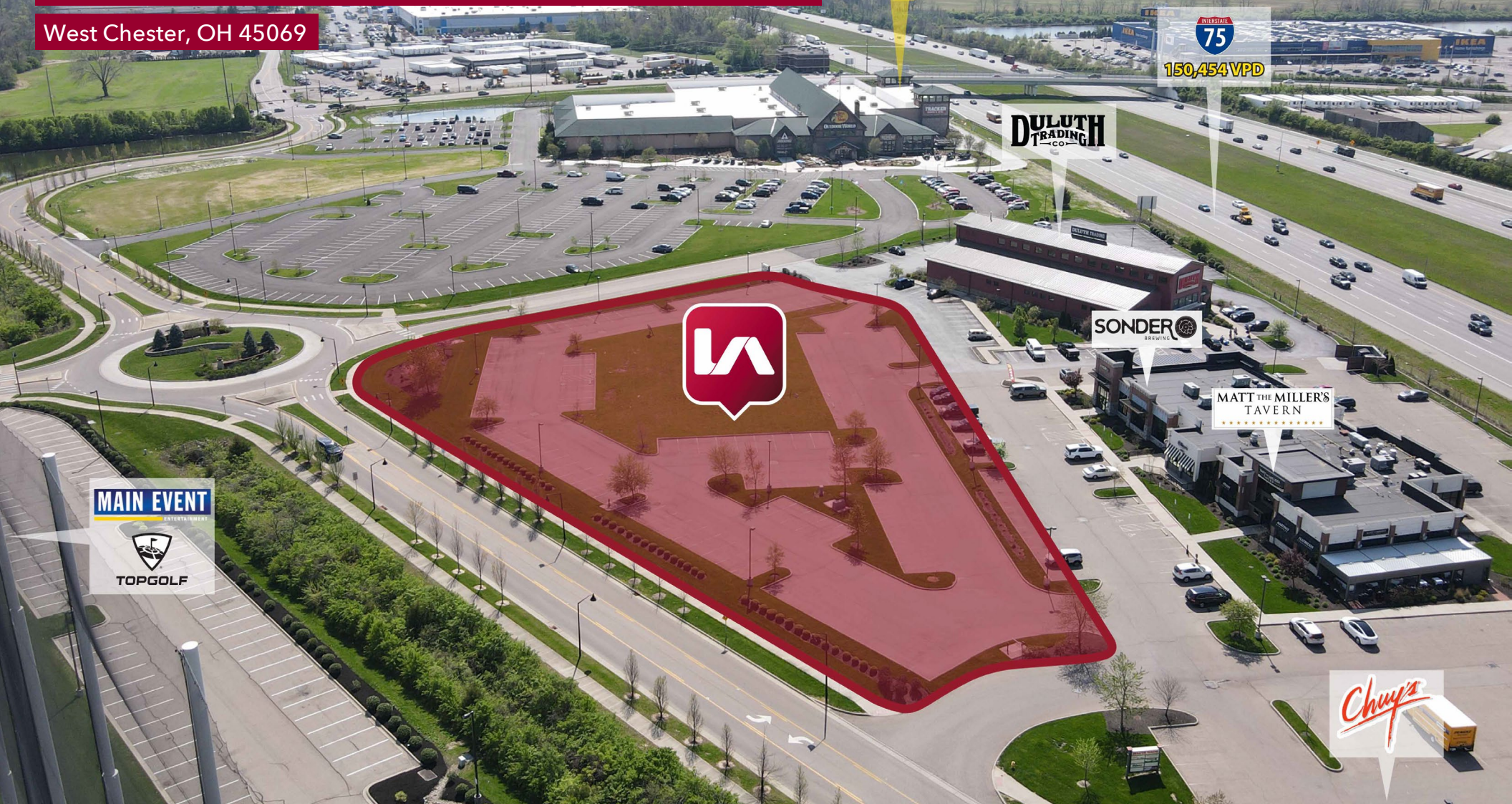


# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER

West Chester, OH 45069



TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER

**FOR GROUND LEASE:** Up to 10,000 SF

**PRICING:** \$125,000 Per Year

- 123,000 SF Bass Pro Shop now open!
- Join existing Tenants: Bass Pro Shop, Chuy's Tex Mex, Duluth Trading Company, Holtman's Donuts, Sonder Brewing and Matt The Miller's
- Outlot Available for up to 10,000 SF Building
- Regional attraction from IKEA, AMC Theatres, Top Golf, Main Event and national restaurants/retailers
- Phenomenal visibility to the 150,454 daily vehicles traveling along I-75
- Over 1,187 hotel rooms and 18,000 employees in this Union Center Boulevard district
- Over 50,000 workers in West Chester; Ohio's most populous township with 63,000 residents

## **TRAFFIC COUNTS:**

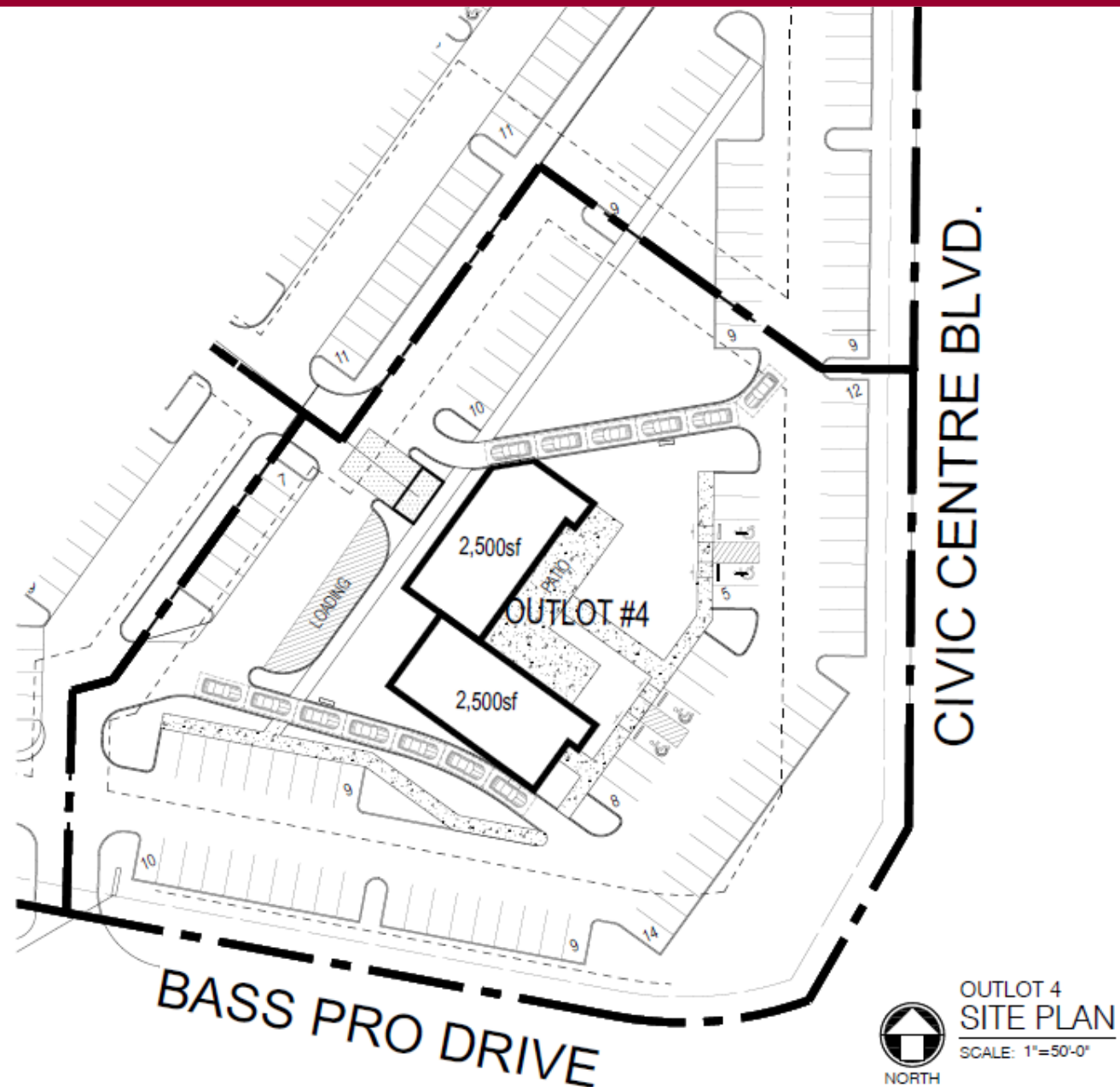
- I-75 - 150,454 VPD
- Union Centre Blvd. - 49,717 AADT





RETAIL PAD AVAILABLE  
**STREETS OF WEST CHESTER**

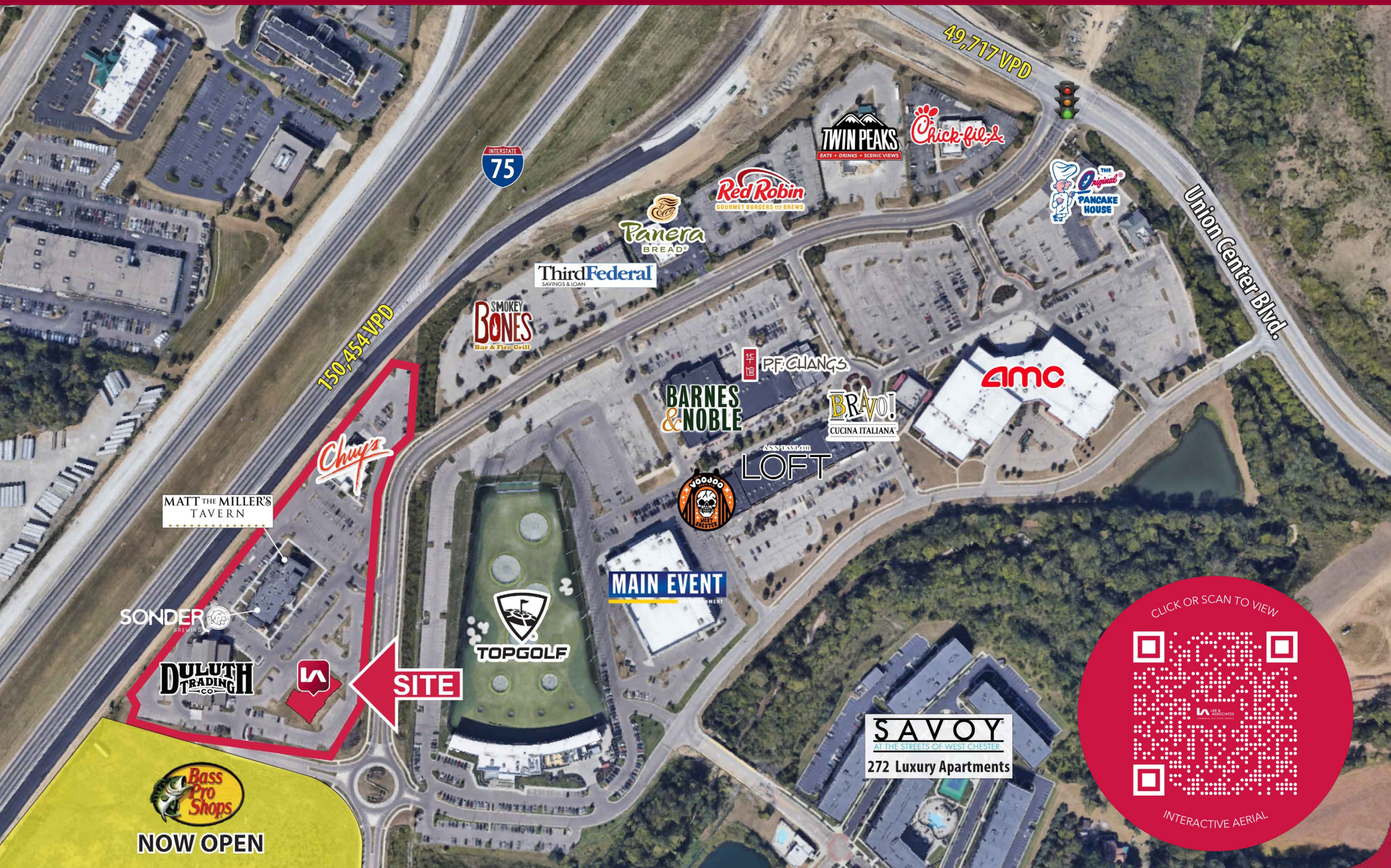
**Potential Layout**





# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER





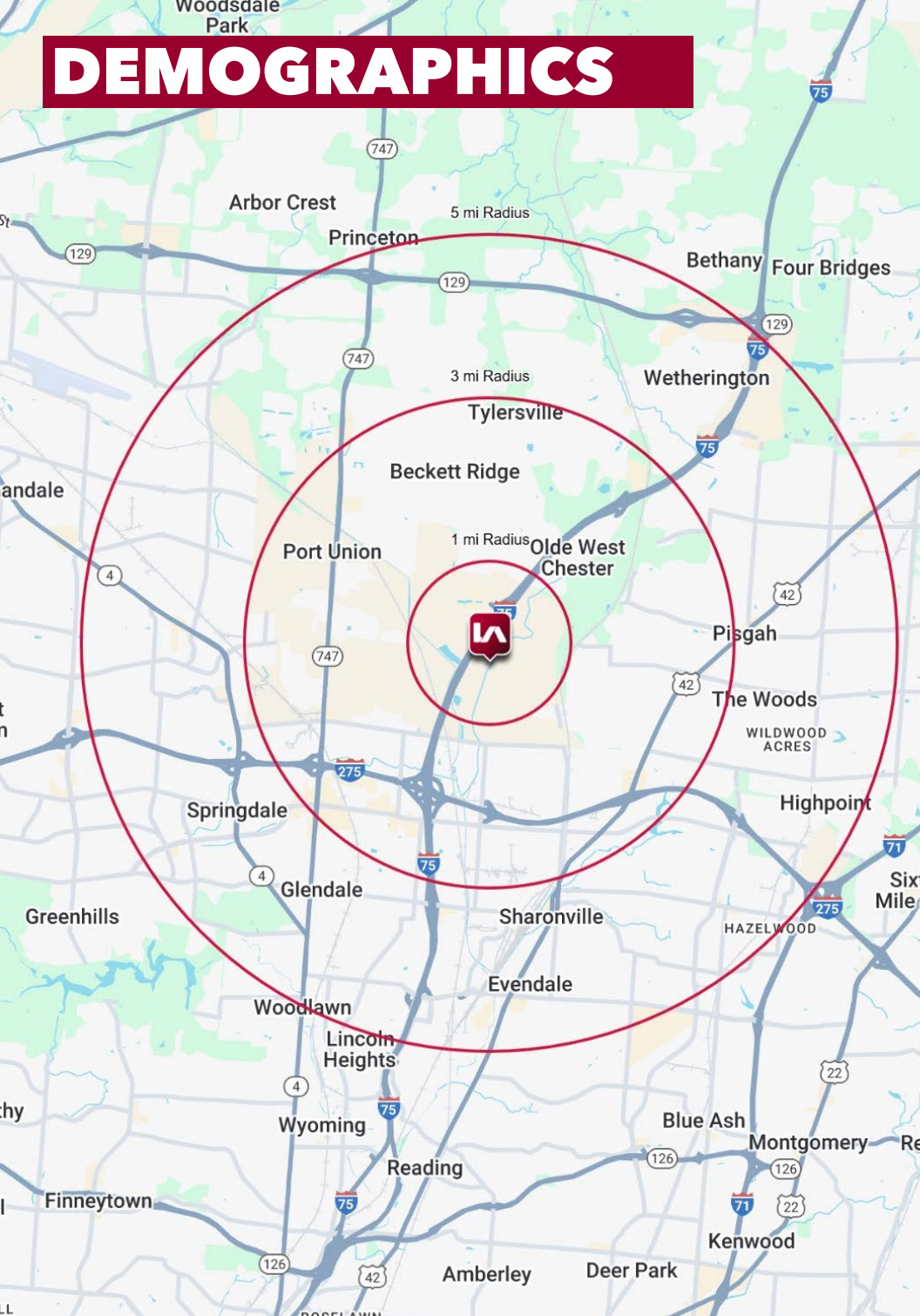
# RETAIL PAD AVAILABLE **STREETS OF WEST CHESTER**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	2,421	40,769	133,101
2030 Projected Population	2,397	40,592	132,271
2020 Census Population	2,453	39,992	132,195
2010 Census Population	2,030	38,262	125,688
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	1.3%	0.4%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	942	15,900	51,628
2030 Projected Households	955	16,265	52,488
2020 Census Households	907	15,351	50,464
2010 Census Households	738	14,374	47,835
Projected Annual Growth 2025 to 2030	0.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	1.8%	0.7%	0.5%
<b>AGE</b>			
2025 Est. Population Under 10 Years	12.8%	13.6%	12.8%
2025 Est. Population 10 to 19 Years	12.5%	13.2%	13.4%
2025 Est. Population 20 to 29 Years	13.8%	13.6%	12.3%
2025 Est. Population 30 to 44 Years	20.3%	19.8%	19.7%
2025 Est. Population 45 to 59 Years	19.5%	17.2%	18.4%
2025 Est. Population 60 to 74 Years	16.7%	16.1%	16.4%
2025 Est. Population 75 Years or Over	4.4%	6.6%	6.9%
2025 Est. Median Age	37.2	36.9	38.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.8%	49.6%	49.5%
2025 Est. Female Population	50.2%	50.4%	50.5%
2025 Est. Never Married	29.4%	29.4%	29.6%
2025 Est. Now Married	51.8%	50.4%	51.3%
2025 Est. Separated or Divorced	14.7%	13.5%	12.7%
2025 Est. Widowed	4.1%	6.7%	6.4%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	27.8%	16.4%	17.5%
2025 Est. HH Income \$150,000 to \$199,999	15.2%	11.8%	11.8%
2025 Est. HH Income \$100,000 to \$149,999	24.4%	20.5%	21.9%
2025 Est. HH Income \$75,000 to \$99,999	18.2%	13.2%	11.8%
2025 Est. HH Income \$50,000 to \$74,999	6.5%	14.0%	14.3%
2025 Est. HH Income \$35,000 to \$49,999	4.0%	8.4%	7.9%
2025 Est. HH Income \$25,000 to \$34,999	2.1%	6.6%	5.4%
2025 Est. HH Income \$15,000 to \$24,999	0.8%	4.0%	3.3%
2025 Est. HH Income Under \$15,000	1.0%	5.1%	6.1%
2025 Est. Average Household Income	\$175,859	\$127,865	\$136,503
2025 Est. Median Household Income	\$140,551	\$106,882	\$108,629
2025 Est. Per Capita Income	\$68,403	\$49,915	\$53,029
2025 Est. Total Businesses	536	3,149	9,216
2025 Est. Total Employees	10,563	53,730	141,501