



Kingland Drive Offices ~ Medical Office Space

7862 Kingland Drive
West Chester, Ohio 45069

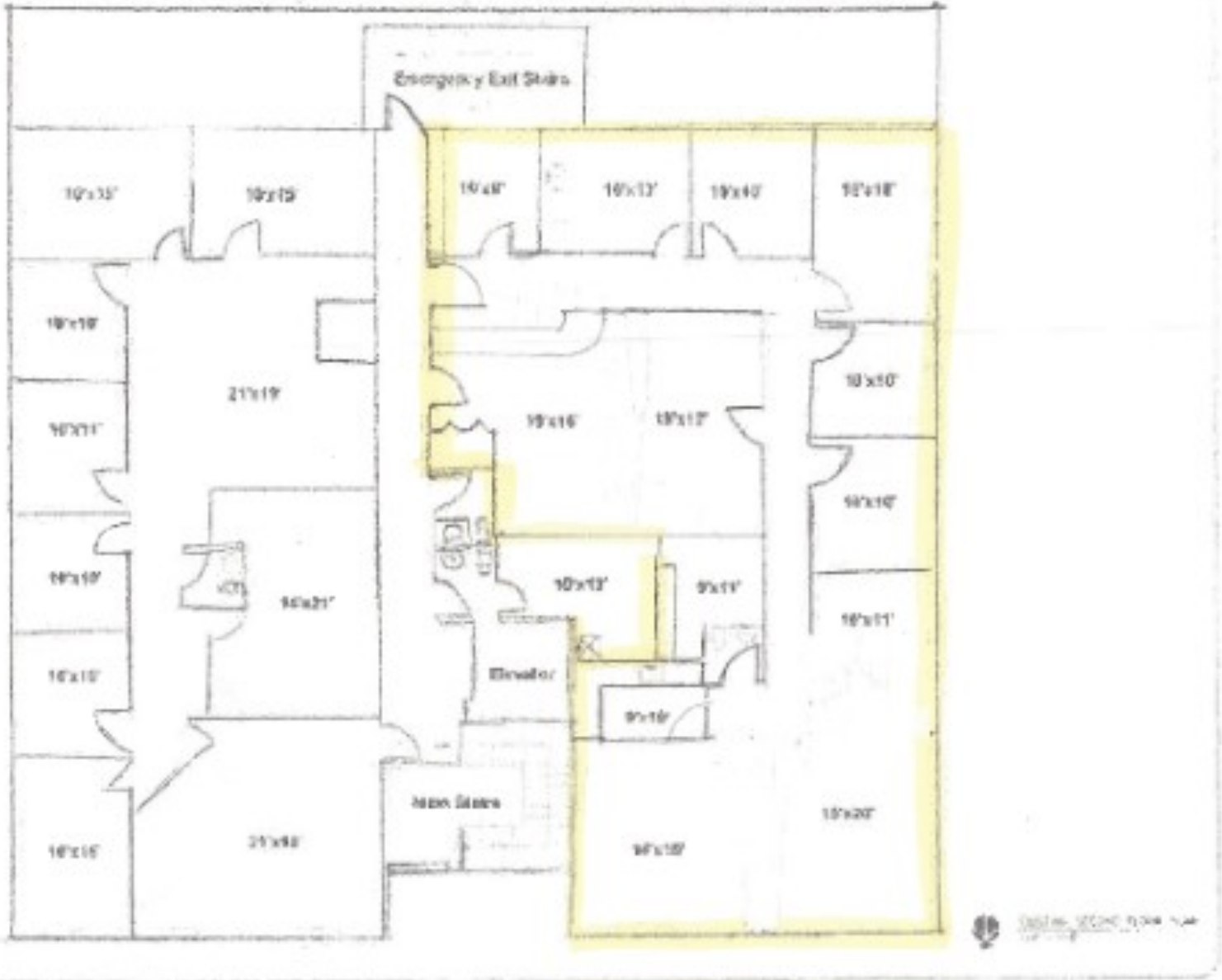
- **2,515 SF available soon for lease**
- Great Location, one minute from I-75, off Tylersville road
- Across from UC Health, West Chester Hospital
- High Traffic Counts and High Income demographics
- **Medical office ready with three+ wet exam rooms**
- **Tenant improvement allowance w/ custom buildout available**
- Very attractive elevatored building, in a great location, at a great rate!
- **Lease Rates Starting @ \$12.00 + CAM**



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7862 Kingland Drive Elevator Served Office Space



EXISTING SECOND FLOOR PLAN
7862 KINGLAND DR



Exterior/Interior



Demographic and Income Profile

7862 Kingland Dr, West Chester Twp, Ohio, 45069

Ring: 7 mile radius

Prepared by Esri

Latitude: 39.35252

Longitude: -84.36836

Summary	Census 2010	2016	2021			
Population	224,464	235,042	244,259			
Households	80,359	83,681	86,739			
Families	60,161	62,051	64,019			
Average Household Size	2.73	2.75	2.76			
Owner Occupied Housing Units	62,873	63,454	65,724			
Renter Occupied Housing Units	17,486	20,228	21,015			
Median Age	37.1	38.0	38.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.77%	0.24%	0.84%			
Households	0.72%	0.30%	0.79%			
Families	0.63%	0.15%	0.72%			
Owner HHs	0.71%	0.24%	0.73%			
Median Household Income	1.99%	2.30%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	3,860	4.6%	3,514	4.1%		
\$15,000 - \$24,999	4,354	5.2%	3,936	4.5%		
\$25,000 - \$34,999	5,170	6.2%	4,814	5.6%		
\$35,000 - \$49,999	8,053	9.6%	3,896	4.5%		
\$50,000 - \$74,999	14,476	17.3%	16,259	18.7%		
\$75,000 - \$99,999	12,091	14.4%	13,377	15.4%		
\$100,000 - \$149,999	18,287	21.9%	21,031	24.2%		
\$150,000 - \$199,999	9,123	10.9%	10,850	12.5%		
\$200,000+	8,263	9.9%	9,059	10.4%		
Median Household Income	\$85,459		\$94,306			
Average Household Income	\$106,665		\$116,115			
Per Capita Income	\$38,102		\$41,352			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,050	6.7%	14,702	6.3%	15,144	6.2%
5 - 9	18,161	8.1%	17,055	7.3%	16,607	6.8%
10 - 14	18,722	8.3%	19,029	8.1%	18,363	7.5%
15 - 19	15,712	7.0%	16,360	7.0%	16,728	6.8%
20 - 24	10,758	4.8%	13,297	5.7%	12,744	5.2%
25 - 34	26,788	11.9%	27,638	11.8%	29,998	12.3%
35 - 44	35,120	15.6%	33,274	14.2%	34,611	14.2%
45 - 54	36,866	16.4%	35,783	15.2%	33,860	13.9%
55 - 64	25,023	11.1%	29,807	12.7%	31,682	13.0%
65 - 74	12,236	5.5%	16,953	7.2%	21,410	8.8%
75 - 84	7,238	3.2%	7,866	3.3%	9,423	3.9%
85+	2,790	1.2%	3,278	1.4%	3,687	1.5%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	184,918	82.4%	187,001	79.6%	187,676	76.8%
Black Alone	15,900	7.1%	17,934	7.6%	19,948	8.2%
American Indian Alone	385	0.2%	421	0.2%	451	0.2%
Asian Alone	14,965	6.7%	19,452	8.3%	23,913	9.8%
Pacific Islander Alone	322	0.1%	347	0.1%	374	0.2%
Some Other Race Alone	3,744	1.7%	4,629	2.0%	5,524	2.3%
Two or More Races	4,230	1.9%	5,257	2.2%	6,372	2.6%
Hispanic Origin (Any Race)	9,535	4.2%	12,041	5.1%	14,671	6.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 05, 2017

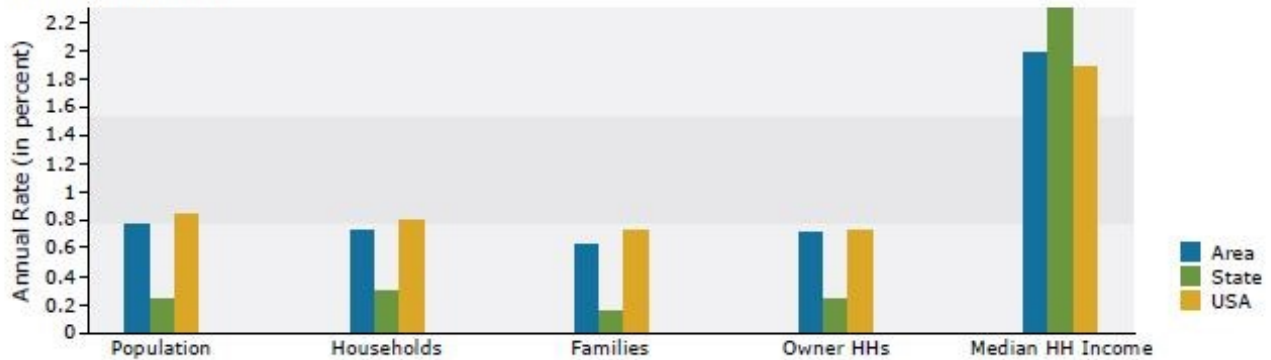


Demographic and Income Profile

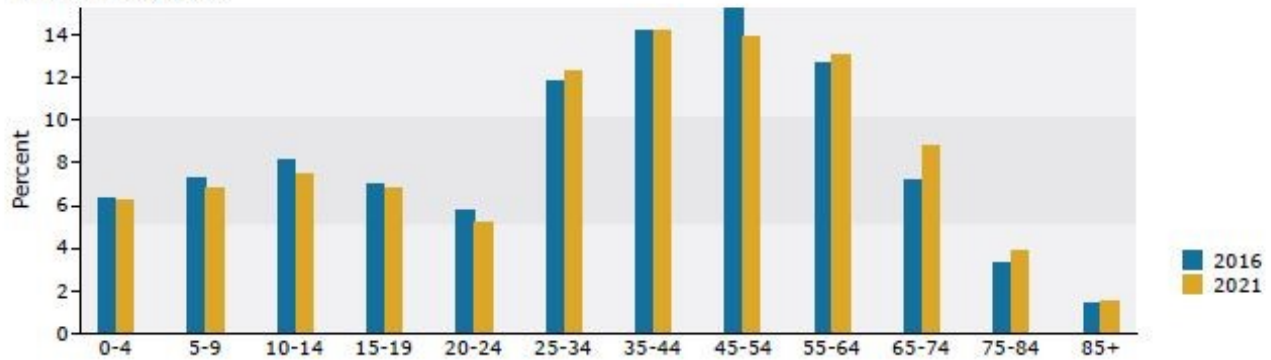
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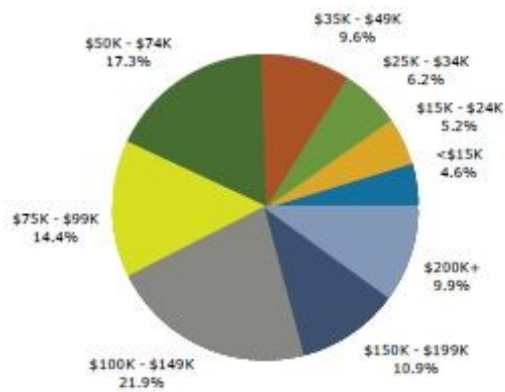
Trends 2016-2021



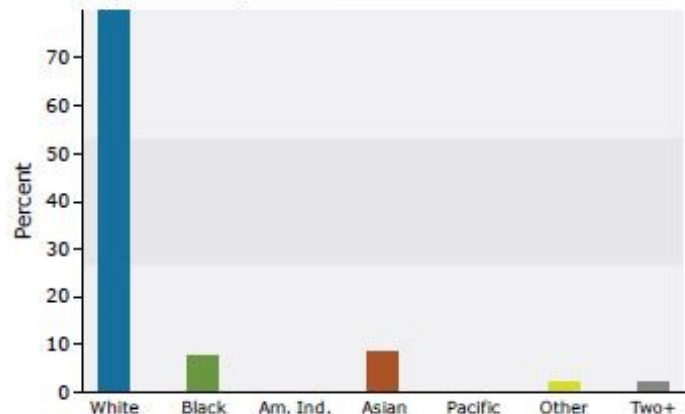
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.1%

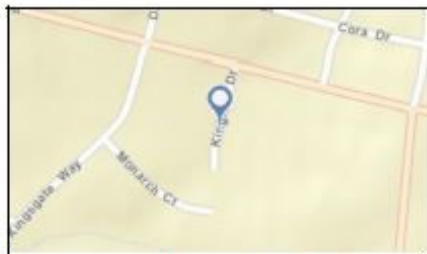
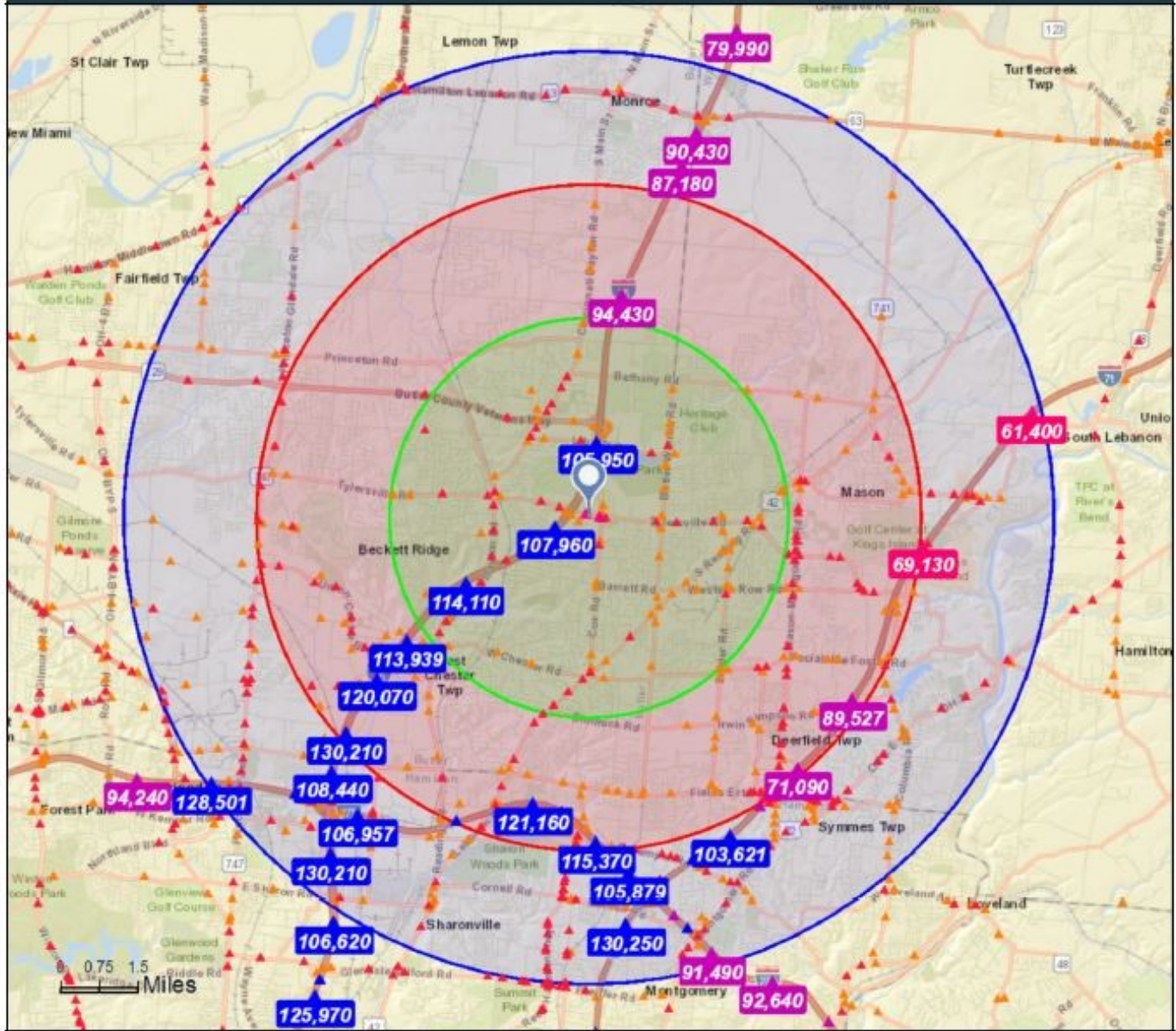
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Traffic Count Map

7862 Kingland Dr, West Chester Twp, Ohio, 45069
Rings: 3, 5, 7 mile radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

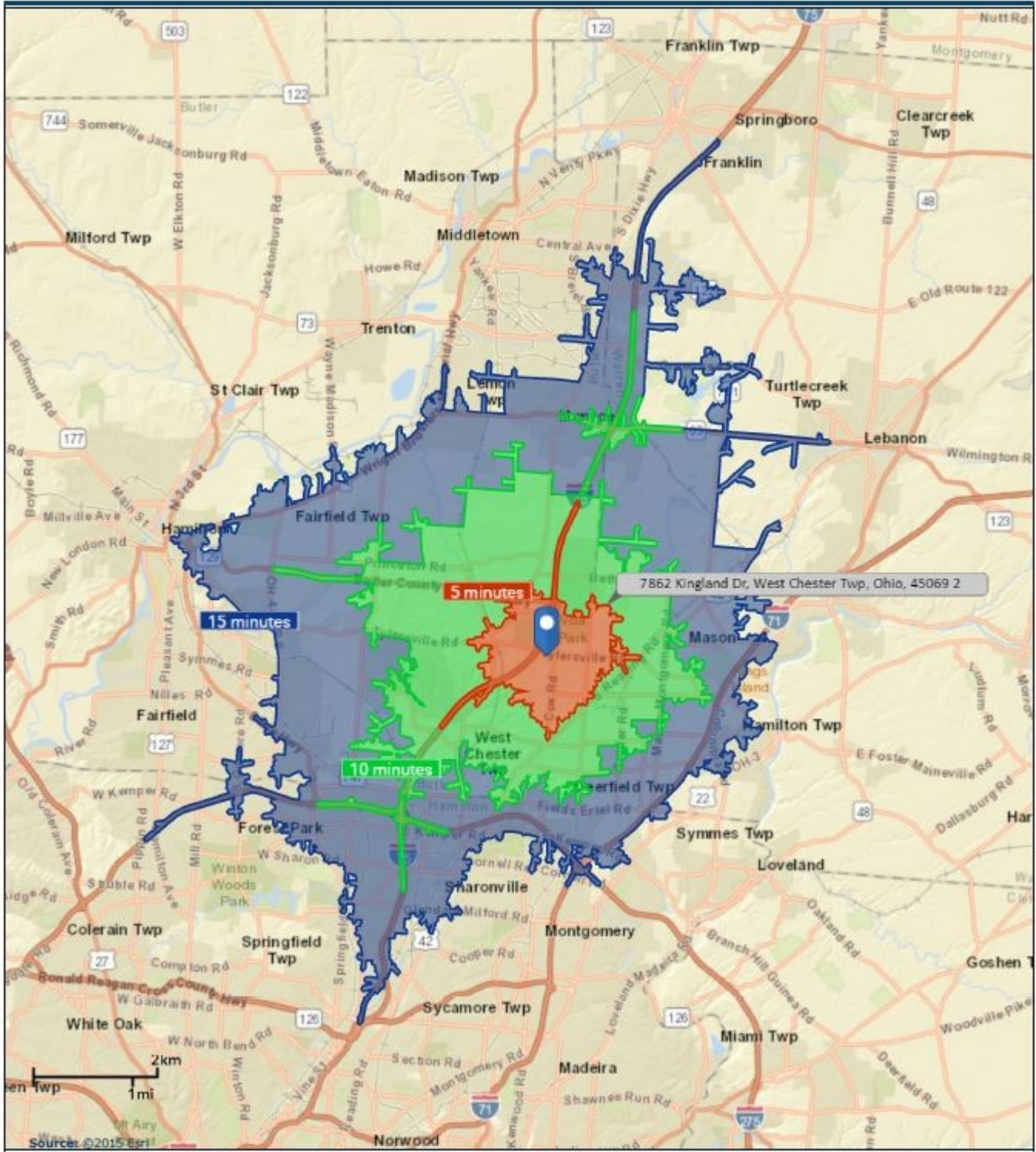


Source: ©2016 Kalibrate Technologies

May 05, 2017



7862 Kingland_Drive Time Map



May 05, 2017