

New Listing 3,426 SF

Available July 1, 2025

Plaza at Wetherington West Chester, Ohio



FEATURES

- 3,426 SF "As-Is"
- Prior tenant Snooty Fox, moving out 6/30/2025
- 7745 Tyler's Place Blvd.
- Lease Rate: \$15.00 PSF/NNN (\$5.00)
- Location close to area Hospitals & ideal for medical support services or outpatient uses.
- 100% T-Bar drop ceiling
- Abundant natural light, 60' of storefront glass
- Open Space
- One ADA restroom
- Small storage area

LOCATION

Plaza at Wetherington

7719-7755 Tylers Place Blvd.

West Chester, Ohio 45069

This revitalized shopping center is adjacent to the Wetherington golf course and located just 1/2 mile south of the Liberty Steiner Development on Tyler's Place Blvd. The site offers easy local and freeway access at Tylersville Road and/or Liberty way. Tenants include Slabbed Sports Cards, The UPS Store, H&R Block, Sweet's Zone Bakery, AVADA Hearing Care, L'Amour Day Spa & Nails, Halal Market, Tasty Pho and The Crepe Shop!

CONTACT

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Demographics	1 mile	3 miles	5 miles
Population:	6,495	57,754	148,042
Households:	2,471	20,718	53,221
Avg. HH Income:	\$128,901	\$136,667	\$140,059

Traffic Counts:

Tylersville Road at Tylersville Square Drive = 24,443 ADT 2022

Tylersville Road at Wetherington Drive = 13,360 ADT 2022



COMMERCIAL REAL ESTATE SERVICES

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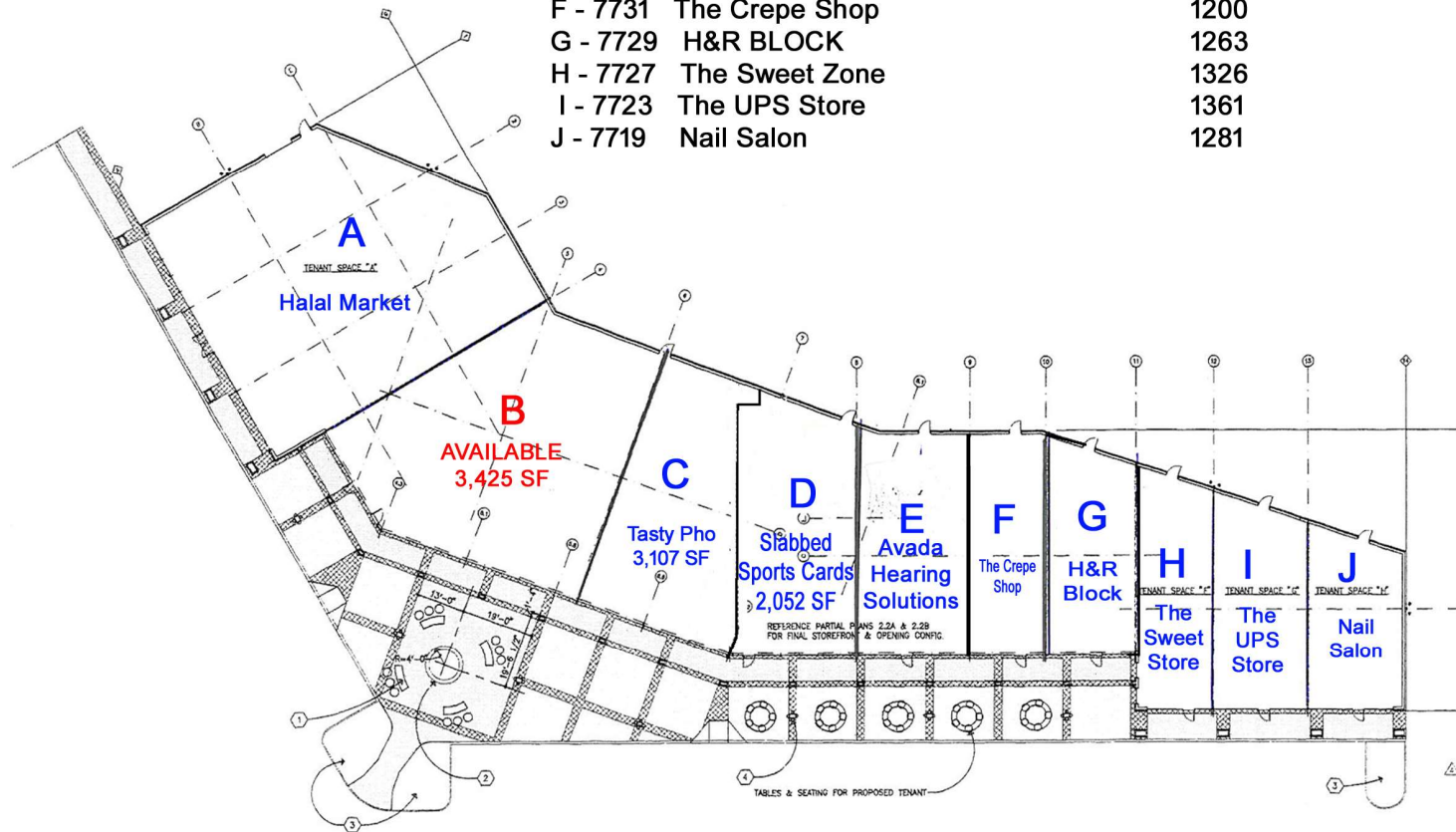
Tenant / Parking Wetherington Plaza
 7719-7755 Tylers Place Blvd.
 West Chester, OH 45069

Tenant Space

A - 7755 Halal Market
 B - 7745 AVAILABLE
 C - 7741 Tasty Pho
 D - 7739 Slabbed Sports Cards
 E - 7735 Avada Hearing Solutions
 F - 7731 The Crepe Shop
 G - 7729 H&R BLOCK
 H - 7727 The Sweet Zone
 I - 7723 The UPS Store
 J - 7719 Nail Salon

Area SF

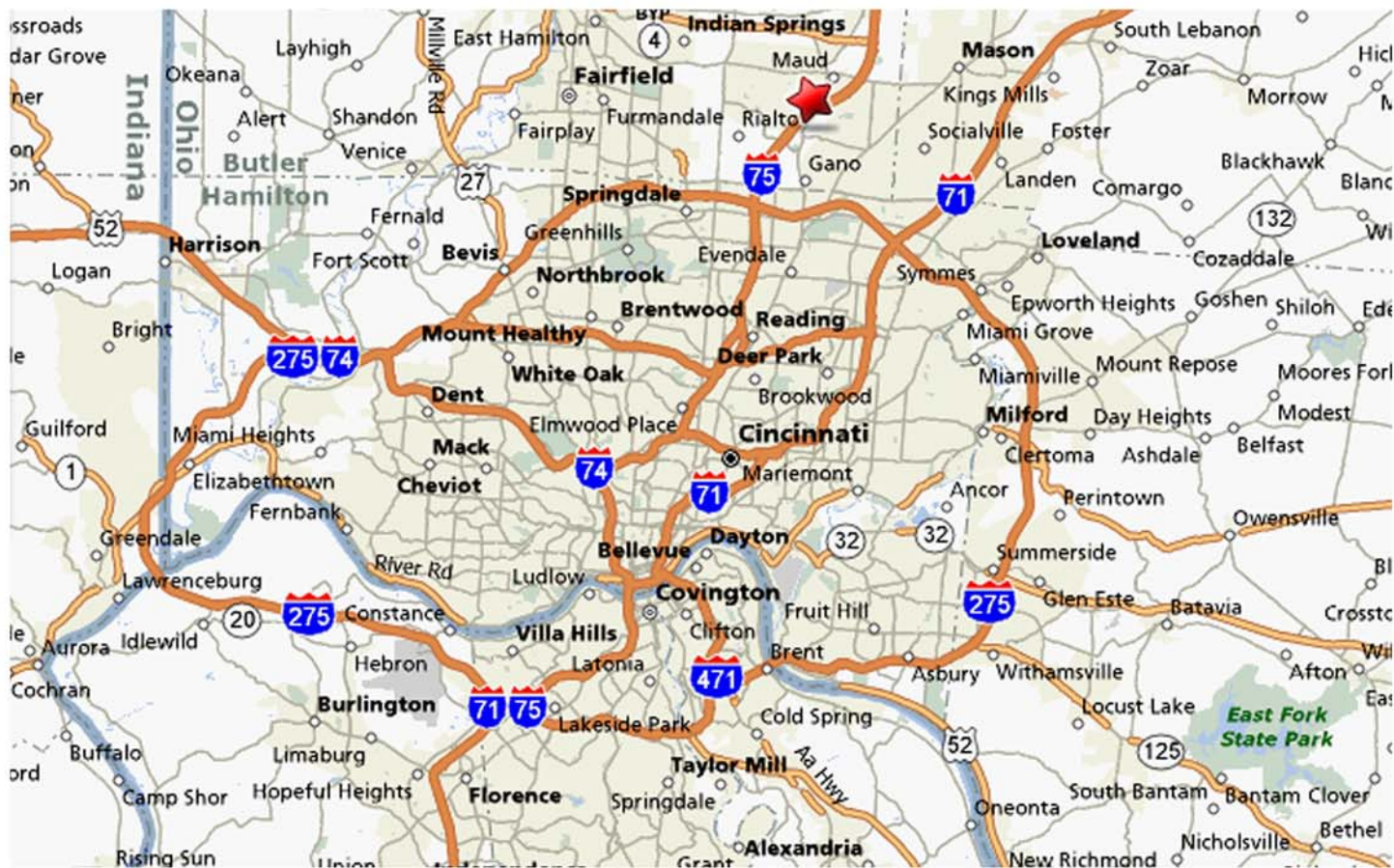
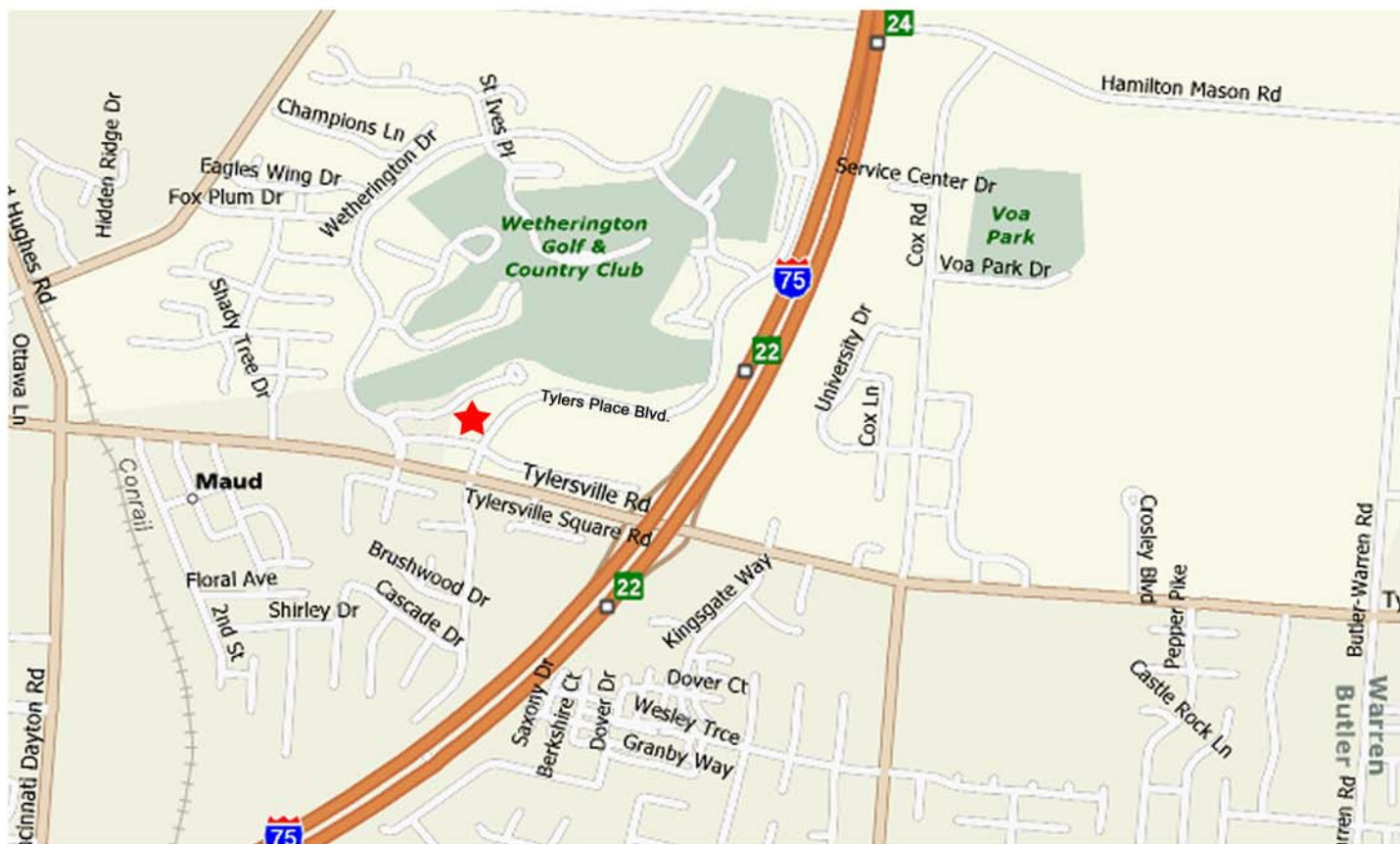
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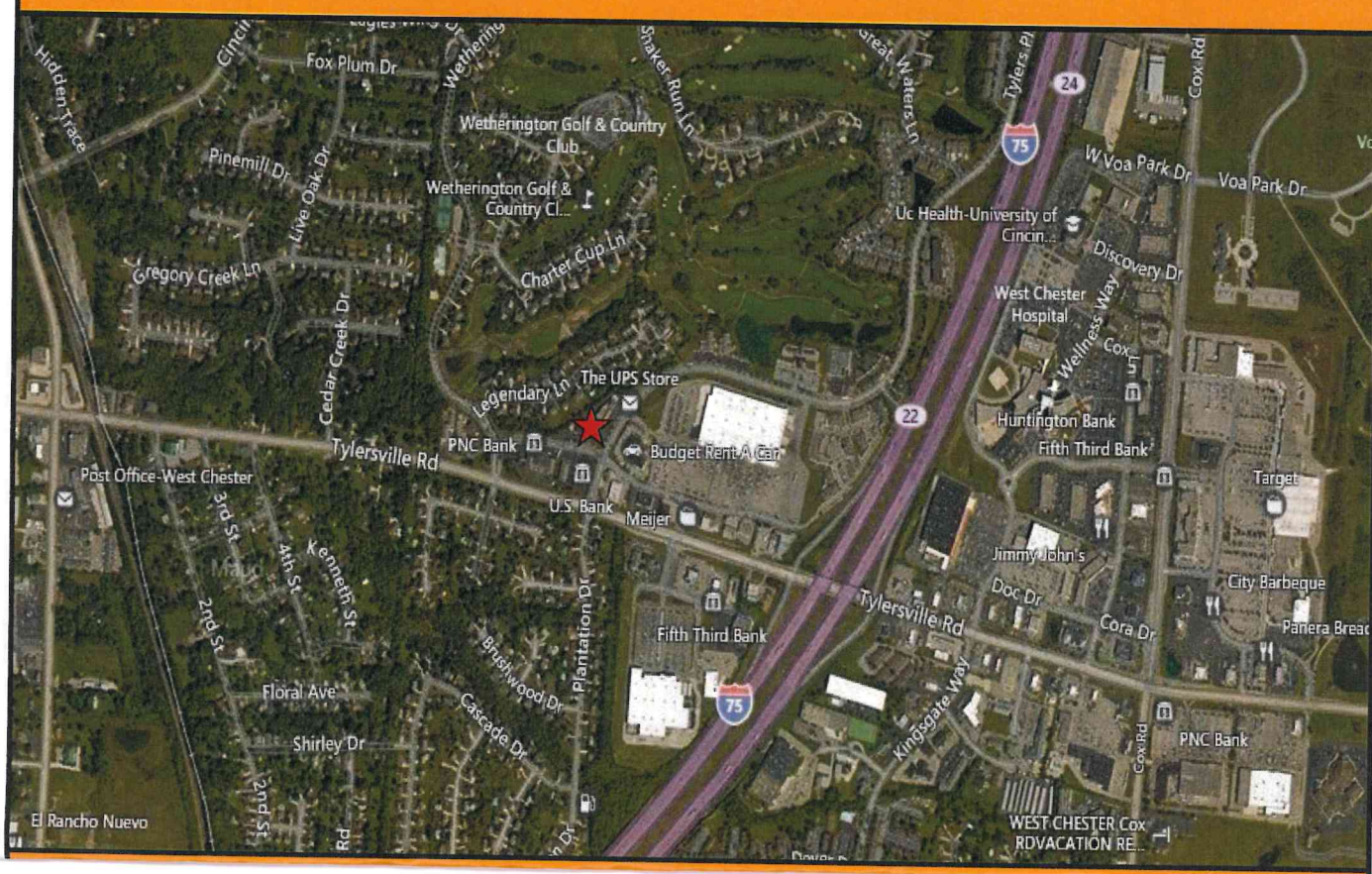


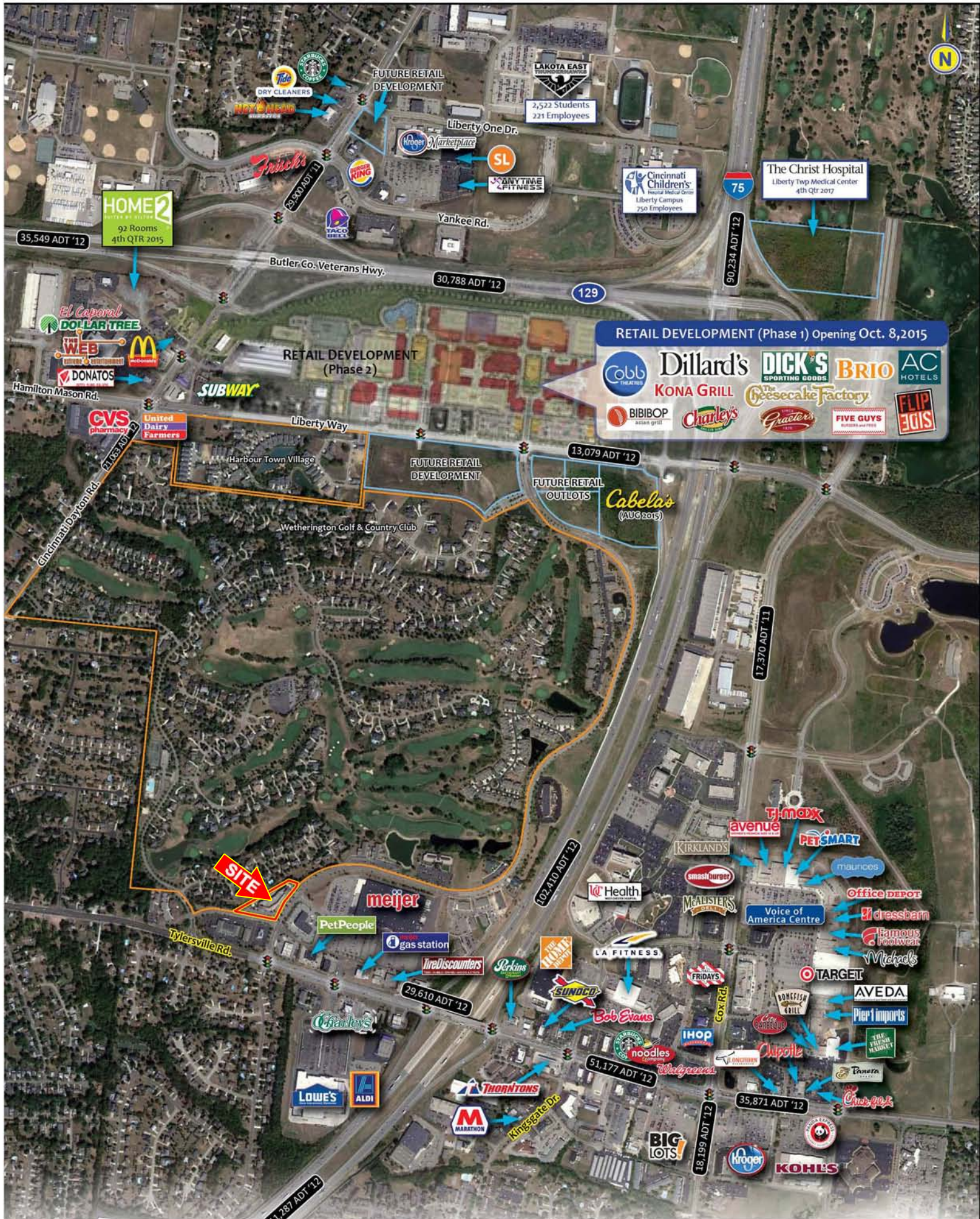
OVERALL FLOOR PLAN

1/16" = 1'-0"









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Demographic Summary Report

The Plaza At Wetherington

7719-7755 Tylers Place Blvd, West Chester, OH 45069

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **22,172 SF**
 Year Built: **1996**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,613		59,220		153,633	
2024 Estimate	6,495		57,754		148,042	
2020 Census	6,343		58,241		146,350	
Growth 2024 - 2029	1.82%		2.54%		3.78%	
Growth 2020 - 2024	2.40%		-0.84%		1.16%	
2024 Population by Hispanic Origin	260		2,556		7,757	
2024 Population	6,495		57,754		148,042	
White	4,929	75.89%	43,010	74.47%	105,359	71.17%
Black	457	7.04%	3,859	6.68%	11,007	7.44%
Am. Indian & Alaskan	2	0.03%	41	0.07%	160	0.11%
Asian	584	8.99%	6,221	10.77%	18,800	12.70%
Hawaiian & Pacific Island	9	0.14%	61	0.11%	126	0.09%
Other	514	7.91%	4,562	7.90%	12,590	8.50%
U.S. Armed Forces	3		33		110	
Households						
2029 Projection	2,513		21,209		55,198	
2024 Estimate	2,471		20,718		53,221	
2020 Census	2,431		20,953		52,696	
Growth 2024 - 2029	1.70%		2.37%		3.71%	
Growth 2020 - 2024	1.65%		-1.12%		1.00%	
Owner Occupied	2,035	82.36%	16,696	80.59%	41,021	77.08%
Renter Occupied	437	17.69%	4,022	19.41%	12,200	22.92%
2024 Households by HH Income	2,471		20,718		53,221	
Income: <\$25,000	306	12.38%	1,117	5.39%	3,393	6.38%
Income: \$25,000 - \$50,000	262	10.60%	2,180	10.52%	5,412	10.17%
Income: \$50,000 - \$75,000	249	10.08%	2,330	11.25%	6,193	11.64%
Income: \$75,000 - \$100,000	401	16.23%	3,053	14.74%	7,638	14.35%
Income: \$100,000 - \$125,000	304	12.30%	2,852	13.77%	6,408	12.04%
Income: \$125,000 - \$150,000	195	7.89%	1,987	9.59%	5,188	9.75%
Income: \$150,000 - \$200,000	302	12.22%	3,741	18.06%	8,728	16.40%
Income: \$200,000+	452	18.29%	3,458	16.69%	10,261	19.28%
2024 Avg Household Income	\$128,901		\$136,667		\$140,059	
2024 Med Household Income	\$101,439		\$114,717		\$115,505	

