

UNION CENTRE DEVELOPMENT CHAPPELL CROSSING LAND

Union Centre Boulevard & Chappell Crossing Boulevard, West Chester, OH 45069



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS:

FOR SALE OR LEASE:

1.1 to 12.53 Acre Lots

PRICING:

\$900,000 - \$1,980,000

- Exceptional development parcels on Union Centre Blvd.
- Sites available for Retail, Office and Flex users
- CBD and M-2 Zoning
- Traffic light access
- Outstanding visibility
- All utilities
- No earnings tax
- The property currently has a CAUV designation

UNION CENTRE DEVELOPMENT

CHAPPELL CROSSING LAND

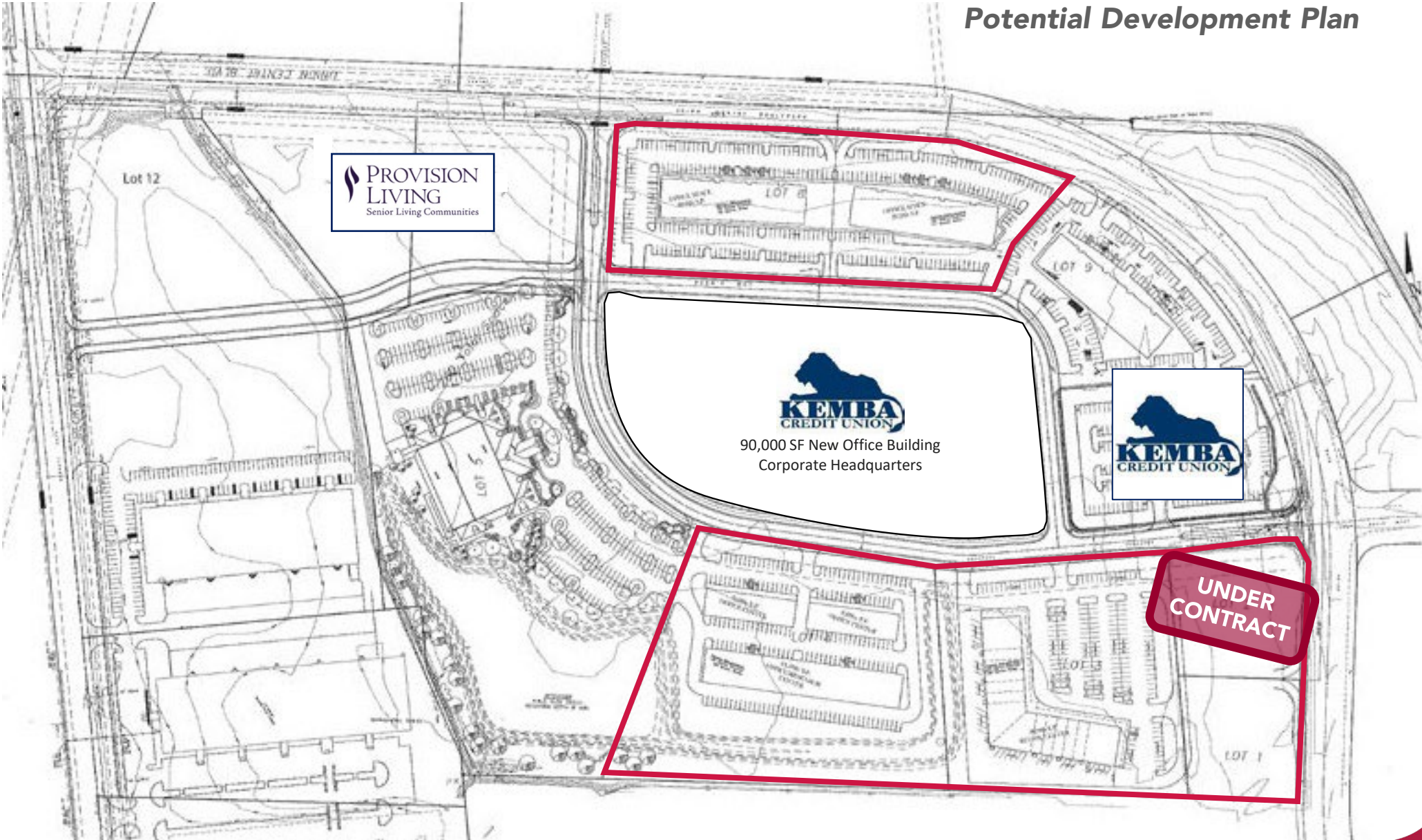
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Parcel	Lot #	Zoning	Acres	Total
M5620-470-000-001	1	CBD	1.140	\$900,000.00
M5620-470-000-002	2	CBD	1.368	\$1,000,000.00
M5620-470-000-003	3	CBD	4.414	\$1,650,000.00
M5620-470-000-004	4	M-2	5.612	\$987,000.00
	5	M-2	5.073	Not Available
	6	M-2	2.092	Not Available
	7	M-2	1.903	Not Available
M5620-470-000-008	8	M-2/CBD	4.777	\$1,980,000.00
	9	CBD	2.497	Not Available
	10	CBD	2.490	Not Available
	11	M-2/CBD	6.891	Not Available
	R/W		5.706	
	12	M-2	3.384	Not Available
	13	M-2	2.667	Not Available
	CC1	M-2	3.723	Not Available

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*Chappell Crossing At Union Centre
Potential Development Plan*



 **PROVISION LIVING**
Senior Living Communities



90,000 SF New Office Building
Corporate Headquarters

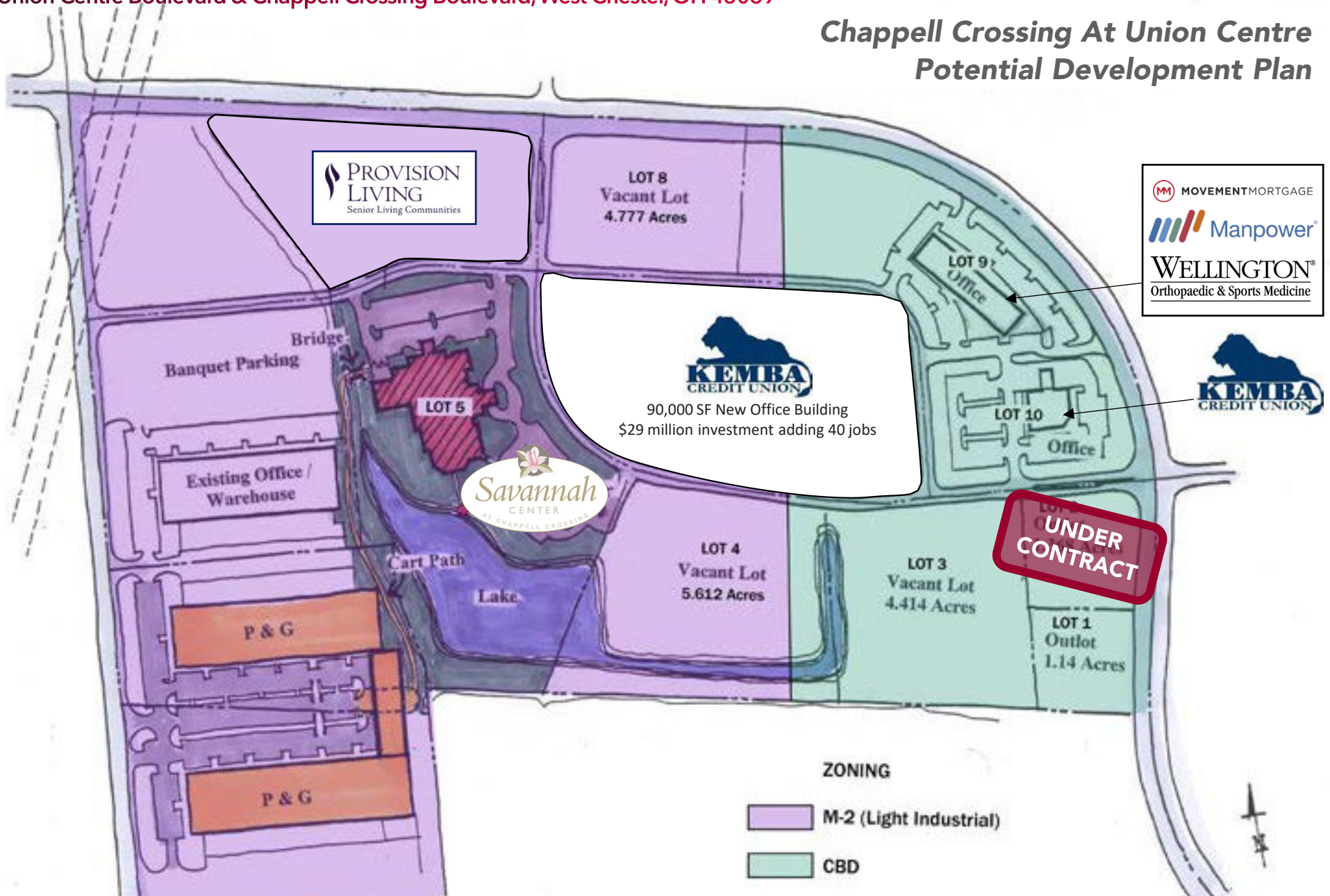


UNDER CONTRACT

UNION CENTRE DEVELOPMENT CHAPPELL CROSSING LAND

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Chappell Crossing At Union Centre Potential Development Plan





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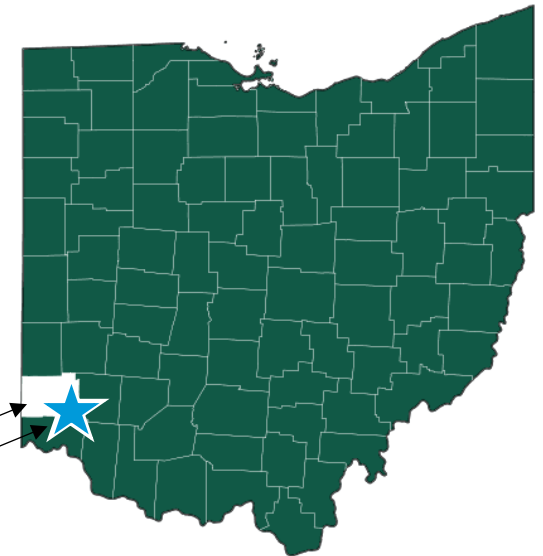


West Chester's local diverse economy, exceptional infrastructure and location continue to drive investment. West Chester Township has experienced nearly \$4 billion in new investment, more than 47 million square feet in new construction, and creation of nearly 47,000 new jobs over the past 25+ years.

West Chester is the economic epicenter of the Cincinnati-Dayton region being home to nearly 3,600 businesses, more than 66,900 residents and nearly 53,000 employees.

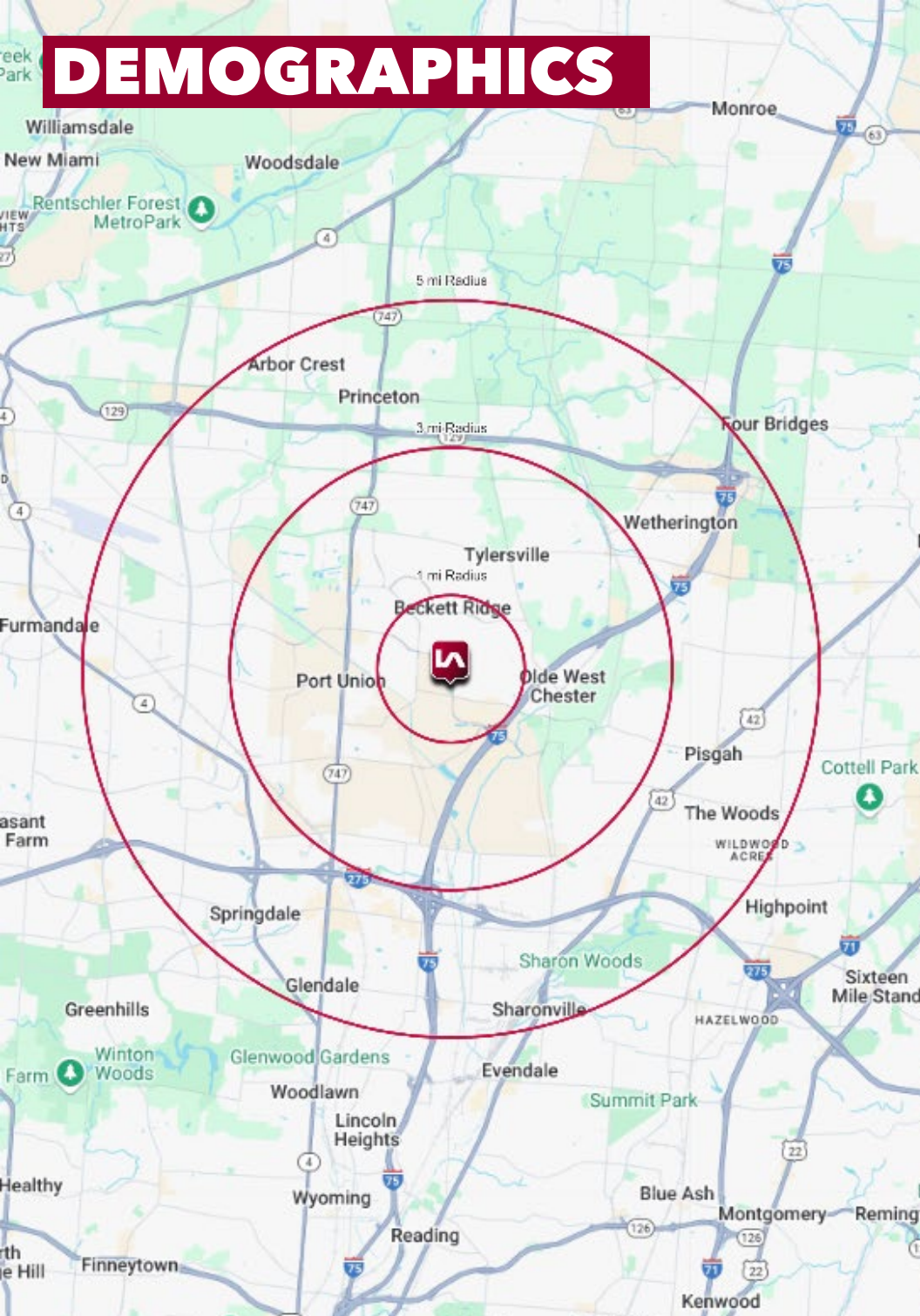
West Chester is a major focal point of growth and development between the Cincinnati and Dayton markets. If the two Metropolitan Statistical Areas (MSAs) were combined, the super region would have a population of more than 3.4 million and be the 19th largest of the 385 MSAs in the United States, making it larger than the Portland, St. Louis, Pittsburgh, Sacramento, and the Charlotte metro areas.

West Chester is the largest township by population in Ohio and is the 10th largest place or municipality in the State of Ohio (ahead of the City of Hamilton). Butler County is the 7th largest among Ohio's 88 counties and is the 185th largest county in the United States out of the 3,143 counties in terms of population.



HAMILTON COUNTY
WEST CHESTER

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	3,218	48,170	137,241
2029 Projected Population	3,238	49,407	139,369
2020 Census Population	3,307	47,404	138,624
2010 Census Population	3,108	45,233	130,666
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.4%
HOUSEHOLDS			
2024 Estimated Households	1,266	18,112	53,023
2029 Projected Households	1,296	18,884	54,472
2020 Census Households	1,261	17,337	52,085
2010 Census Households	1,158	16,130	48,835
Projected Annual Growth 2024 to 2029	0.5%	0.9%	0.5%
Historical Annual Growth 2010 to 2024	0.7%	0.9%	0.6%
AGE			
2024 Est. Population Under 10 Years	12.1%	13.9%	12.8%
2024 Est. Population 10 to 19 Years	13.0%	13.7%	13.4%
2024 Est. Population 20 to 29 Years	11.8%	12.8%	12.1%
2024 Est. Population 30 to 44 Years	20.1%	20.3%	19.8%
2024 Est. Population 45 to 59 Years	20.4%	18.7%	18.9%
2024 Est. Population 60 to 74 Years	17.5%	15.3%	16.3%
2024 Est. Population 75 Years or Over	5.1%	5.3%	6.7%
2024 Est. Median Age	39.2	36.8	38.6
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.6%	49.4%	49.5%
2024 Est. Female Population	50.4%	50.6%	50.5%
2024 Est. Never Married	28.6%	28.4%	30.1%
2024 Est. Now Married	55.8%	53.6%	51.1%
2024 Est. Separated or Divorced	10.2%	12.4%	12.6%
2024 Est. Widowed	5.4%	5.5%	6.3%
INCOME			
2024 Est. HH Income \$200,000 or More	31.3%	16.1%	13.7%
2024 Est. HH Income \$150,000 to \$199,999	10.8%	12.7%	12.5%
2024 Est. HH Income \$100,000 to \$149,999	16.3%	19.9%	19.3%
2024 Est. HH Income \$75,000 to \$99,999	14.2%	16.4%	15.6%
2024 Est. HH Income \$50,000 to \$74,999	10.9%	12.5%	13.9%
2024 Est. HH Income \$35,000 to \$49,999	5.3%	7.8%	8.7%
2024 Est. HH Income \$25,000 to \$34,999	5.6%	6.0%	6.5%
2024 Est. HH Income \$15,000 to \$24,999	2.6%	3.2%	4.1%
2024 Est. HH Income Under \$15,000	3.0%	5.3%	5.7%
2024 Est. Average Household Income	\$183,465	\$135,914	\$125,907
2024 Est. Median Household Income	\$138,152	\$106,689	\$99,371
2024 Est. Per Capita Income	\$72,172	\$51,125	\$48,732
2024 Est. Total Businesses	447	2,745	7,291
2024 Est. Total Employees	8,128	42,301	109,129