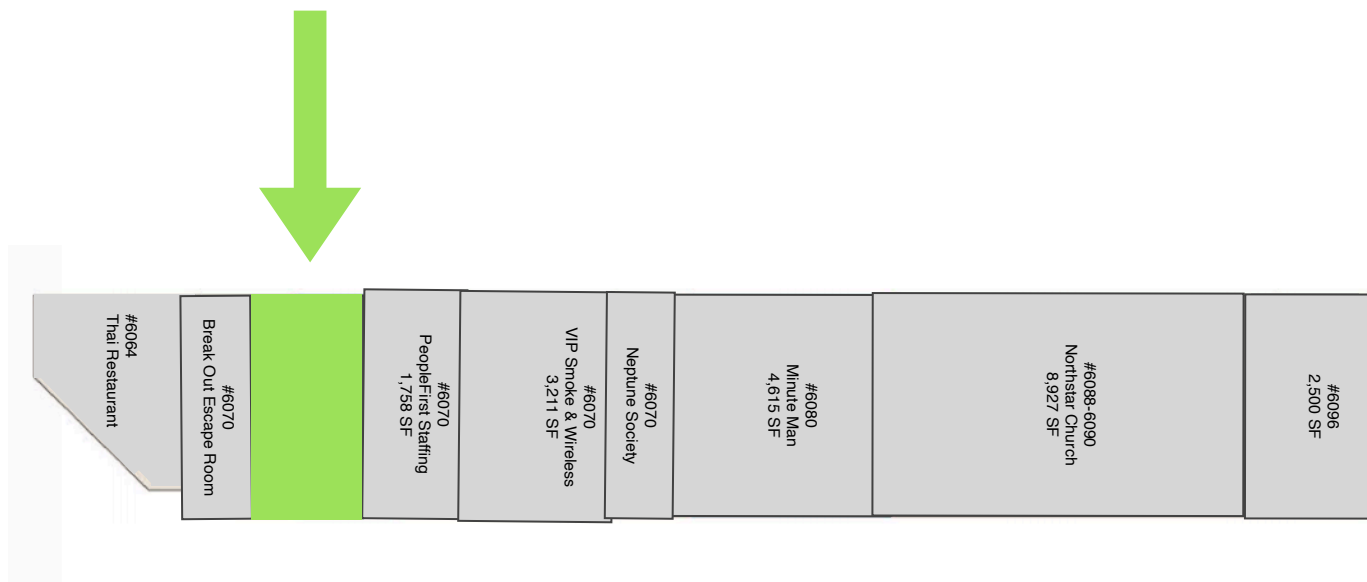


Property Highlights

- 2,197 SF office/retail space available 2/1/24
- Strong demographics in a highly developed area
- High visibility location just off Union Centre & minutes to I-75
- No earnings tax & 30-day occupancy
- Appealing exterior with many architectural details
- Ample, convenient parking
- Co-Tenants: Skyline Chili, VIP Smoke Shop, Minuteman Press, Break Out Escape Room, Sawasdee Thai restaurant, Charis Coffee, Northstar Church and more!
- Near by: IKEA, 4+ hotels, Lakota West HS, McDonald's, Jag's Steak & Seafood, Dingle House, 6 multi-story Class A office buildings, Towne Square and the Clock Tower
- Asking rate: Call agent (OpEx \$4.82 PSF)



North Ridge Realty Group
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SITE PLAN

Property Details

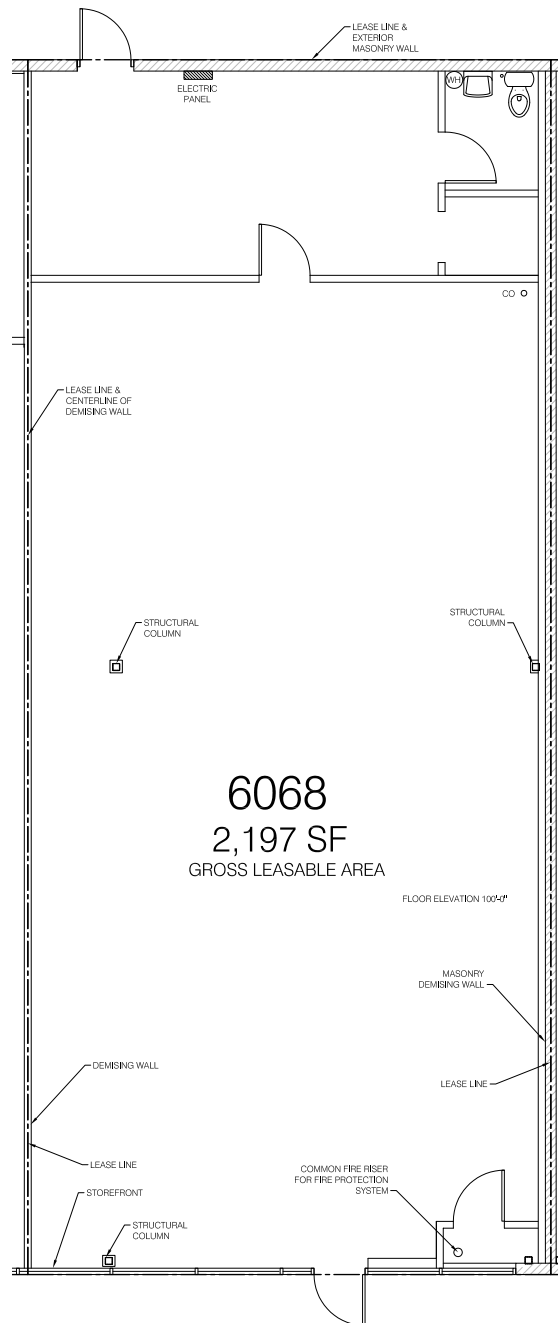
Location	West Chester, OH (Butler County)
Building Type	Multi-tenant retail/office center
Utilities	Separately metered including water
Space	2,197 SF office/retail
Lease Term	3-5 years
Available	2/1/2024
Asking Rate	Call Agent
Operating Expenses	\$4.82 PSF (includes all OpEx except water)

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Demographic Summary Report

West Chester Centre									
6062-6096 West Chester Rd, West Chester, OH 45069									
Building Type: General Retail			Total Available: 0 SF						
Secondary: -			% Leased: 100%						
GLA: 31,039 SF			Rent/SF/Yr: -						
Year Built: 1999									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		4,115		51,575		140,595			
2022 Estimate		3,955		50,203		136,240			
2010 Census		3,466		47,190		126,221			
Growth 2022 - 2027		4.05%		2.73%		3.20%			
Growth 2010 - 2022		14.11%		6.38%		7.94%			
2022 Population by Hispanic Origin		153		5,351		10,918			
2022 Population		3,955		50,203		136,240			
White		3,059 77.35%		37,833 75.36%		102,702 75.38%			
Black		355 8.98%		5,824 11.60%		17,218 12.64%			
Am. Indian & Alaskan		10 0.25%		228 0.45%		483 0.35%			
Asian		442 11.18%		4,715 9.39%		11,737 8.61%			
Hawaiian & Pacific Island		5 0.13%		306 0.61%		464 0.34%			
Other		84 2.12%		1,297 2.58%		3,637 2.67%			
U.S. Armed Forces		0		0		45			
Households									
2027 Projection		1,503		19,069		52,757			
2022 Estimate		1,441		18,519		51,110			
2010 Census		1,254		17,219		47,144			
Growth 2022 - 2027		4.30%		2.97%		3.22%			
Growth 2010 - 2022		14.91%		7.55%		8.41%			
Owner Occupied		1,302 90.35%		13,547 73.15%		37,645 73.65%			
Renter Occupied		139 9.65%		4,972 26.85%		13,466 26.35%			
2022 Households by HH Income		1,440		18,518		51,109			
Income: <\$25,000		60 4.17%		1,816 9.81%		5,374 10.51%			
Income: \$25,000 - \$50,000		168 11.67%		2,692 14.54%		7,286 14.26%			
Income: \$50,000 - \$75,000		147 10.21%		3,179 17.17%		8,483 16.60%			
Income: \$75,000 - \$100,000		172 11.94%		2,246 12.13%		6,869 13.44%			
Income: \$100,000 - \$125,000		168 11.67%		2,258 12.19%		6,558 12.83%			
Income: \$125,000 - \$150,000		107 7.43%		1,439 7.77%		3,691 7.22%			
Income: \$150,000 - \$200,000		323 22.43%		2,632 14.21%		6,572 12.86%			
Income: \$200,000+		295 20.49%		2,256 12.18%		6,276 12.28%			
2022 Avg Household Income		\$147,754		\$115,061		\$113,812			
2022 Med Household Income		\$126,168		\$92,497		\$91,055			



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3/14/2023

Page 1

Additional demographics provided upon request.