



For sale or lease

7592, 7600, and 7602 Tylers Place Blvd
West Chester Township, OH 45069

10,126 SF, 8,509 SF, & 4,465 SF
23,100 Total RSF Available

Property Overview

Ideal for Medical Office, Classroom, and Professional Office

Existing Buildings

This three building portfolio is located in the heart of the West Chester/Liberty Township market, one of the fastest growing areas in all of Cincinnati. The buildings have outstanding visibility and signage opportunities on I-75, with easy and convenient access via both the Tylersville and Liberty Way exits. The buildings contain 4,465 SF, 8,509 SF, and 10,126 SF, and can be leased or purchased individually or as a portfolio. With a parking ratio of 7.99/1,000 SF, most any office use can be accommodated.

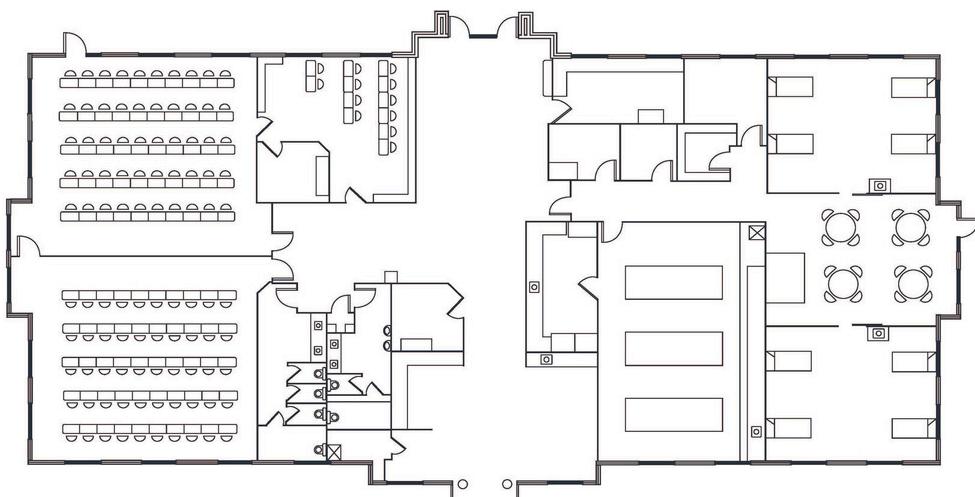
Build to Suit Opportunity

Two adjacent sites are also available for build-to-suit buildings ranging from a 6,500 SF one story building, a 10,000 SF one story building, and a two story, 20,000 SF building.

Outstanding I-75 Visibility and Signage Opportunities

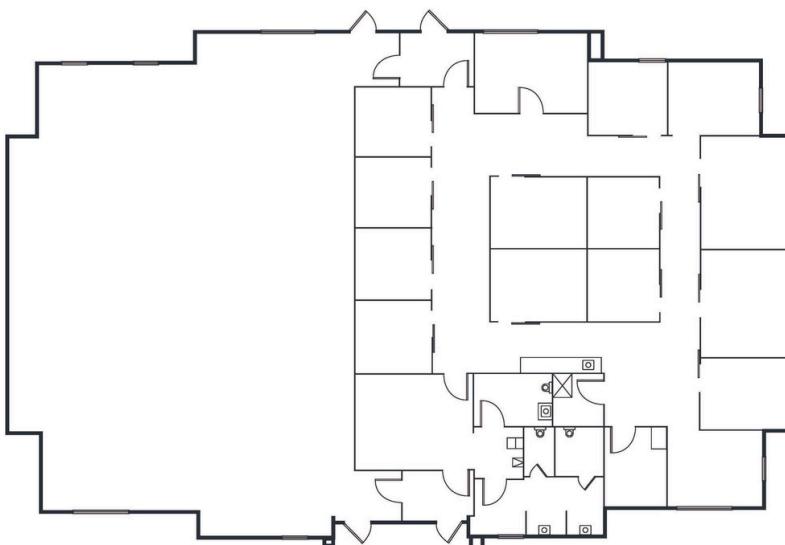


Building One



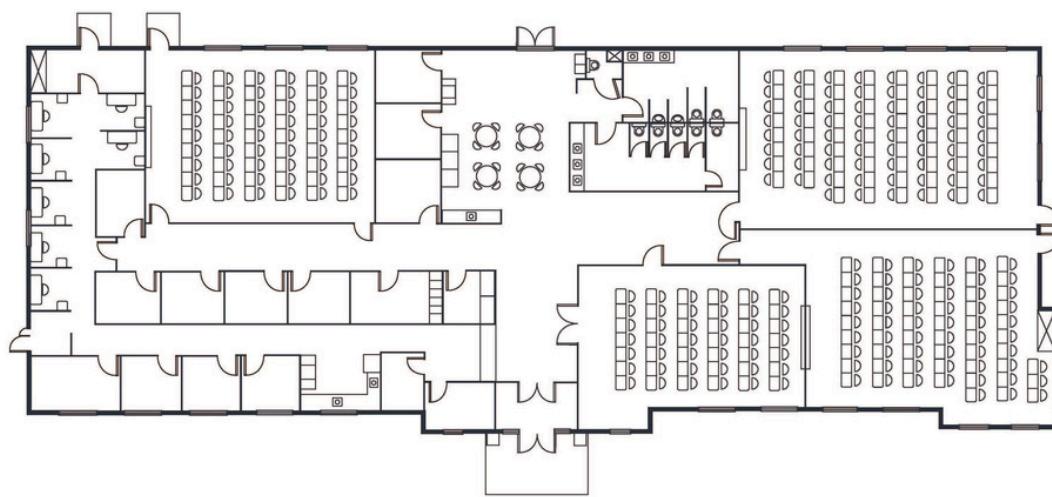
Location	7600 Tyler's Place Boulevard
Size	8,509 s.f.
Year Built	2007
Parking Ratio	7.99 spaces/1,000 s.f.
Lease Rate	\$14.00/sf/year Net
Sale Price	\$1,660,000 (\$195/s.f.)

Building Two



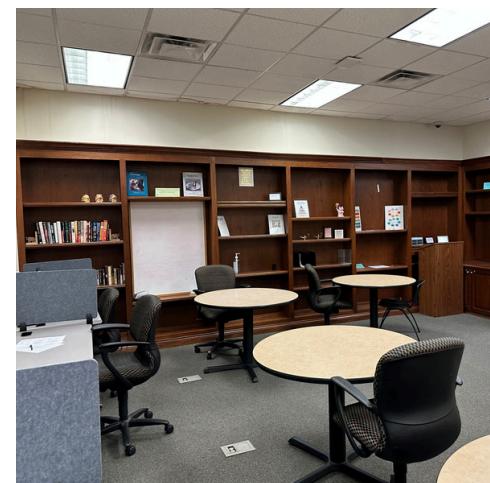
Location	7602 Tyler's Place Boulevard
Size	4,465 s.f.
Year Built	2009
Parking Ratio	7.99 spaces/1,000 s.f.
Lease Rate	\$14.00/sf/year Net
Sale Price	\$870,675 (\$195/s.f.)

Building Three



Location	7592 Tyler's Place Boulevard
Size	10,126 s.f.
Year Built	2013
Parking Ratio	7.99 spaces/1,000 s.f.
Lease Rate	\$14.00/sf/year Net
Sale Price	\$1,974,570 (\$195/s.f.)

Interior Photos



[Click Here | Virtual Tour](#)

Location Overview



West Chester Township,
25 miles north of the
Central Business District
with I-75 access.



Major suburban **commercial hub** with corporate offices, retail, healthcare, and manufacturing.



One of Ohio's **fastest-growing** communities over the past two decades.



Located in West Chester Township with **no earnings tax**.



Population

1 mile : 4,541

3 miles : 52,738

miles : 139,682

Households

1 mile : 1,751

3 miles : 20,310

5 miles : 52,140

Median Age

1 mile : 39.2

3 miles : 39.4

5 miles : 40.0

Thank you

About JLL

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