

RETAIL SPACE FOR LEASE

9324 UNION CENTRE BLVD.

West Chester Township, OH 45069



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 1,497 SF
LEASE RATE: \$25.00+ NNN

- **Join Great Co-Tenants** Chipotle, Smoothie King, FedEx Office, Tom & Chee, and Sushi Samurais.
- **Strong Daytime Population** of over 128,444 people within 5 miles.
- **High visibility space** with convenient customer access.
- **Growing Residential Base:** A 335-unit luxury apartment complex is being built nearby, further increasing foot traffic and potential clientele.
- **Located in a business-friendly hub** with a high concentration of offices, hotels, and destination retailers.

TRAFFIC COUNTS:

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



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9318 IVX Health	2,353 SF
9320 Smoothie King	1,400 SF
9326 Sushi Samuris	1,600 SF
9322 AVAILABLE	1,497 SF
9324 Chipotle	2,755 SF
9332 Kennedy's Barber Club	1,350 SF
9328 Tom+Chee	1,932 SF
9330 FedEx Office	2,010 SF
Total GLA:	14,888 SF

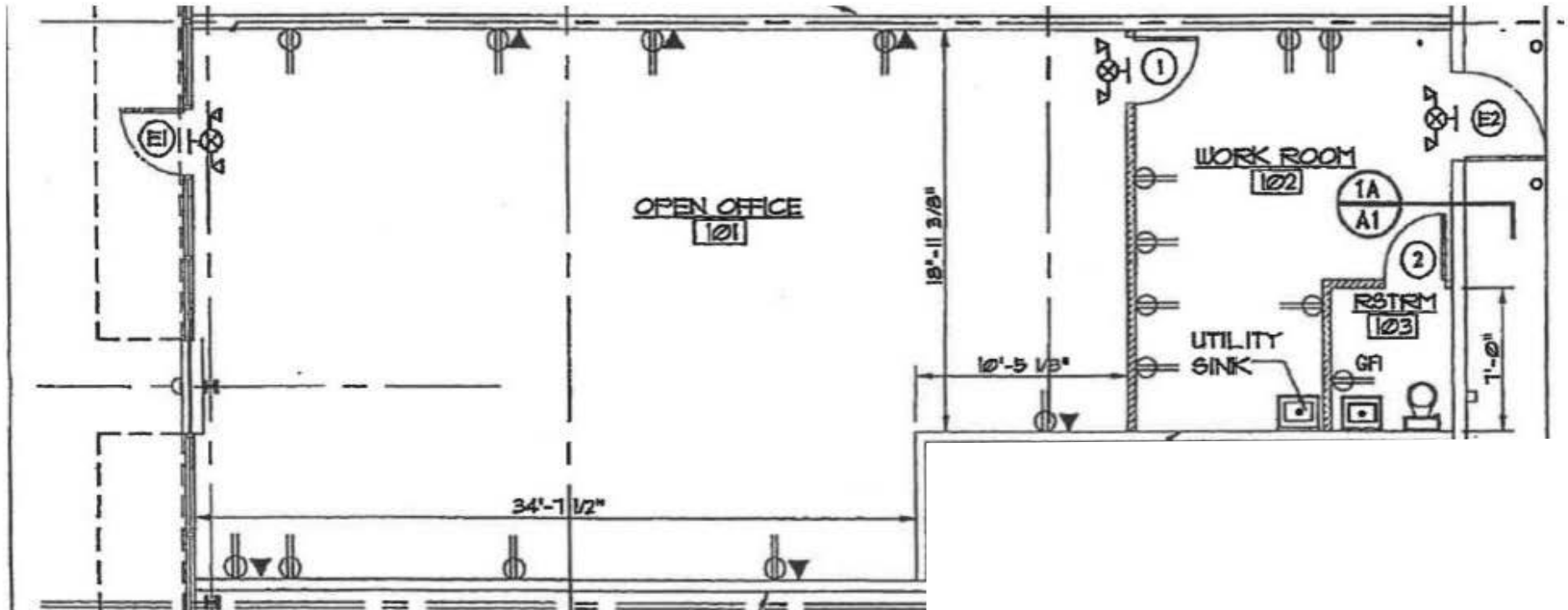


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FLOORPLAN: 1,497 SF





FOR LEASE
1,497 SF



FRONTGATE
BALLARD DESIGNS

SCHOLASTIC
BOOK FAIRS

308 Luxury Apartments

FIRST
first financial bank

Huntington

SUBWAY

bp

WestRock

West Chester
Library

The Residences
at Clocktower
335 One- and
Two-Bedroom



SITE

Union Center Blvd

Starbucks

Applebee's

First Watch

Wendy's

McDonald's

Burger King

Shrimp & Co.

Hilton Garden Inn

Hampton Inn

Volvo

Mercedes-Benz

Holiday Express

Smoky Bones

Chuy's

Matt's Bar

Holeman's

Sonder

Duluth Trading

IKEA

123,348 SF Building

Bass Pro Shops

Jag's

Coastal

STAYBRIDGE

5/1

Stylone

AK Steel
300 Employees

Residence Inn
Marriott

aloft
HOTELS

CORTECH
210 Employees

COURTYARD
Marriott

UnitedHealth Group
360 Employees

Marriott
HOTELS & RESORTS - SUITES

HOMESIDE SUITES
Hilton

Shell

Bob Evans

Buffalo Wild Wings

Panera

Red Robin

TWIN PEAKS

Pancake House

amc

BRVO!

CUCINA ITALIANA

BARNES & NOBLE

MAIN EVENT

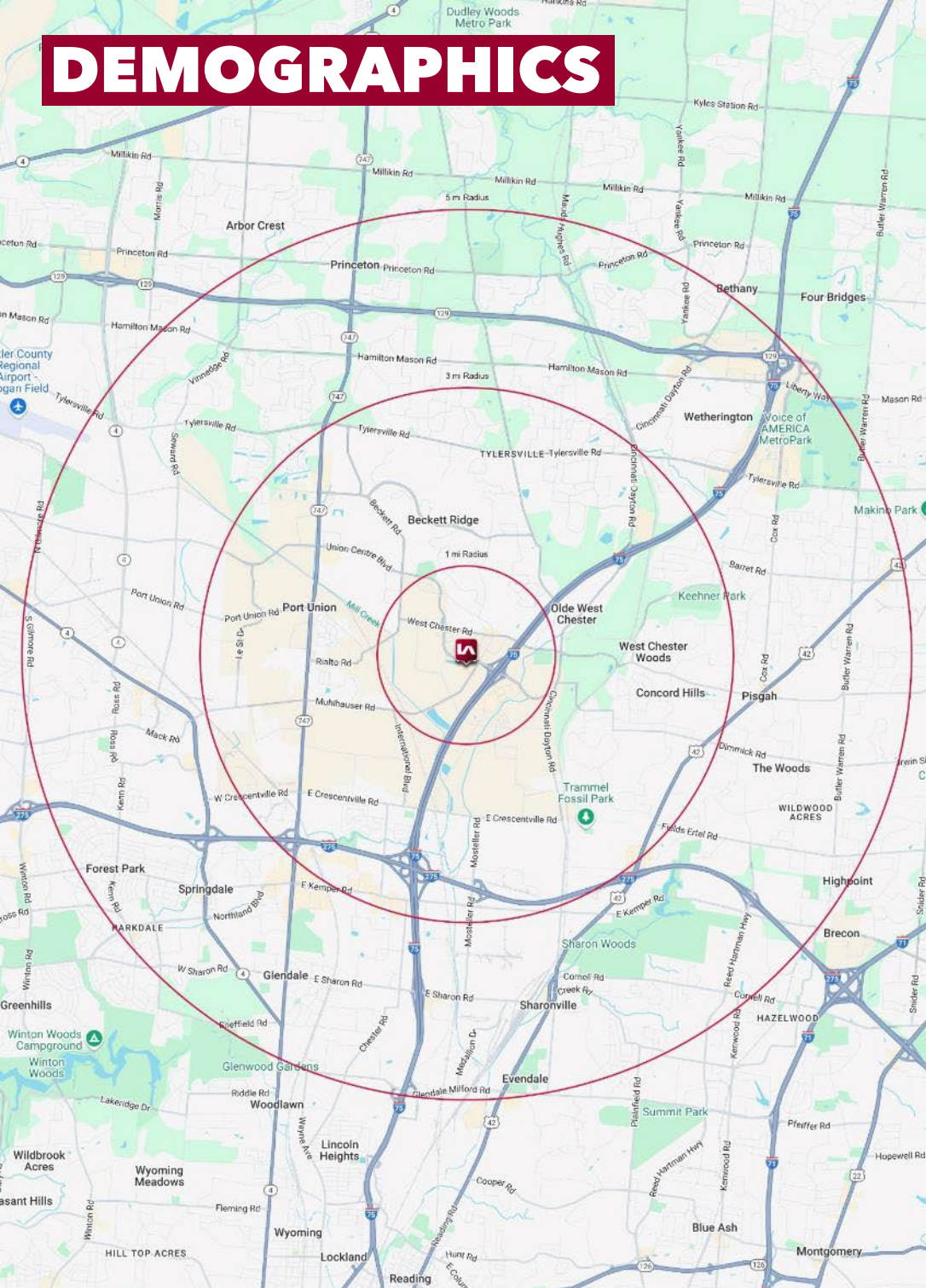
TopGolf

Gateway at West Chester

GE Aviation
2,000 Employees

LOFTS AT UNION CENTER
272 Luxury Apartments

DEMOGRAPHICS



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POPULATION			
2024 Estimated Population	3,340	42,303	135,466
2029 Projected Population	3,346	43,368	137,668
2020 Census Population	3,279	41,802	136,395
2010 Census Population	2,857	39,990	128,858
Projected Annual Growth 2024 to 2029	-	0.5%	0.3%
Historical Annual Growth 2010 to 2024	1.2%	0.4%	0.4%
HOUSEHOLDS			
2024 Estimated Households	1,302	16,379	52,732
2029 Projected Households	1,326	17,069	54,175
2020 Census Households	1,225	15,768	51,879
2010 Census Households	1,047	14,626	48,846
Projected Annual Growth 2024 to 2029	0.4%	0.8%	0.5%
Historical Annual Growth 2010 to 2024	1.7%	0.9%	0.6%
AGE			
2024 Est. Population Under 10 Years	12.6%	13.9%	12.9%
2024 Est. Population 10 to 19 Years	12.7%	13.6%	13.6%
2024 Est. Population 20 to 29 Years	13.6%	13.4%	12.4%
2024 Est. Population 30 to 44 Years	20.4%	20.1%	19.7%
2024 Est. Population 45 to 59 Years	19.7%	17.5%	18.5%
2024 Est. Population 60 to 74 Years	16.5%	15.6%	16.3%
2024 Est. Population 75 Years or Over	4.4%	6.0%	6.7%
2024 Est. Median Age	37.4	36.3	38.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.7%	49.4%	49.5%
2024 Est. Female Population	50.3%	50.6%	50.5%
2024 Est. Never Married	29.7%	28.8%	30.0%
2024 Est. Now Married	51.9%	51.4%	50.7%
2024 Est. Separated or Divorced	13.7%	13.7%	12.9%
2024 Est. Widowed	4.6%	6.1%	6.4%
INCOME			
2024 Est. HH Income \$200,000 or More	29.0%	17.0%	16.1%
2024 Est. HH Income \$150,000 to \$199,999	9.0%	11.9%	11.9%
2024 Est. HH Income \$100,000 to \$149,999	19.4%	19.0%	19.1%
2024 Est. HH Income \$75,000 to \$99,999	16.1%	14.0%	13.6%
2024 Est. HH Income \$50,000 to \$74,999	12.2%	13.4%	14.1%
2024 Est. HH Income \$35,000 to \$49,999	5.5%	8.3%	8.8%
2024 Est. HH Income \$25,000 to \$34,999	4.4%	6.3%	5.9%
2024 Est. HH Income \$15,000 to \$24,999	1.8%	3.7%	4.0%
2024 Est. HH Income Under \$15,000	2.5%	6.3%	6.5%
2024 Est. Average Household Income	\$170,828	\$131,008	\$133,896
2024 Est. Median Household Income	\$131,048	\$106,879	\$102,834
2024 Est. Per Capita Income	\$66,616	\$50,757	\$52,208
2024 Est. Total Businesses	420	3,067	8,368
2024 Est. Total Employees	7,666	48,107	128,444