



Nat Comisar Group
 Nat Comisar
 Executive Sales Vice President

COMMERCIAL

8768 8786 CINCINNATI COLUMBUS RD.

WEST CHESTER, OH 45069



3.31 acres of commercial land on heavily trafficked Cincinnati Columbus Rd.

All short-term tenants.

Flat, buildable lot.

No sign on property.

MLS 1815343


NAT COMISAR

513-378-5801

ncomisar@sibcycline.com



<Watch
 A
 Video!

 All information is believed to be accURATE BUT NOT guaranteed.



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Introduction

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 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.

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 health-care and is a Level 3 Trauma Center. Over 800 physicians provide many levels of expertise. 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 1-75 on Mason-Montgomery Road. This facility accepts all emergency patients.

Shopping

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 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, a bike trail and picnic shelters. The Keehner Park Amphitheater is home to outdoor performances. The Upper Mill Creek Conservation Corridor features the 1.55-mile paved Port Union Historic Canal Trail. 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. 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.

King's Island is located just 10 minutes away.

WEST CHESTER INFORMATION



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,130	69,357	166,137
2023 Estimate	7,960	66,916	160,285
2010 Census	7,724	59,929	142,652
Growth 2023 - 2028	2.14%	3.65%	3.65%
Growth 2010 - 2023	3.06%	11.66% 1	2.36%
Households			
2028 Projection	2,836	25,718	62,200
2023 Estimate	2,774	24,781	59,960
2010 Census	2,668	21,991	53,155
Growth 2023 - 2028	2.24%	3.78%	3.74%
Growth 2010 - 2023	3.97%	12.69%	12.80%
Owner Occupied	2,509-90.45%	19,119-77.15%	45,752-76.30%
Renter Occupied	265-9.55%	5,662-22.85%	14,209-23.70%
2023 Households by HH Income			
Income: <\$25,000	128-4.61%	1,726-6.97%	4,152-6.92%
Income: \$25,000 - \$50,000	265-9.55%	2,886-11.65%	6,934-11.56%
Income: \$50,000 - \$75,000	388-13.98%	4,152-16.75%	9,649-16.09%
Income: \$75,000 - \$100,000	571-20.57%	3,385-13.66%	7,967-13.29%
Income: \$100,000 - \$125,000	443-15.96%	3,016-12.17%	6,997-11.67%
Income: \$125,000 - \$150,000	228-8.21%	2,122-8.56%	4,943-8.24%
Income: \$150,000 - \$200,000	492-17.72%	3,566-14.39%	8,944-14.92%
Income: \$200,000+	261-9.40%	3,928-15.85%	10,374-17.30%
2023 Avg Household Income	\$120,401	\$127,659	\$131,264
2023 Med Household Income	\$102,032	\$102,002	\$104,566

