

ABS 7413 SQUIRE

7413 Squire Court, West Chester, OH 45069



PROPERTY DESCRIPTION

KW Commercial presents this Office Space for your consideration. The Building is Tenant Occupied, with a short term remaining on the lease. Building contains 8082 square foot of recently renovated office space. This property boasts a prime location directly off the exit and sitting in the heart of West Chester's commercial district. This location holds strong capabilities for professional office, medical office, daycare, elderly care and many other usages.

PROPERTY HIGHLIGHTS

- Phenomenal Location
- Recently Renovated
- Large Parking Area

OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	1.06 Acres
Building Size:	8,082 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	634	2,491	5,471
Total Population	1,625	6,543	14,099
Average HH Income	\$100,267	\$106,936	\$107,913

OFFICE FOR SALE

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

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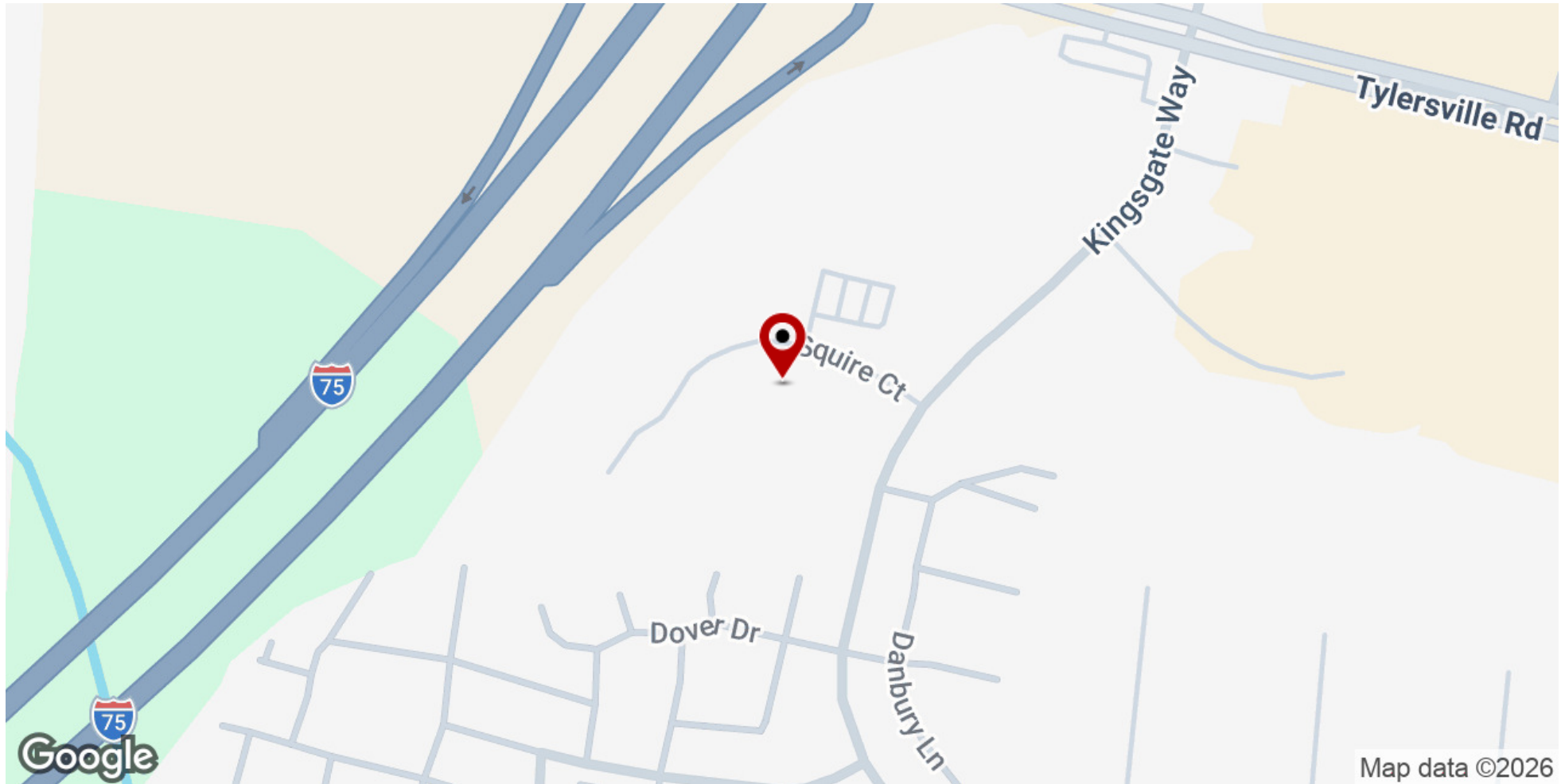
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

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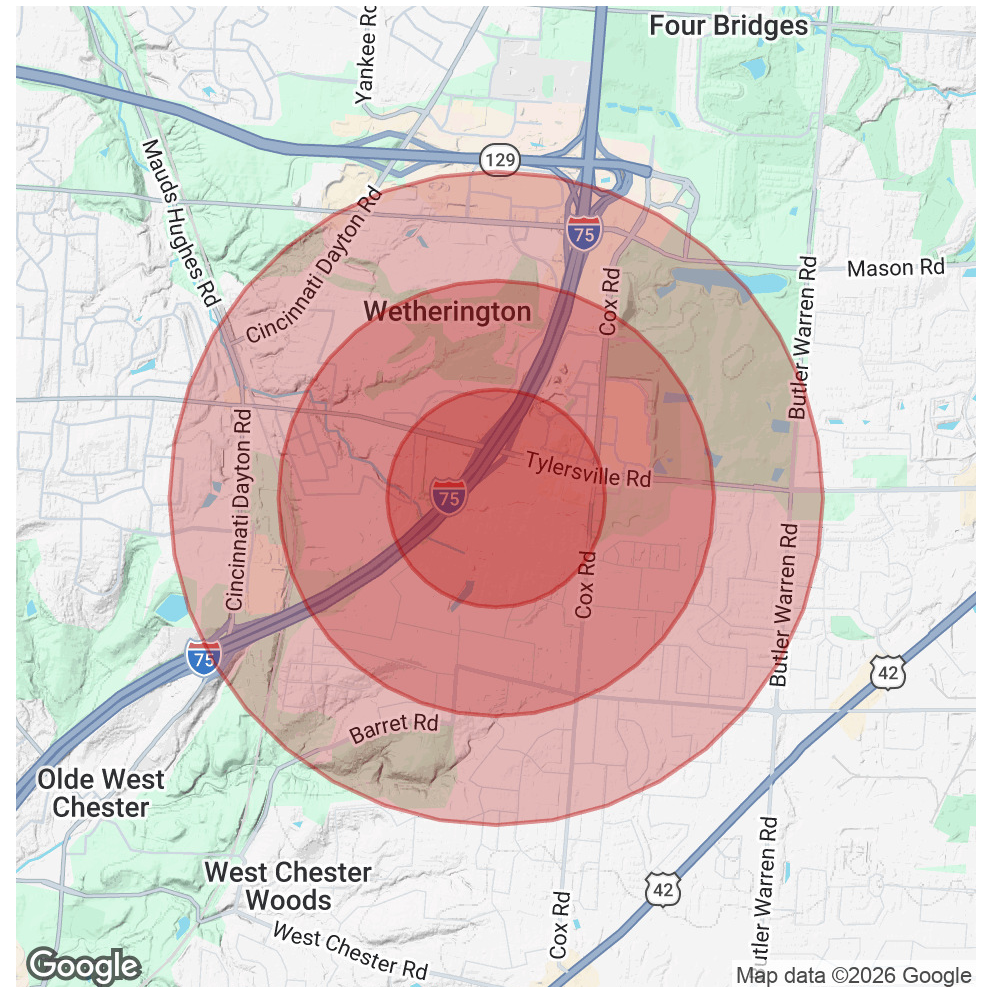
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,625	6,543	14,099
Average Age	38.5	39.5	40.4
Average Age (Male)	35.1	37.7	39.0
Average Age (Female)	39.8	39.5	40.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	634	2,491	5,471
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$100,267	\$106,936	\$107,913
Average House Value	\$254,819	\$256,341	\$253,766

* Demographic data derived from 2020 ACS - US Census



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