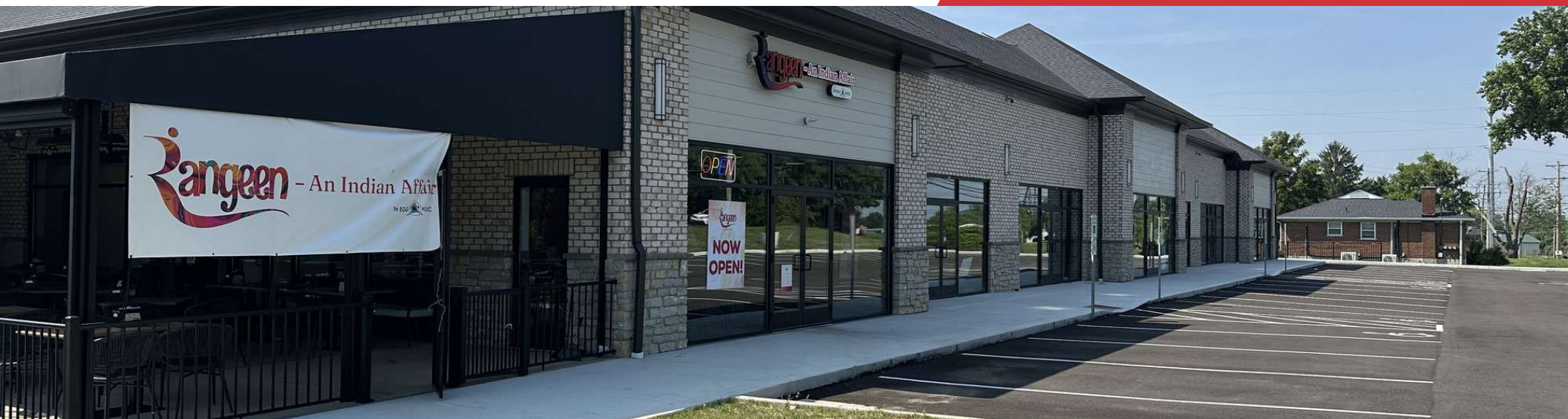


Retail Space

For Lease

9774 Cincinnati Columbus Road West
Chester Township, OH 45241





Gates Of West Chester

9774 Cincinnati Columbus Road
West Chester Township, Ohio 45241

Property Highlights

- New Construction (2024): Class A retail strip center totaling approximately 11,560 SF
- Six (6) Un-Demised Units: Each ~1,633 SF with option to combine for larger configurations
- 1.80 Acres of Land: Professionally landscaped with surface parking and excellent access
- High-Quality Construction: Brick and stone façade, full-height glass storefronts, and modern infrastructure
- Fully Leased or Available Options: Shell units ready for tenant build-out or potential owner-user occupancy
- Strong Frontage & Visibility: Located directly on US-42 (Cincinnati-Columbus Rd) with monument signage
- Excellent Accessibility: Just minutes from I-275, with convenient ingress/egress
- Robust Demographics: 3-mile radius population of 46,000+ and average household income over \$137K
- Zoned for Versatile Use: Ideal for retail, food service, professional office, or medical
- Investment Opportunity: Stable long-term potential in a growing and affluent Cincinnati suburb

Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	11,560 SF
Available SF:	1,633 - 9,798 SF
Lot Size:	1.8 Acres

For More Information

Billy Gillman

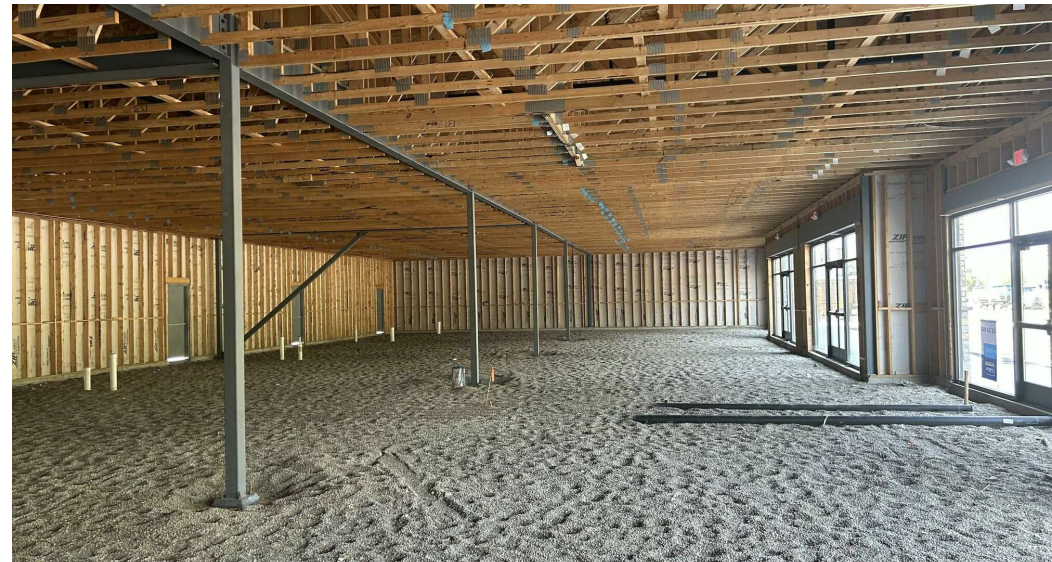
O: 513 604 4530

billy@bergman-group.com | OH #SAL.2005012929

For Lease

1,633 - 9,798 SF | \$25.00 SF/yr

Retail Space



For Lease

1,633 - 9,798 SF | \$25.00 SF/yr

Retail Space



4695 Lake Forest Drive, Suite 100
Cincinnati, OH 45242
513 769 1700 tel
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For Lease

1,633 - 9,798 SF | \$25.00 SF/yr
Retail Space

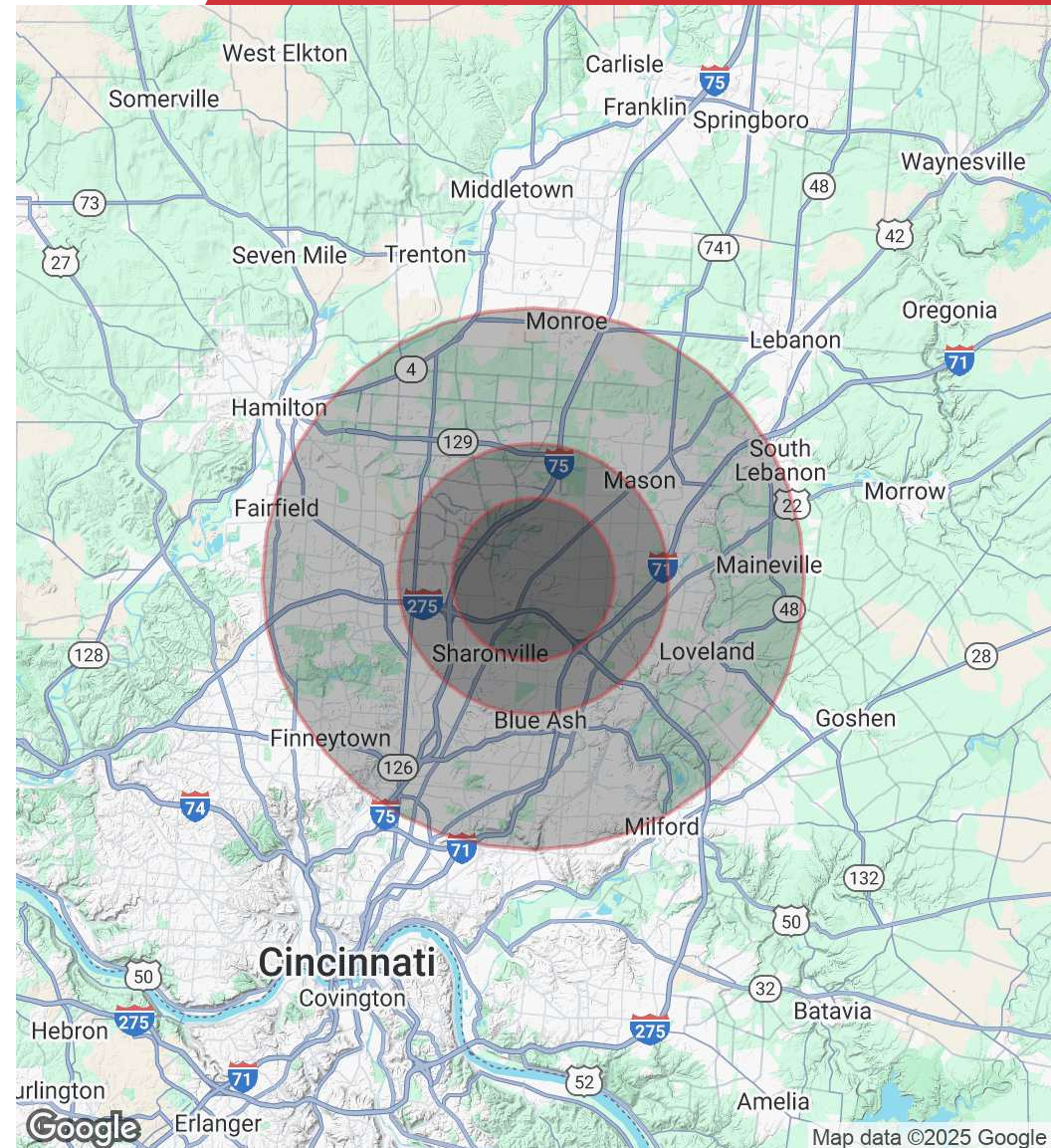
Population

	3 Miles	5 Miles	10 Miles
Total Population	47,095	150,900	586,051
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	18,327	58,496	227,850
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$137,910	\$143,594	\$129,342
Average House Value	\$354,128	\$394,853	\$348,515

Demographics data derived from AlphaMap



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