

**4842-4978 Union Centre
Pavilion Drive
West Chester, OH
45069**



**148,436 SF Multi - Tenant
Retail For Lease**



EXTERIOR FULLY PAINTED FALL 2023 WITH FRESH UPDATED COLOR PALETTE!

AVAILABLE:

4,000 SF w/30 days' notice (end-cap)
25K-50K SF w/60+ days' notice

USES:

Retail/Office

OFFERED AT:

\$16.00 - \$18.00 PSF NNN (negotiable rates on larger spaces)

Estimated OpEx 2023: \$3.00 PSF

(\$1.13 PSF CAM, \$0.22 PSF insurance, \$1.15 PSF property taxes)

LOCATION:

Located off SR 747 (Princeton Glendale Rd) and Union Centre at signalized intersection w/ multiple entries. 16,450 VPD on Union Centre & 22,730 VPD on SR 747.

SUMMARY:

For more than 20 years, Union Centre Pavilion has been the convenient choice for customers to visit for a variety of consumer-related services and goods at the highly-traveled and busy intersection of Union Centre Boulevard and SR 747. Located just minutes from both I-75 and I-275 and with just under 19 acres and 3 direct access points of access to the center, this center has been a main attraction for a diverse mix of local and national tenants. West Chester is also the mid-way point for both major urban markets of Cincinnati and Dayton!

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

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OVERVIEW

MULTI-TENANT RETAIL CENTER FOR LEASE

YEAR BUILT:
2001

OCCUPANCY:
Variety of great options and sizes to fit any retail or office needs

COLUMN SPACING AND CEILING HEIGHTS IN LARGE BOX SPACE:
40' spacing, 20' height in front, 18' middle, 17' in rear. 13'2" height to HVAC

PROPERTY INFO:

- High visibility at signalized intersection
- Minutes to I-75 & I-275
- Ample & convenient parking
- No earnings tax in Ohio's largest township (64K+)
- 1 pylon sign on Union Centre w/LED messaging and 1 pylon sign at the corner of Union Centre and SR 747
- Located across the street from the West Chester Trade Center development

PROPERTY HIGHLIGHTS

- High visibility at signalized corner
- Daily traffic counts 22,730 on SR 747 & 16,450 on Union Centre
- Minutes to both I-75 and I-275
- 815+ parking spaces

PROPERTY SUMMARY

Join Co-Tenants in this high-traffic retail center such as H&R Block, Ohio BMW, Mike's Car Wash, West Chester Antique Mall, Farmers Insurance, Lori's Roadhouse, Laptop on Call and many more!



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AERIAL MAP

MULTI-TENANT RETAIL CENTER FOR LEASE



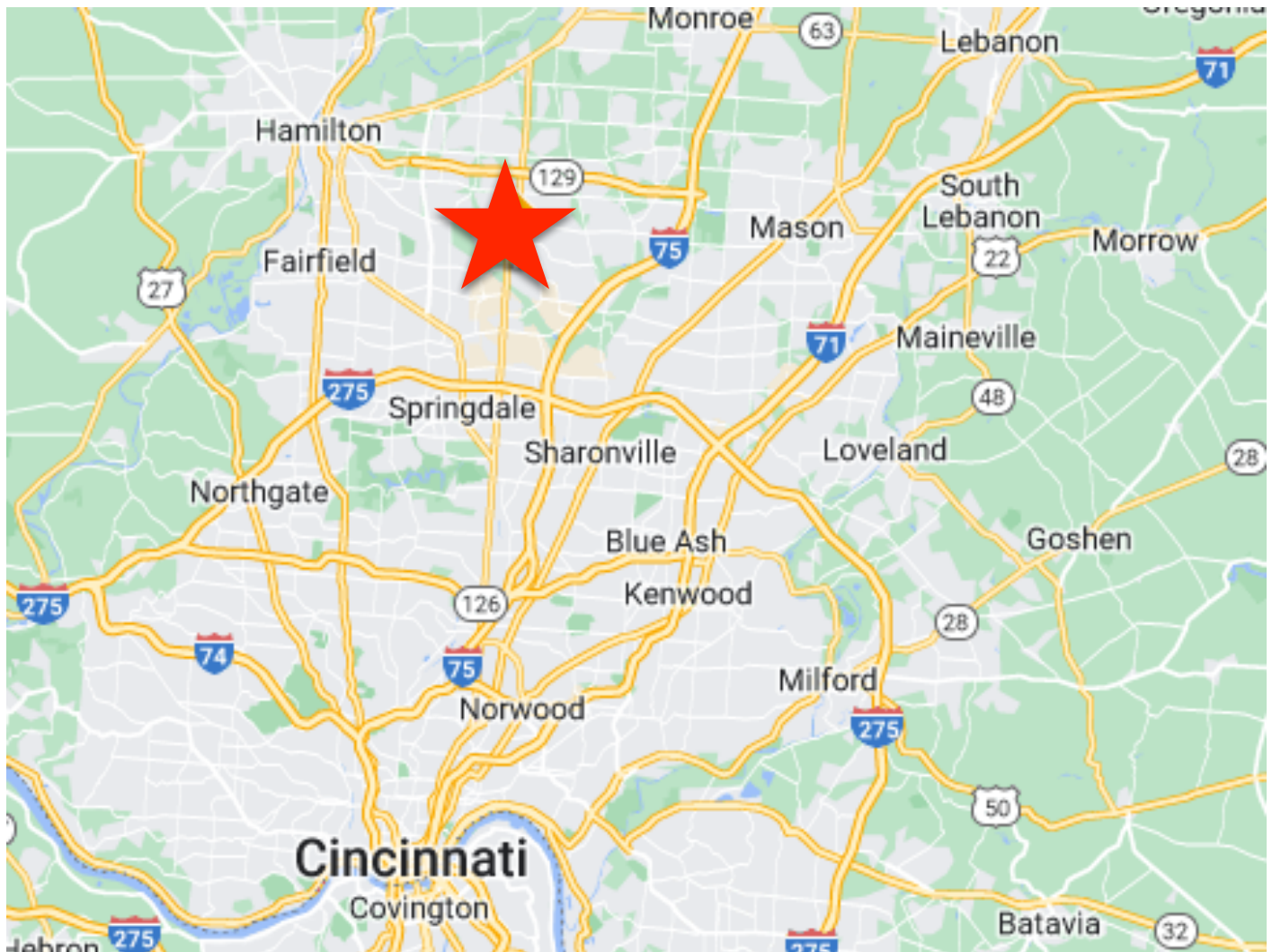
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STREET MAP

MULTI-TENANT
RETAIL CENTER FOR
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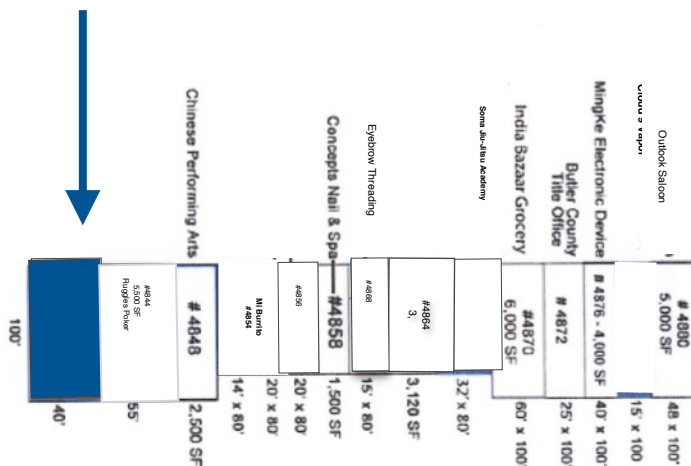
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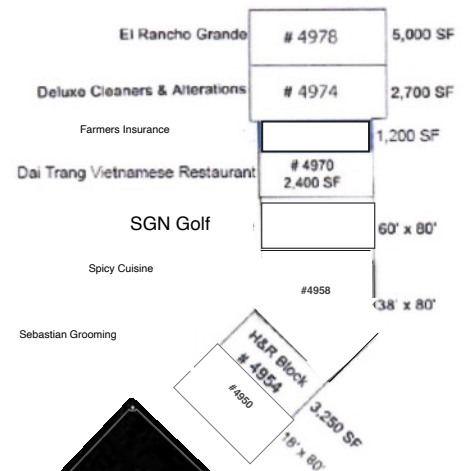
SITE MAP

MULTI-TENANT RETAIL CENTER FOR LEASE

AVAILABLE
w/ 30 days notice
4,000 SF



SITE PLAN



AVAILABLE
w/60+ days' notice
25K or 50K SF


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DEMOGRAPHICS

MULTI-TENANT RETAIL CENTER FOR LEASE

| Union Centre Pavilion | | | | | | | |
|--|-----------|--------|-----------|---|-----------|--------|--|
| 4842-4978 Union Centre Pavilion Dr, West Chester, OH 45069 | | | | | | | |
| Building Type: General Retail Secondary: Storefront | | | |  | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | | |
| Population | | | | | | | |
| 2028 Projection | 5,490 | | 44,433 | | 151,014 | | |
| 2023 Estimate | 5,383 | | 43,430 | | 147,652 | | |
| 2010 Census | 5,012 | | 39,668 | | 134,856 | | |
| Growth 2023 - 2028 | 1.99% | | 2.31% | | 2.28% | | |
| Growth 2010 - 2023 | 7.40% | | 9.48% | | 9.49% | | |
| 2023 Population by Hispanic Origin | 790 | | 4,207 | | 13,157 | | |
| 2023 Population | 5,383 | | 43,430 | | 147,652 | | |
| White | 3,314 | 61.56% | 30,458 | 70.13% | 104,489 | 70.77% | |
| Black | 942 | 17.50% | 6,578 | 15.15% | 26,976 | 18.27% | |
| Am. Indian & Alaskan | 26 | 0.48% | 196 | 0.45% | 612 | 0.41% | |
| Asian | 945 | 17.56% | 4,918 | 11.32% | 10,848 | 7.35% | |
| Hawaiian & Pacific Island | 29 | 0.54% | 164 | 0.38% | 475 | 0.32% | |
| Other | 127 | 2.36% | 1,116 | 2.57% | 4,252 | 2.88% | |
| U.S. Armed Forces | 0 | | 43 | | 80 | | |
| Households | | | | | | | |
| 2028 Projection | 2,194 | | 16,208 | | 56,702 | | |
| 2023 Estimate | 2,143 | | 15,796 | | 55,360 | | |
| 2010 Census | 1,956 | | 14,201 | | 50,243 | | |
| Growth 2023 - 2028 | 2.38% | | 2.61% | | 2.42% | | |
| Growth 2010 - 2023 | 9.56% | | 11.23% | | 10.18% | | |
| Owner Occupied | 1,169 | 54.55% | 11,654 | 73.78% | 38,112 | 68.84% | |
| Renter Occupied | 974 | 45.45% | 4,143 | 26.23% | 17,248 | 31.16% | |
| 2023 Households by HH Income | 2,143 | | 15,796 | | 55,359 | | |
| Income: <\$25,000 | 354 | 16.52% | 1,585 | 10.03% | 6,779 | 12.25% | |
| Income: \$25,000 - \$50,000 | 269 | 12.55% | 2,128 | 13.47% | 8,975 | 16.21% | |
| Income: \$50,000 - \$75,000 | 448 | 20.91% | 2,482 | 15.71% | 9,785 | 17.68% | |
| Income: \$75,000 - \$100,000 | 77 | 3.59% | 1,455 | 9.21% | 7,304 | 13.19% | |
| Income: \$100,000 - \$125,000 | 366 | 17.08% | 2,309 | 14.62% | 6,945 | 12.55% | |
| Income: \$125,000 - \$150,000 | 166 | 7.75% | 1,153 | 7.30% | 3,778 | 6.82% | |
| Income: \$150,000 - \$200,000 | 170 | 7.93% | 2,237 | 14.16% | 6,295 | 11.37% | |
| Income: \$200,000+ | 293 | 13.67% | 2,447 | 15.49% | 5,498 | 9.93% | |
| 2023 Avg Household Income | \$108,951 | | \$123,267 | | \$104,523 | | |
| 2023 Med Household Income | \$75,162 | | \$102,685 | | \$82,326 | | |

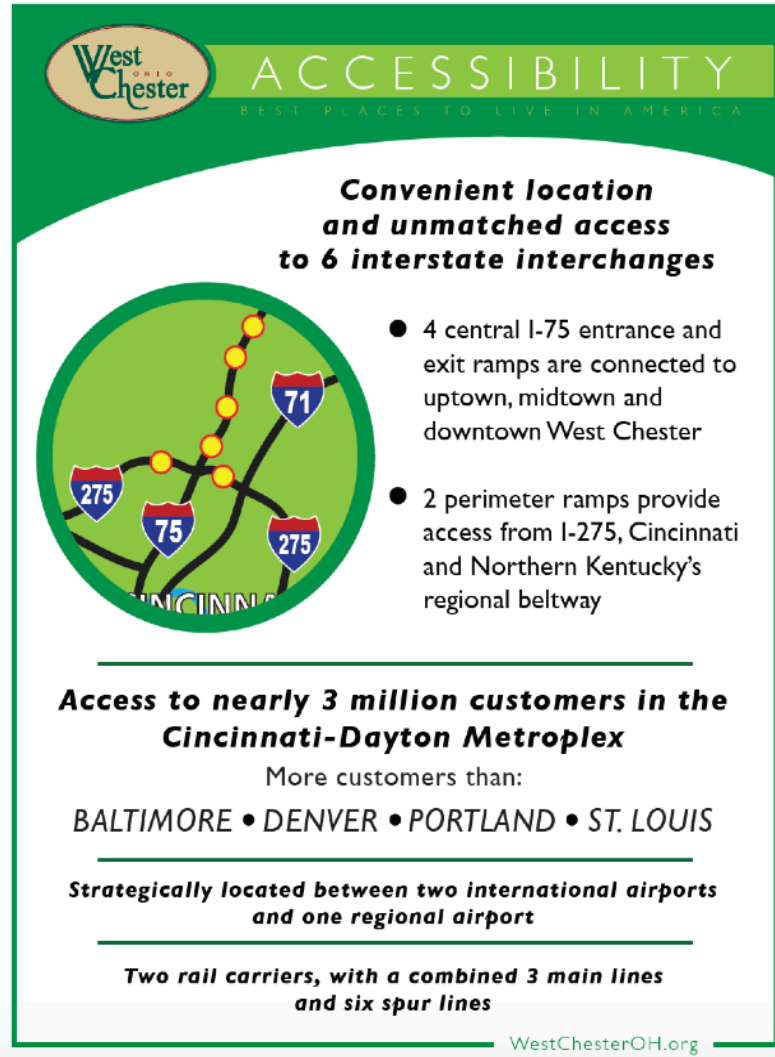
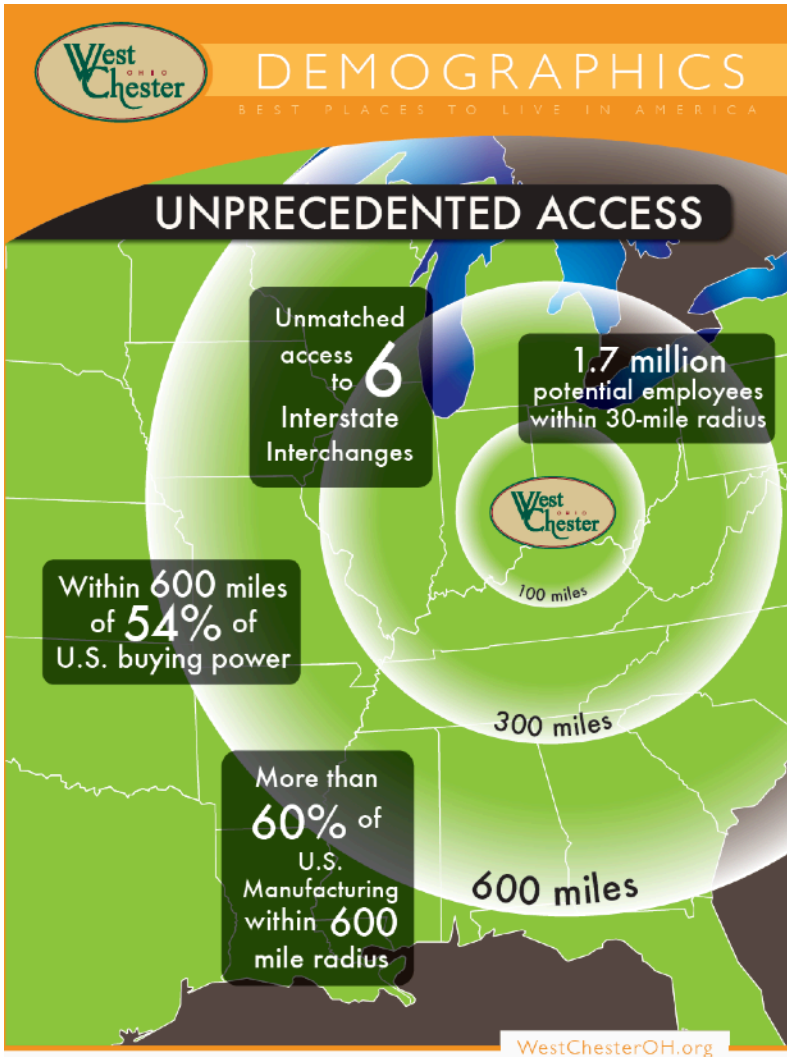
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Why West Chester?

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