

Retail Space For Lease

Plaza at Wetherington West Chester, Ohio



This revitalized shopping center is adjacent to the Wetherington golf course and located just 1/2 south of the Liberty Steiner Development on Tyler's Place Blvd. The site offers easy local and freeway access at Tylersville Road and/or Liberty way. Tenants include Snooty Fox, The UPS Store, H&R Block, Sweet's Zone Bakery, AVADA Hearing Care, L'Amour Day Spa & Nails, Halal Market, Tasty Pho and The Crape Shop!

FEATURES

- **2,052 +/- SF**
- Immediately available for occupancy!
- 7739 Tyler's Place Blvd.
- Lease Rate: \$15.50 PSF/NNN. \$5.50. "As-Is".
- Location close to area Hospitals & ideal for medical support services or outpatient uses.
- Open retail space with wood flooring.
- Ample lighting and natural light.
- Two remodel restrooms.
- Small rear private office.
- Rear man door & small receiving area.
- Ground level mop sink.
- Prior Tenant: Emerald Real Estate West Chester Marketing Office.

LOCATION

Plaza at Wetherington
7719-7755 Tylers Place Blvd.
West Chester, Ohio 45069

CONTACT

Roy G. Meierdiercks
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Demographics	1 mile	3 miles	5 miles
Population:	6,744	57,784	140,465
Households:	2,637	19,876	49,142
Avg. HH Income:	\$106,129	\$110,427	\$112,226

Traffic Counts:

Tylersville Road at Tylersville Square Drive = 27,440 ADT 2011
Tylersville Road at Wetherington Drive = 15,660 ADT 2011



COMMERCIAL REAL ESTATE SERVICES

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Plaza at Wetherington

2,052 SF



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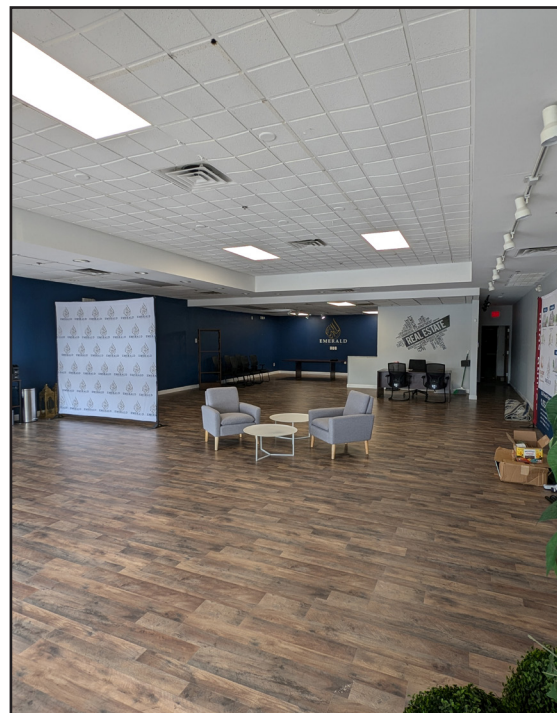
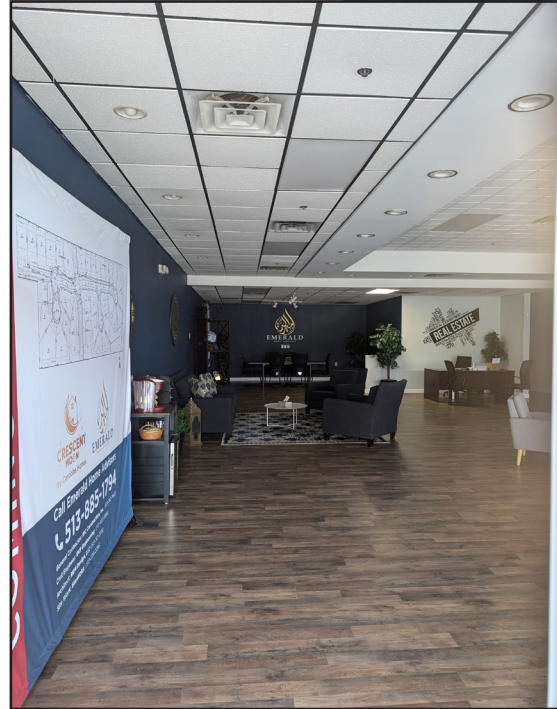
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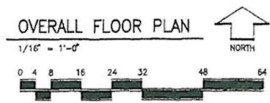
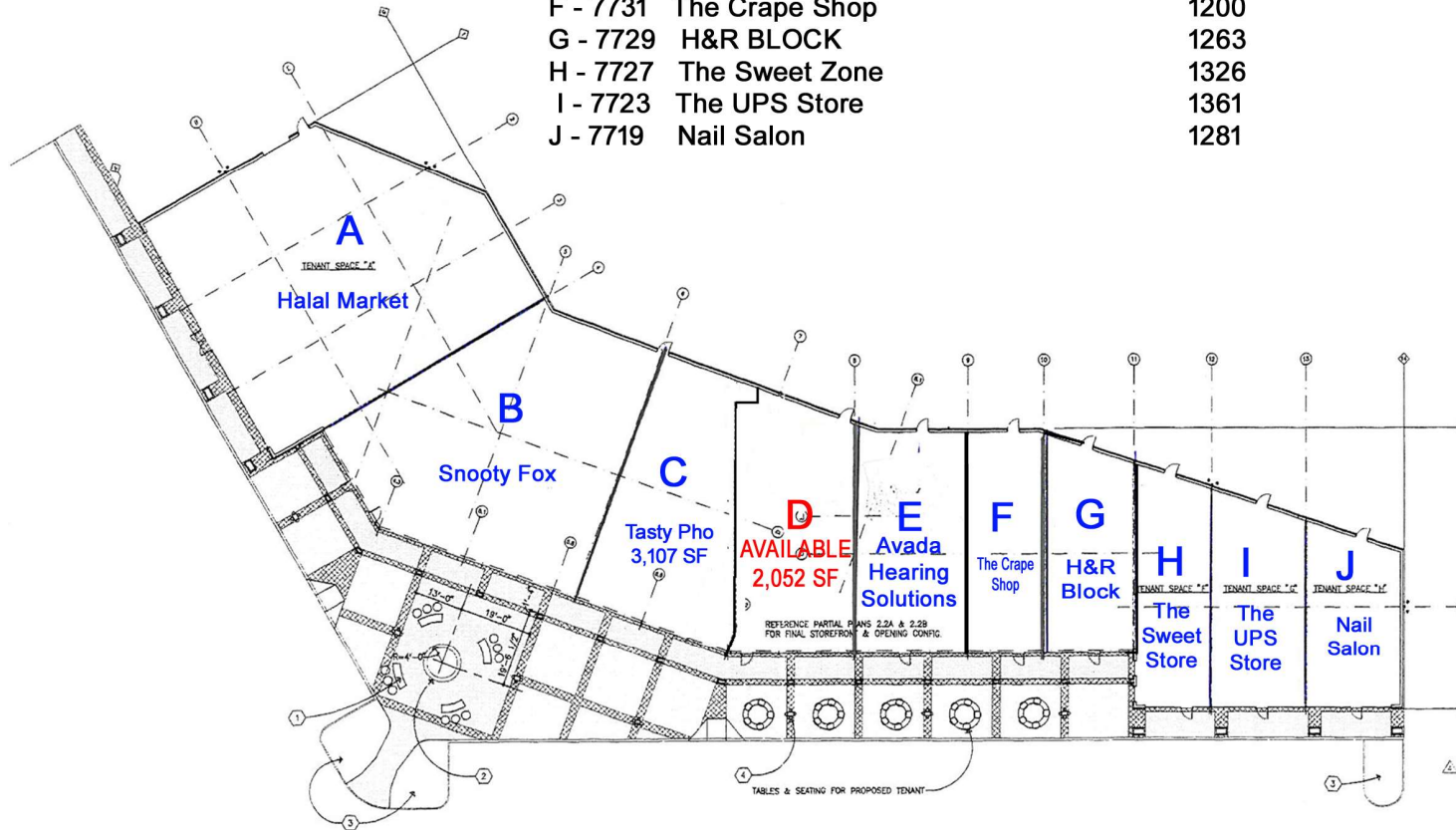
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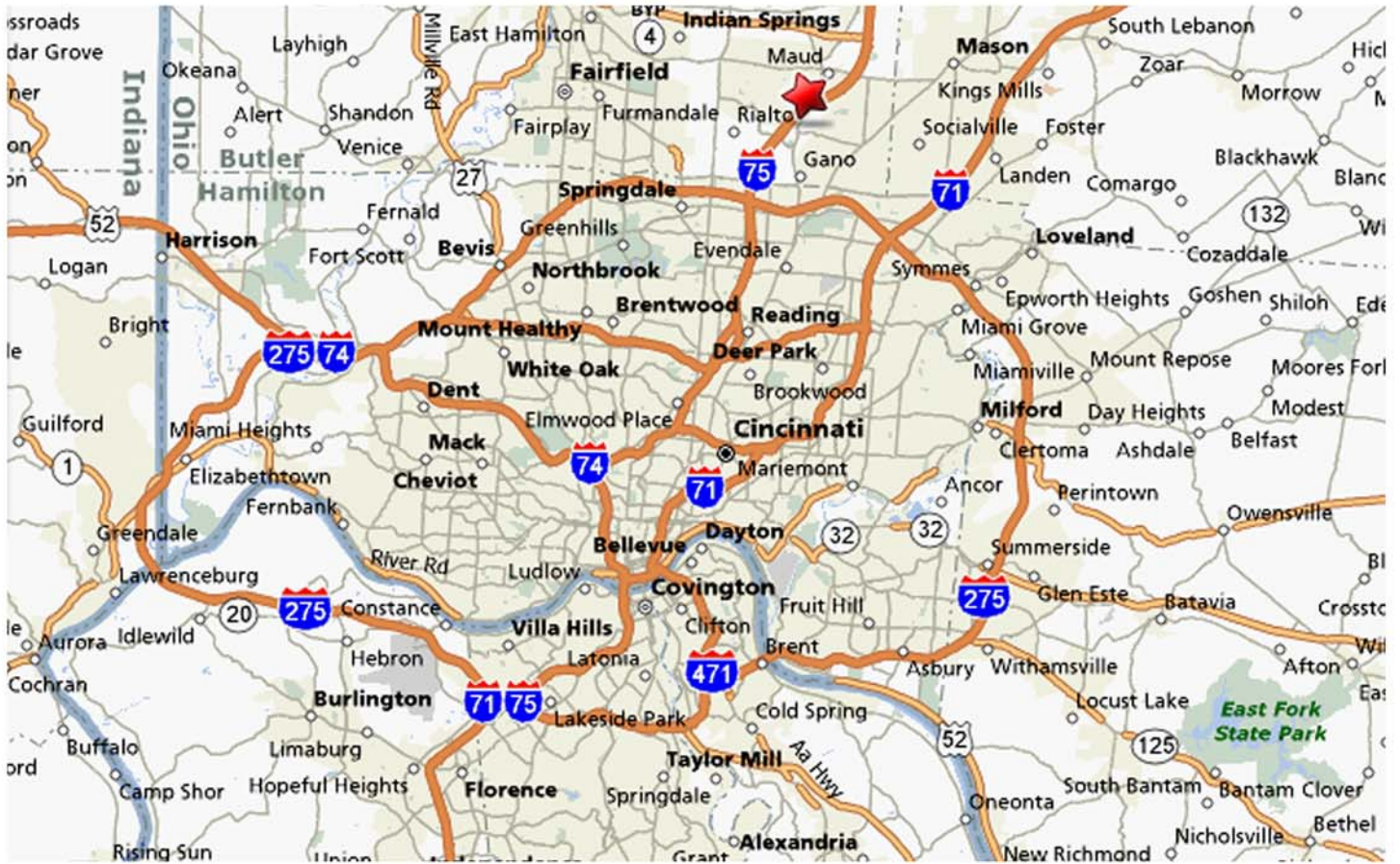
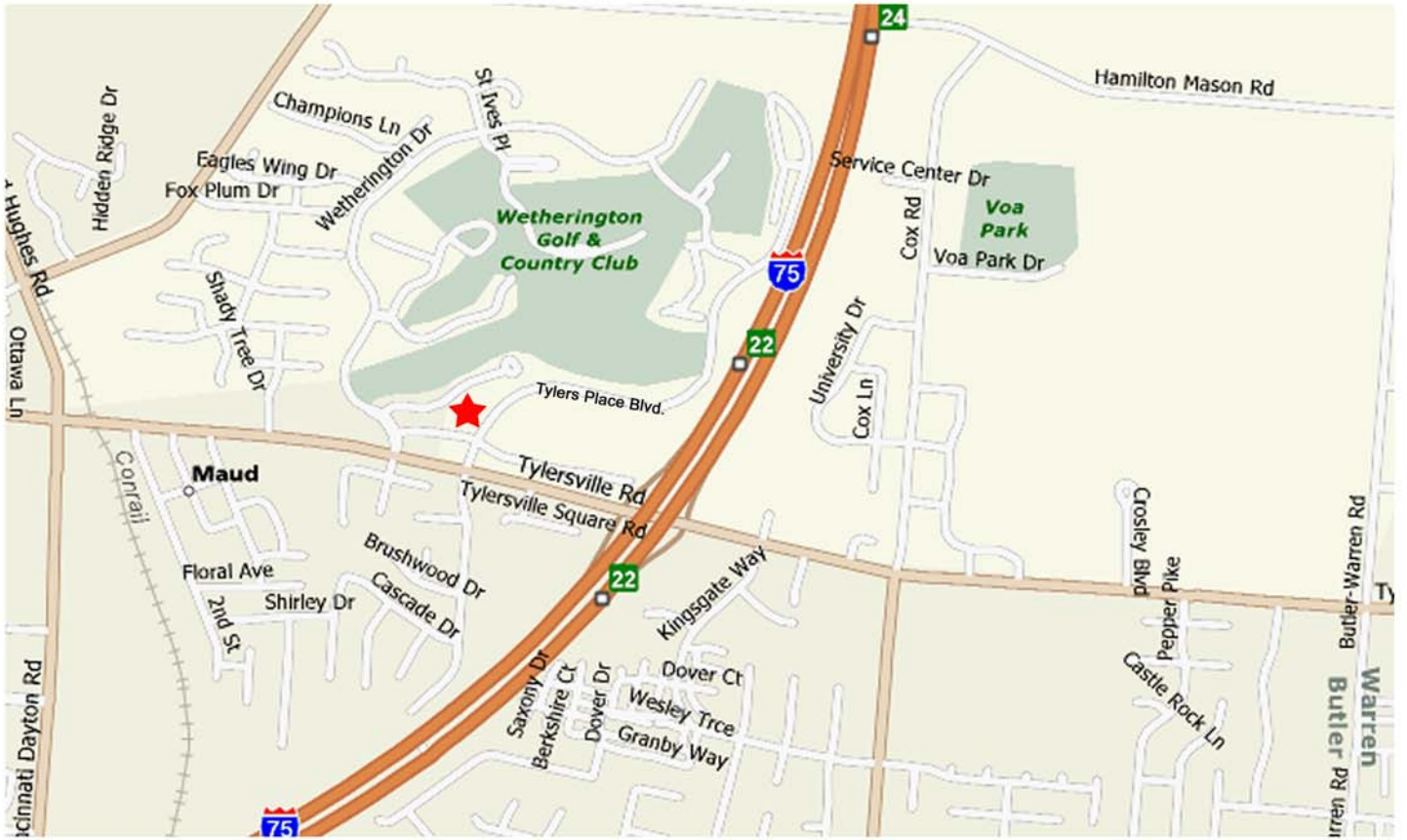
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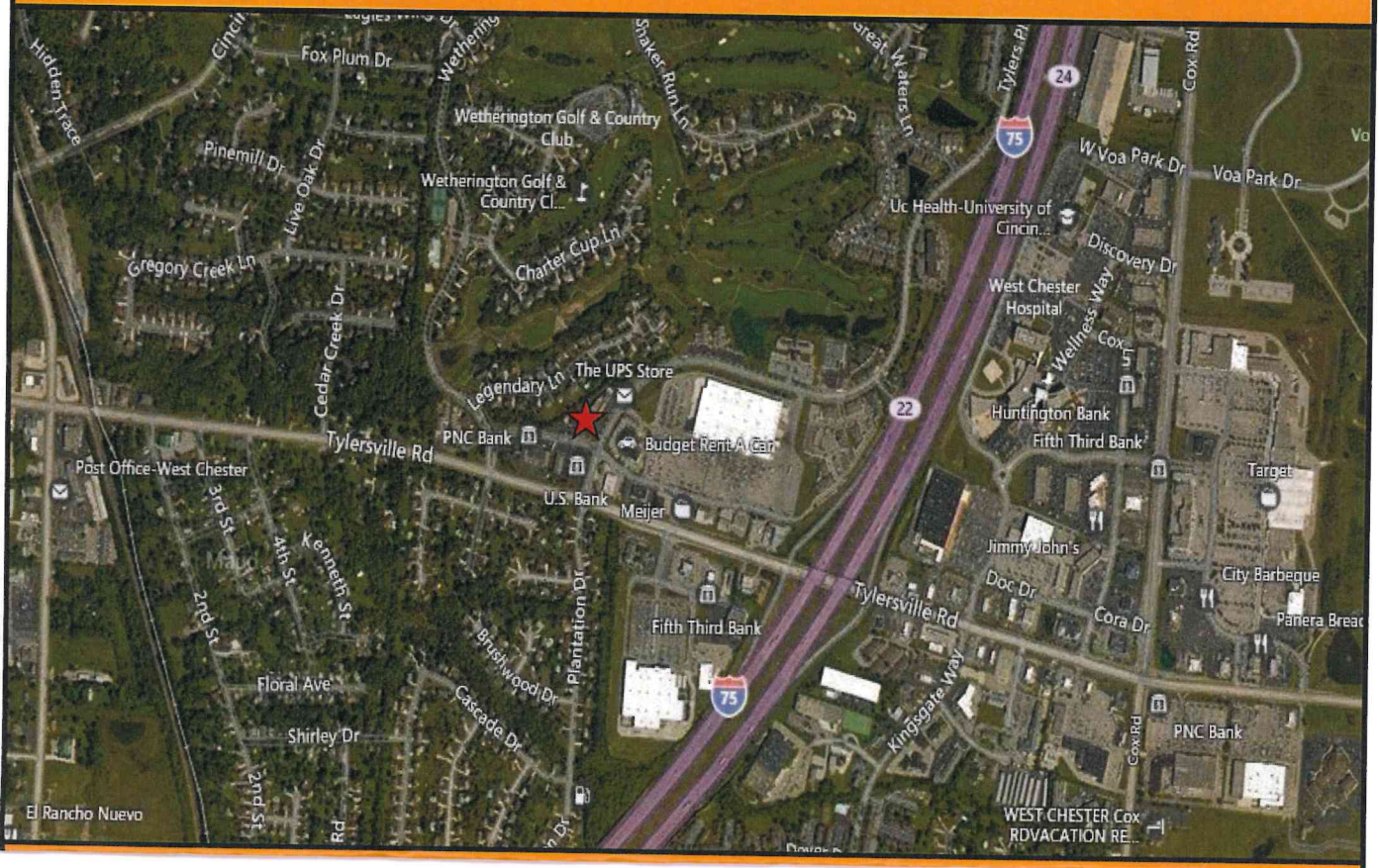
Tenant / Parking Wetherington Plaza
 7719-7755 Tylers Place Blvd.
 West Chester, OH 45069

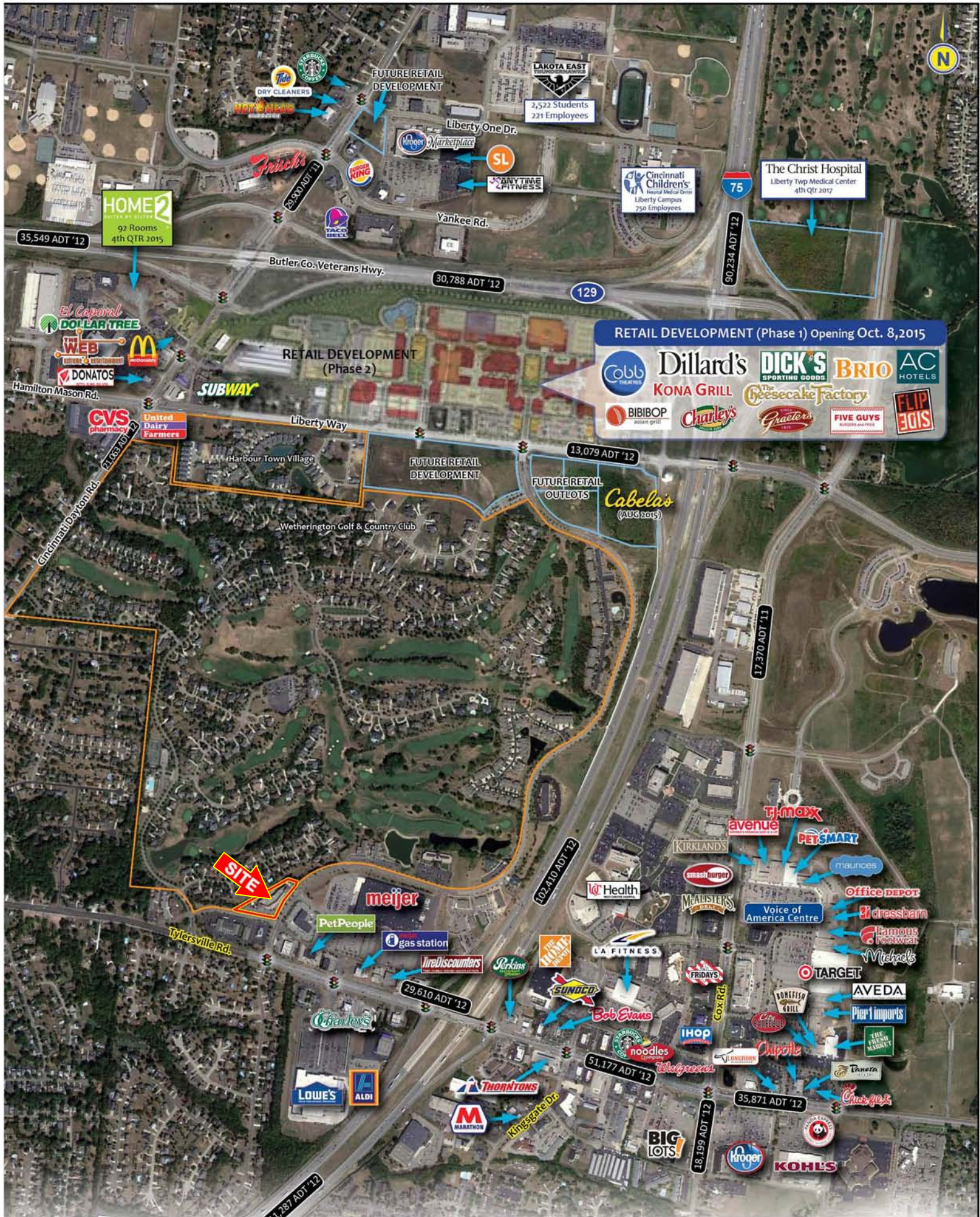
Tenant Space

	Area SF
A - 7755 Halal Market	5414
B - 7745 Snooty Fox	3426
C - 7741 Tasty Pho	3107
D - 7739 AVAILABLE	2052
E - 7735 Avada Hearing Solutions	1806
F - 7731 The Grape Shop	1200
G - 7729 H&R BLOCK	1263
H - 7727 The Sweet Zone	1326
I - 7723 The UPS Store	1361
J - 7719 Nail Salon	1281









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Executive Summary

Plaza at Wetherington
 7741 Tylers Place Blvd, West Chester, Ohio, 45069
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.35702
 Longitude: -84.37985

	1 mile	3 miles	5 miles
Population			
2000 Population	6,545	49,939	106,312
2010 Population	6,662	56,830	135,549
2015 Population	6,744	57,784	140,465
2020 Population	6,885	59,131	145,326
2000-2010 Annual Rate	0.18%	1.30%	2.46%
2010-2015 Annual Rate	0.23%	0.32%	0.68%
2015-2020 Annual Rate	0.41%	0.46%	0.68%
2015 Male Population	48.7%	49.4%	49.3%
2015 Female Population	51.3%	50.6%	50.7%
2015 Median Age	40.9	38.5	38.0

In the identified area, the current year population is 140,465. In 2010, the Census count in the area was 135,549. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 145,326 representing a change of 0.68% annually from 2015 to 2020. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	82.8%	81.9%	80.3%
2015 Black Alone	5.8%	6.3%	6.6%
2015 American Indian/Alaska Native Alone	0.5%	0.2%	0.2%
2015 Asian Alone	7.2%	7.8%	8.9%
2015 Pacific Islander Alone	0.0%	0.1%	0.2%
2015 Other Race	1.2%	1.4%	1.6%
2015 Two or More Races	2.6%	2.3%	2.2%
2015 Hispanic Origin (Any Race)	3.3%	3.8%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,444	16,662	36,281
2010 Households	2,594	19,478	47,496
2015 Total Households	2,639	19,876	49,142
2020 Total Households	2,697	20,349	50,739
2000-2010 Annual Rate	0.60%	1.57%	2.73%
2010-2015 Annual Rate	0.33%	0.39%	0.65%
2015-2020 Annual Rate	0.44%	0.47%	0.64%
2015 Average Household Size	2.56	2.89	2.85

The household count in this area has changed from 47,496 in 2010 to 49,142 in the current year, a change of 0.65% annually. The five-year projection of households is 50,739, a change of 0.64% annually from the current year total. Average household size is currently 2.85, compared to 2.84 in the year 2010. The number of families in the current year is 37,908 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2015 Median Household Income	\$81,719	\$91,395	\$90,026
2020 Median Household Income	\$96,815	\$104,727	\$103,831
2015-2020 Annual Rate	3.45%	2.76%	2.89%
Average Household Income			
2015 Average Household Income	\$106,129	\$110,427	\$112,226
2020 Average Household Income	\$121,262	\$127,134	\$128,448
2015-2020 Annual Rate	2.70%	2.86%	2.74%
Per Capita Income			
2015 Per Capita Income	\$40,355	\$38,084	\$39,362
2020 Per Capita Income	\$46,190	\$43,855	\$44,956
2015-2020 Annual Rate	2.74%	2.86%	2.69%

Current median household income is \$90,026 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$103,831 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$112,226 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$128,448 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$39,362 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$44,956 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,574	17,314	37,809
2000 Owner Occupied Housing Units	2,177	14,445	30,678
2000 Renter Occupied Housing Units	267	2,217	5,603
2000 Vacant Housing Units	130	652	1,528
2010 Total Housing Units	2,768	20,560	50,084
2010 Owner Occupied Housing Units	2,242	16,635	39,039
2010 Renter Occupied Housing Units	352	2,843	8,457
2010 Vacant Housing Units	174	1,082	2,588
2015 Total Housing Units	2,801	20,834	51,466
2015 Owner Occupied Housing Units	2,234	16,648	39,584
2015 Renter Occupied Housing Units	405	3,229	9,558
2015 Vacant Housing Units	162	958	2,324
2020 Total Housing Units	2,870	21,258	53,046
2020 Owner Occupied Housing Units	2,273	16,994	40,813
2020 Renter Occupied Housing Units	423	3,354	9,926
2020 Vacant Housing Units	173	909	2,307

Currently, 76.9% of the 51,466 housing units in the area are owner occupied; 18.6%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 50,084 housing units in the area - 77.9% owner occupied, 16.9% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 1.22%. Median home value in the area is \$239,961, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.60% annually to \$259,755.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.