



Nat Comisar Group  
Nat Comisar  
Executive Sales Vice President

# BUSINESS

**8523 CINCINNATI COLUMBUS RD**  
WEST CHESTER, OH 45069



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
8523 CINCINNATI COLUMBUS RD • WEST CHESTER OHIO

Prime location zoned neighborhood business.  
1.36 acres. Currently a salon.  
3-car garage/storage shed in the rear.  
Perfect for a strip center or freestanding business.



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## WEST CHESTER COMMUNITY INFORMATION

West Chester was settled in 1791 by Joseph McMaken. It is located in an oval area that is known geologically as the Cincinnati Arch – and is one of the best areas on the continent for collecting fossils since it was once at the bottom of an ancient ocean.

West Chester is a vibrant, growing area and has made the list of Money Magazine's Best Places to Live in America five times. There is a nice blend of residential, professional and recreational development within its 35 square miles.

West Chester offers all kinds of homes – from new developments with large wooded lots and exciting homes to modest and middle price ranges. West Chester is 25 minutes from Downtown Cincinnati, directly adjacent to Interstate 75, Reed Hartman Highway and one mile north of I-275. It is also just 30 minutes from Dayton, Ohio, making it especially convenient to both cities. Nestled in rolling hills and wooded groves, homes in West Chester offer quiet seclusion and prestige while still being near to Cincinnati. Many new and established subdivisions

offer the home buyer a broad variety of styles. Live on a golf course or have five acres of land with horses. West Chester has it all!

### Transportation

West Chester is located adjacent to I-75 and is only minutes from I-71. The southern border is less than one mile from I-275 and adjacent to Reed Hartman Highway. SR 129 offers easy access to Liberty Township, Fairfield Township and Hamilton.

### Hospitals

West Chester Hospital (UC Health) is located on University Drive off Tylersville Road. This facility has received numerous honors and recognition for its excellent healthcare and is a Level 3 Trauma Center. Over 800 physicians provide many levels of expertise including an epilepsy unit, maternity unit with Level 2 neonatal intensive care, neurosurgery abilities, stroke center and a headache center that is recognized worldwide. Located nearby is the world-renowned Children's Hospital Medical Center

Liberty Campus. This full-service hospital offers urgent care services. The Atrium Medical Center Mason is a 179-bed hospital located in Warren County a quarter mile east of I-75 on Mason-Montgomery Road. This facility accepts all emergency patients. Bethesda North Hospital is located on Montgomery Road and is about 10 minutes away. In addition, there are many fine hospitals located in Cincinnati within a 30-45 minute drive.



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## WEST CHESTER COMMUNITY INFORMATION

### Shopping

There are lots of shopping opportunities in West Chester! Union Center offers numerous restaurants, and there are nationally recognized stores along the Streets of West Chester. The Voice of America shopping complex has a Target and other fine stores and restaurants. Deerfield Township Center is located 10 minutes away with many nationally known stores. For those who enjoy shopping local, downtown West Chester features charming boutiques. Liberty Center is a premier shopping and dining destination located on 64 acres with over 60 shops, restaurants and entertainment including a 200,000 square foot Dillards and anchor tenant Dick's Sporting Goods. It is located at the junction of Liberty Way Interchange at I-75 and I-129.

The Kenwood Towne Centre is 15 minutes away and features a full array of department stores and small shops including Nordstrom, Dillards and Macys. For those who enjoy outlet-style shopping, the Cincinnati Premium Outlet is a 10-minute drive north in Monroe. For sporting and hunting enthusiasts, Cabela's has a West Chester location.

### Recreation

Keehner Park is a 123-acre park featuring extensive woodland trails as well as playgrounds, athletic fields, mountain bike trail and picnic shelters. The Keehner Park Amphitheater is home to outdoor performances throughout the warmer months. The Upper Mill Creek Conservation Corridor features the 1.55-mile paved Port Union Historic Canal Trail for bicycles, roller blades, walkers, and joggers. Residents enjoy athletic fields, mowed walking paths, a wet meadow, Wiggly Field dog park, and open spaces for leisure activities. Beckett Park is located in the heart of the Union Centre business district and is home to the West Chester Baseball Complex (featuring playing fields, dugouts, concession stand and a press box). People enjoy its walking trails, natural playground, ponds as well as its picnic areas.

The Muhlhauser Center is located in Beckett Park and serves as a gathering place for the community as well as a facility for rent. This barn was once part of the Muhlhauser-Windish Brewing Company. Youth leagues promote soccer, football and baseball.

The Square @ Union Centre is gathering place for concerts and the farmer's market and other community events.

There is also a membership tennis club in the area as well as a YMCA. There are several membership swim clubs: Hycrest, Beckett Ridge, Lakota Hills and Windwood. A public golf course is located in Beckett Ridge and at the Golf Center at Kings Island in Mason. There are several private clubs located in the area.

The 330-acre Voice of America Park and the Voice of America Museum is a tremendous resource to the community having served the world for more than 50 years delivering news of freedom and democracy to faraway lands.

The West Chester Activity Center is located on Cox Road and offers all kinds of programs and services to residents. People enjoy the fitness room, billiards table and outdoor patio.

For those who enjoy theme parks, King's Island is located just 10 minutes away.

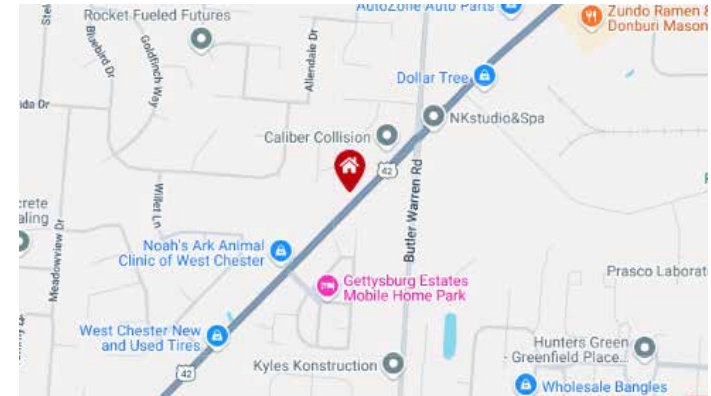


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## DEMOGRAPHICS



Map courtesy of Google

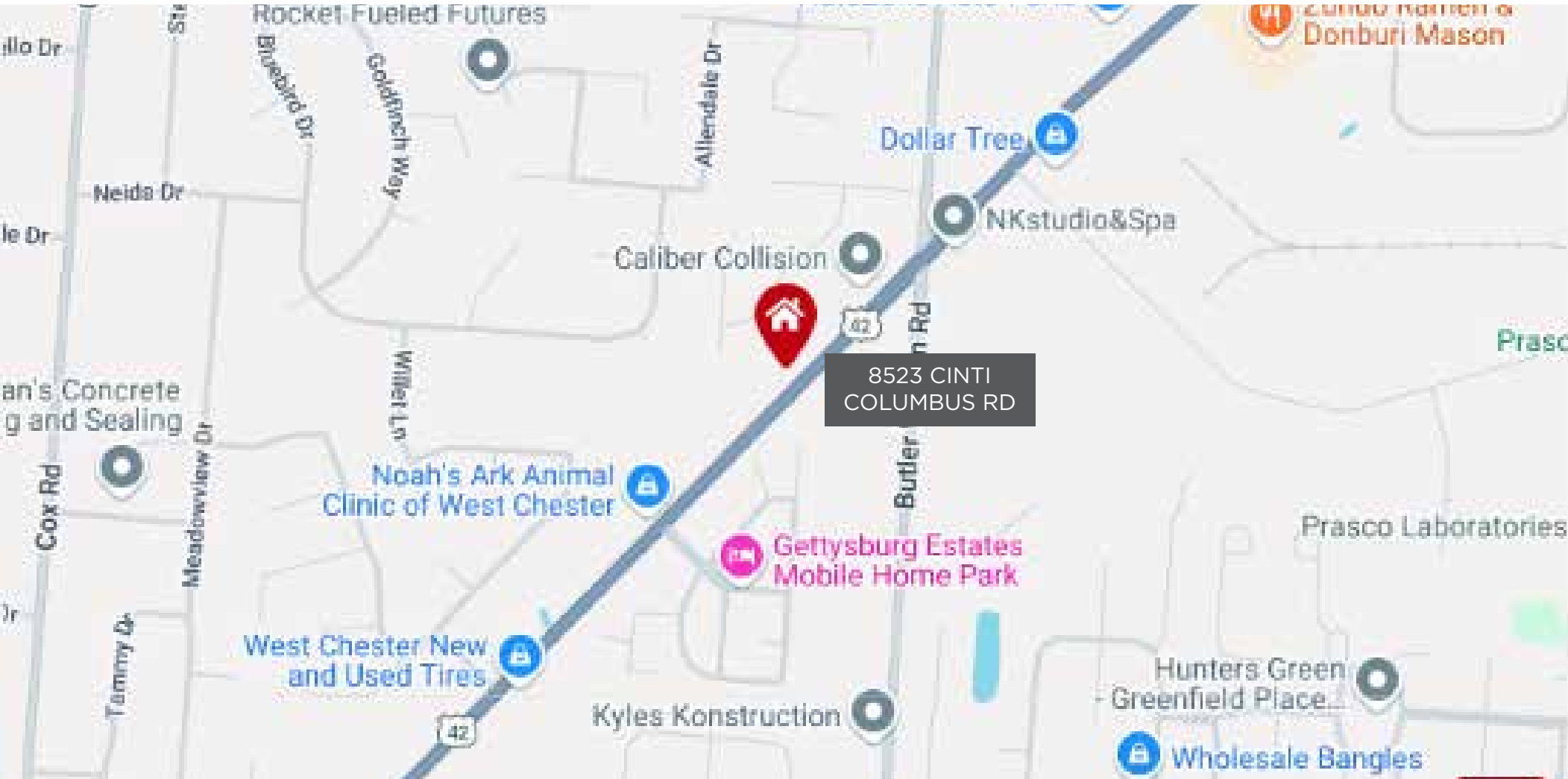
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	8,103	68,327	162,834
2024 Estimate	7,737	64,899	155,947
2020 Census	7,615	63,183	154,045
Growth 2024 - 2029	4.73%	5.28%	4.42%
Growth 2020 - 2024	1.60%	2.72%	1.23%
2024 Population			
<b>Households</b>			
2029 Projection	2,872	25,541	61,473
2024 Estimate	2,746	24,290	58,936
2020 Census	2,699	23,677	58,393
Growth 2024 - 2029	4.59%	5.15%	4.30%
Growth 2020 - 2024	1.74%	2.59%	0.93%
Owner Occupied	2,410-87.76%	18,175-74.83%	42,858-72.72%
Renter Occupied	336-12.24%	6,115-25.17%	16,078-7.28%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	135-4.92%	1,669-6.87%	3,595-6.10%
Income: \$25,000 - \$50,000	303-11.03%	2,653-10.92%	6,432-10.91%
Income: \$50,000 - \$75,000	351-12.78%	3,054-12.57%	7,976-13.53%
Income: \$75,000 - \$100,000	462-16.82%	3,664-15.08%	8,924-15.14%
Income: \$100,000 - \$125,000	430-15.66%	3,064-12.61%	6,878-11.67%
Income: \$125,000 - \$150,000	346-12.60%	2,416-9.95%	6,027-10.23%
Income: \$150,000 - \$200,000	412-15.00%	3,553-14.63%	8,462-14.36%
Income: \$200,000+	307-11.18%	4,218-17.36%	10,641-18.06%
<b>Avg Household Income</b>	<b>\$123,692</b>	<b>\$133,613</b>	<b>\$135,099</b>
<b>Med Household Income</b>	<b>\$107,093</b>	<b>\$109,020</b>	<b>\$109,234</b>



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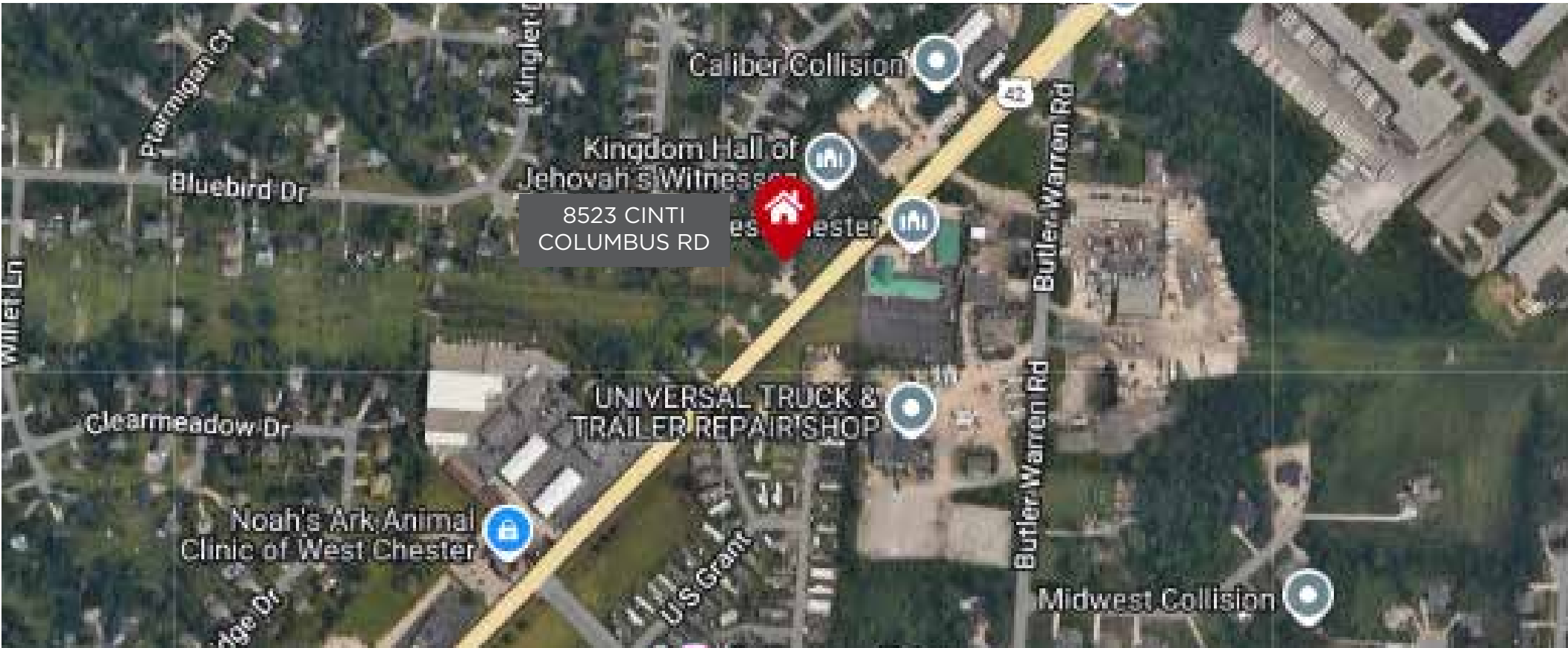
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