

TYLER'S PLACE BUSINESS CAMPUS

7606 Tylers Place Boulevard
West Chester, Ohio 45069

\$13.95/SF + \$4.20 in OpEx
3,279 SF Available



Property Lease Highlights

- Convenient access to I-75 via Tylersville Road
- 6,558 SF building with 3,279 SF available ([floor plan](#))
- Abundant parking with over 19 spaces (3.04 ratio)
- Professional office campus with thriving businesses
- Building signage & monument signage available
- West Chester Township, no local earnings tax

Nick Barela, Broker
nick.barela@republic-cre.com

Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com



REPUBLIC
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ADDITIONAL PHOTOS



Monument sign facing Tyler's Place Boulevard



Classic brick and masonry finish

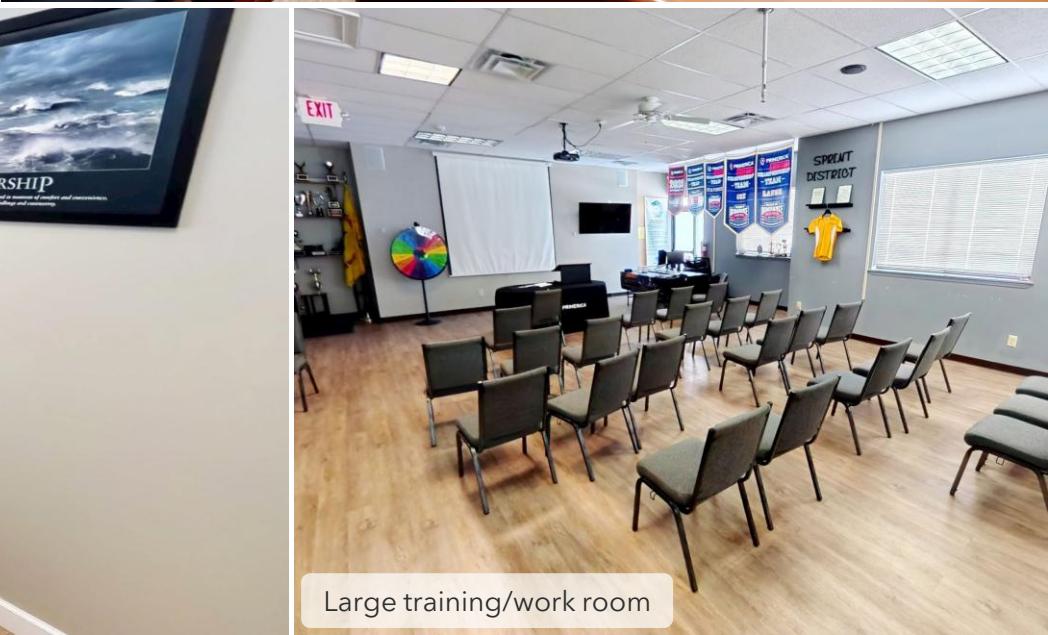
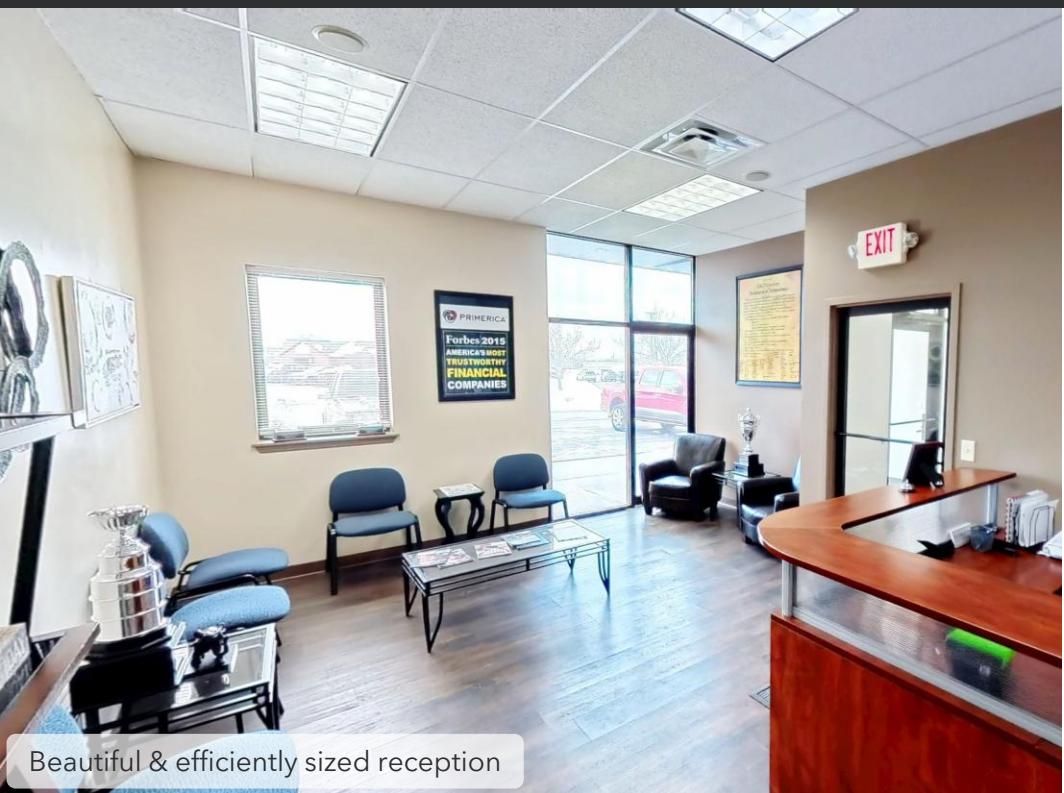


At-your-door parking with modern suite entry

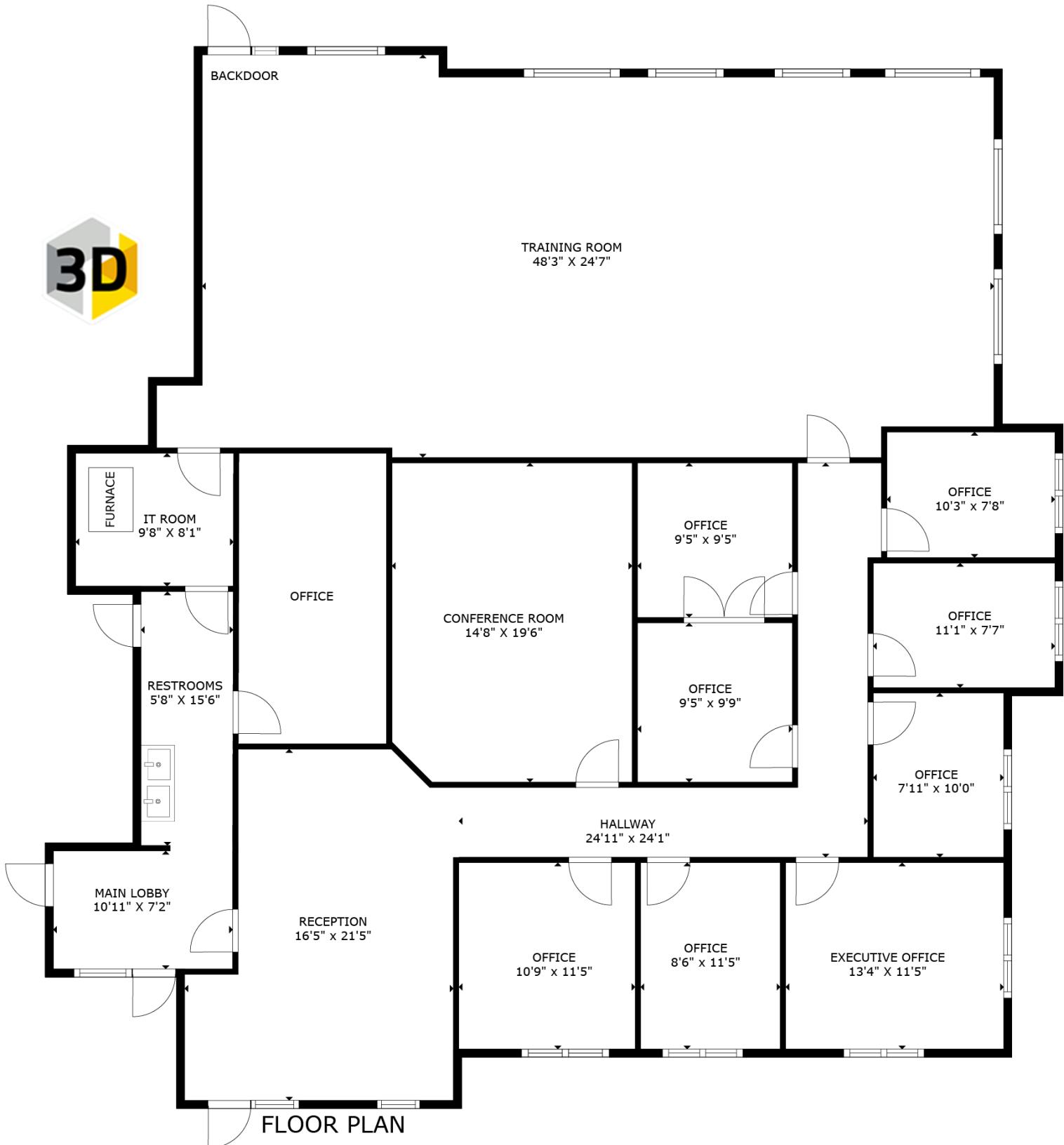


Immediate access to I-75

INTERIOR PHOTOS



FLOOR PLAN



3,279 square feet available
([link to virtual walk-thru](#))

OPERATING EXPENSE DETAIL

7606 TYLERS PLACE BLVD — 2026 OPERATING COSTS

Tylers Place Office Park | West Chester Township, Ohio 45069

BUILDING OVERVIEW

 **Lot 4**
Park Designation

 **13.5%**
Association Share

 **6,558 SF**
Building Size

 **\$103,540**
Total Assoc. Budget

\$ ANNUAL COSTS

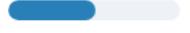
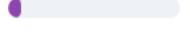
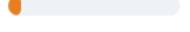
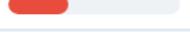
 Association Fees 13.5% of \$103,540 budget	\$13,978
 Property Insurance Annual premium	\$1,974
 Liability Insurance Annual premium	\$1,935
 Real Estate Tax Butler County 2026	\$9,648

COST DISTRIBUTION



PER SF COSTS

COST PER SQUARE FOOT / YEAR

 Association Fees		\$2.13
 Property Insurance		\$0.30
 Liability Insurance		\$0.30
 Real Estate Tax		\$1.47
Total NNN / SF		 \$4.20

AVAILABLE SPACE

3,279 SF

 **\$4.20**
PER SF / YEAR

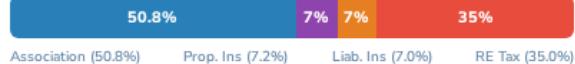
 **\$13,772**
ANNUAL NNN

 **\$1,148**
MONTHLY NNN

TOTAL ANNUAL COST

\$27,535

EXPENSE ALLOCATION



DEMOGRAPHIC INFORMATION

7606 TYLERS PLACE BOULEVARD - DEMOGRAPHIC PROFILE

West Chester Township, Ohio 45069

 **65,652**

Total Population

POPULATION OVERVIEW

 **35.6 sq mi**

Area

 **1,845 per sq mi**

Population Density



Location

DEMOGRAPHICS

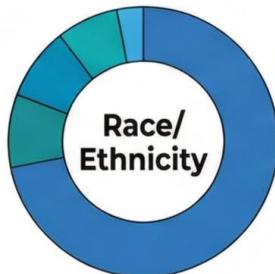
AGE

 **37.9 years**

Median Age



RACE & ETHNICITY



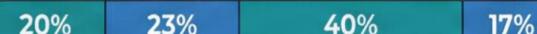
White: 72%
Black: 9%
Asian: 9%
Hispanic: 7%
Other: 3%

ECONOMICS

INCOME

 **\$113,274**
Median Household Income

 **\$49,994**
Per Capita Income



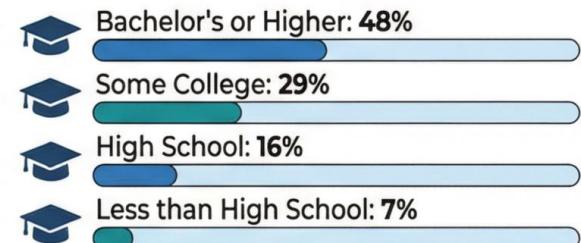
POVERTY RATE

Only 4.8%
Poverty Rate (Very Low)



LIFESTYLE

EDUCATION



HOUSING & COMMUTE

 **\$300K range**
Median Home Value

 **25,407** households

 **23.5 min** average commute

 **75%** drive alone

 **17%** work from home

Source: U.S. Census Bureau, American Community Survey 2023

Named Best Places to Live by MONEY Magazine

LOCATION MAP

