

WEST CHESTER PLAZA

7843-7855 Tylersville Rd
West Chester, OH 45069

Anchor
ASSOCIATES

HIGHLIGHTS

- 88,181 SF retail center anchored by Kroger
- Located at the highly coveted intersection of Cox Rd and Tylersville Rd in West Chester
- Population of 63,382 within a three mile radius with an average household income of \$155,321
- Retailers in the area include Kohl's, Kroger, Target, Fresh Market, Ross Dress for Less, Meijer, Lowe's, Home Depot, TJ Maxx and Ulta
- Restaurants in the area include Chipotle, Starbucks, Jimmy John's, Tropical Smoothie Cafe, Panera, Krispy Kreme, Bone Fish Grill, McAlister's Deli, Texas Roadhouse, LongHorn Steakhouse and Chick-fil-A

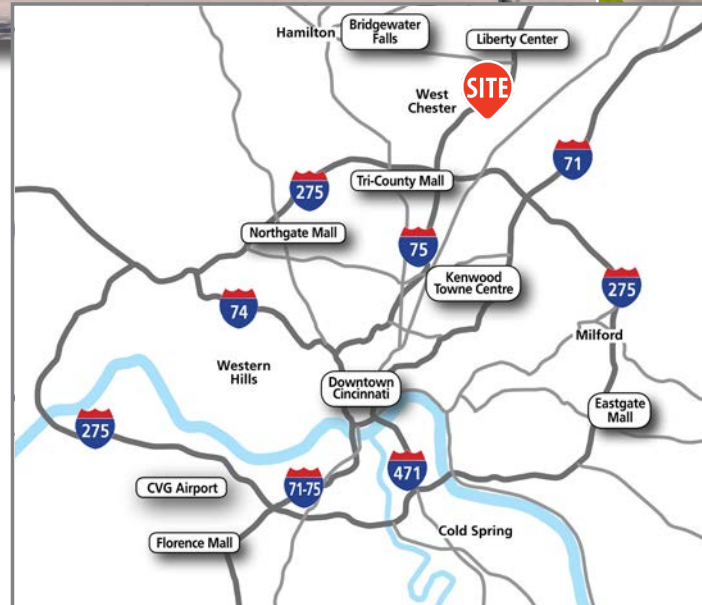


TRAFFIC COUNTS

- 30,086 VPD on Tylersville Rd west of shopping center
- 26,395 VPD on Tylersville Rd east of shopping center

DEMOGRAPHICS

2024 Estimates	1 mile	3 miles	5 miles
Population	5,857	63,382	146,545
Households	2,294	23,721	54,846
Average HH Income	\$116,784	\$155,321	\$162,706
Daytime Employees	8,846	26,478	87,191



CONTACT

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CHAINLINKS
RETAIL ADVISORS

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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SPACE	TENANT	SF
1	KROGER	66,523
2	CLARKSON EYE CARE	2,719
4	TIGER SUGAR	1,400
5	HOME CARE ASSISTANCE	1,400
6	OASIS NAIL SPA	1,319
7	TAZIKI'S MEDITERRANEAN CAFÉ	3,650
8	UBREAKIFIX	1,400
9	AVAILABLE	1,400
10	NICHOLAS MURLAND CHIROPRACTIC	1,400
11	WILLIS MUSIC	4,200
12	GREAT WALL KITCHEN	1,400
13	MARINER FINANCE	1,370