

UNION CENTRE DEVELOPMENT CHAPPELL CROSSING LAND

Union Centre Boulevard & Chappell Crossing Boulevard, West Chester, OH 45069



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS:

FOR SALE OR LEASE:

1.14 to 4.77 Acre Lots

PRICING:

\$900,000 - \$1,980,000

- Exceptional development parcels on Union Centre Blvd.
- Sites available for Retail, Office and Flex users
- Property is being rezoned PUD
- Traffic light access
- Outstanding visibility
- All utilities
- No earnings tax
- The property currently has a CAUV designation

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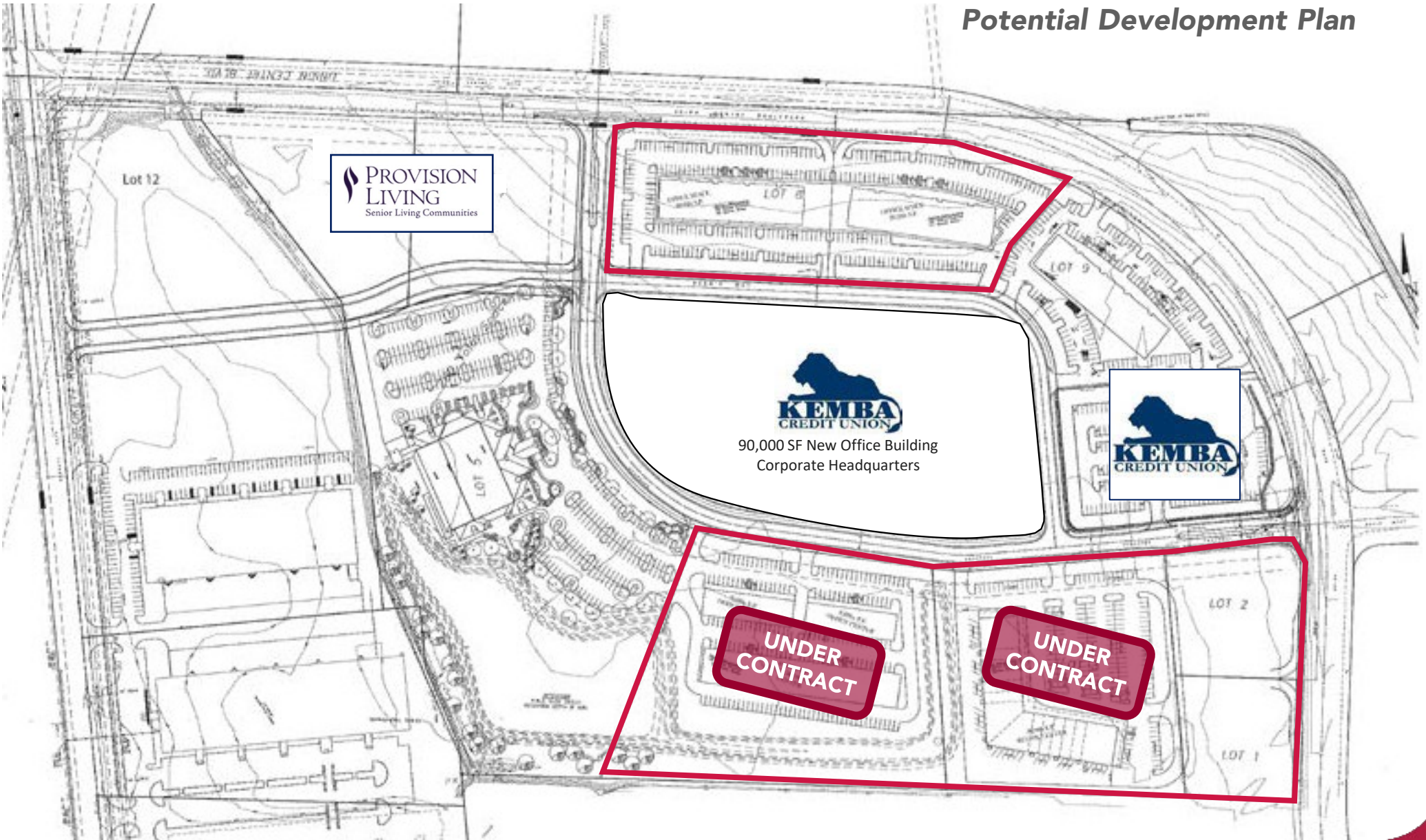
Parcel	Lot #	Zoning	Acres	Total
M5620-470-000-001	1	CBD	1.140	\$900,000.00
M5620-470-000-002	2	CBD	1.368	\$1,000,000.00
M5620-470-000-003	3	CBD	4.414	Under Contract
M5620-470-000-004	4	M-2	5.612	Under Contract
	5	M-2	5.073	Not Available
	6	M-2	2.092	Not Available
	7	M-2	1.903	Not Available
M5620-470-000-008	8	M-2/CBD	4.777	\$1,980,000.00
	9	CBD	2.497	Not Available
	10	CBD	2.490	Not Available
	11	M-2/CBD	6.891	Not Available
	R/W		5.706	
	12	M-2	3.384	Not Available
	13	M-2	2.667	Not Available
	CC1	M-2	3.723	Not Available

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Chappell Crossing At Union Centre
Potential Development Plan

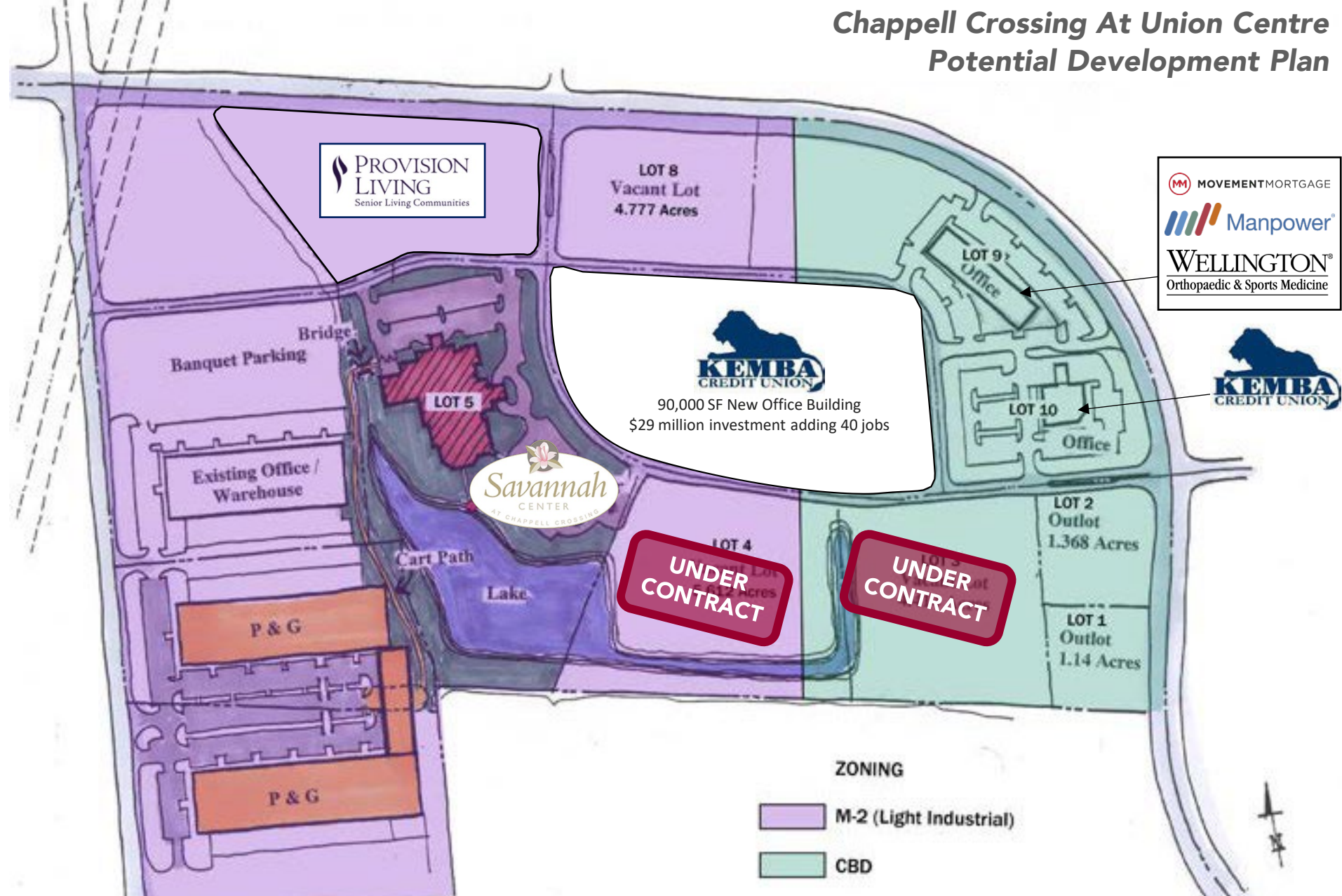


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Chappell Crossing At Union Centre Potential Development Plan





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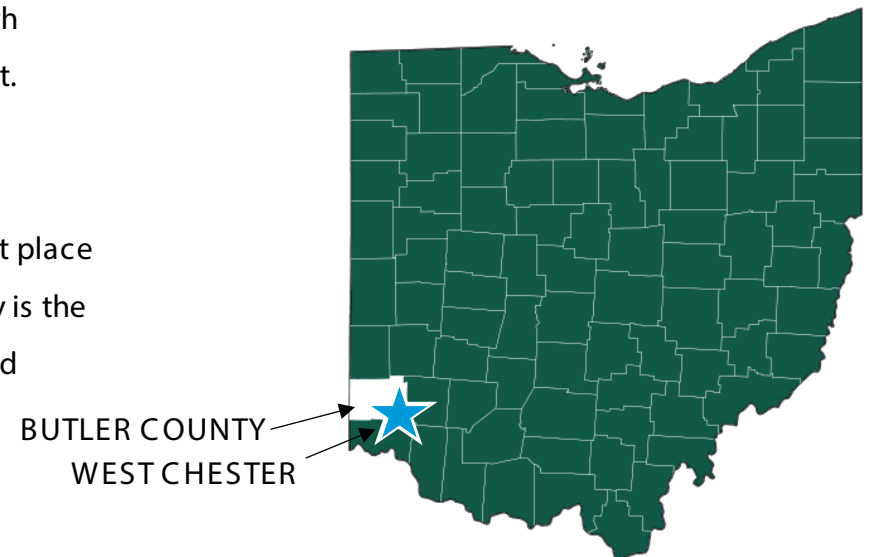
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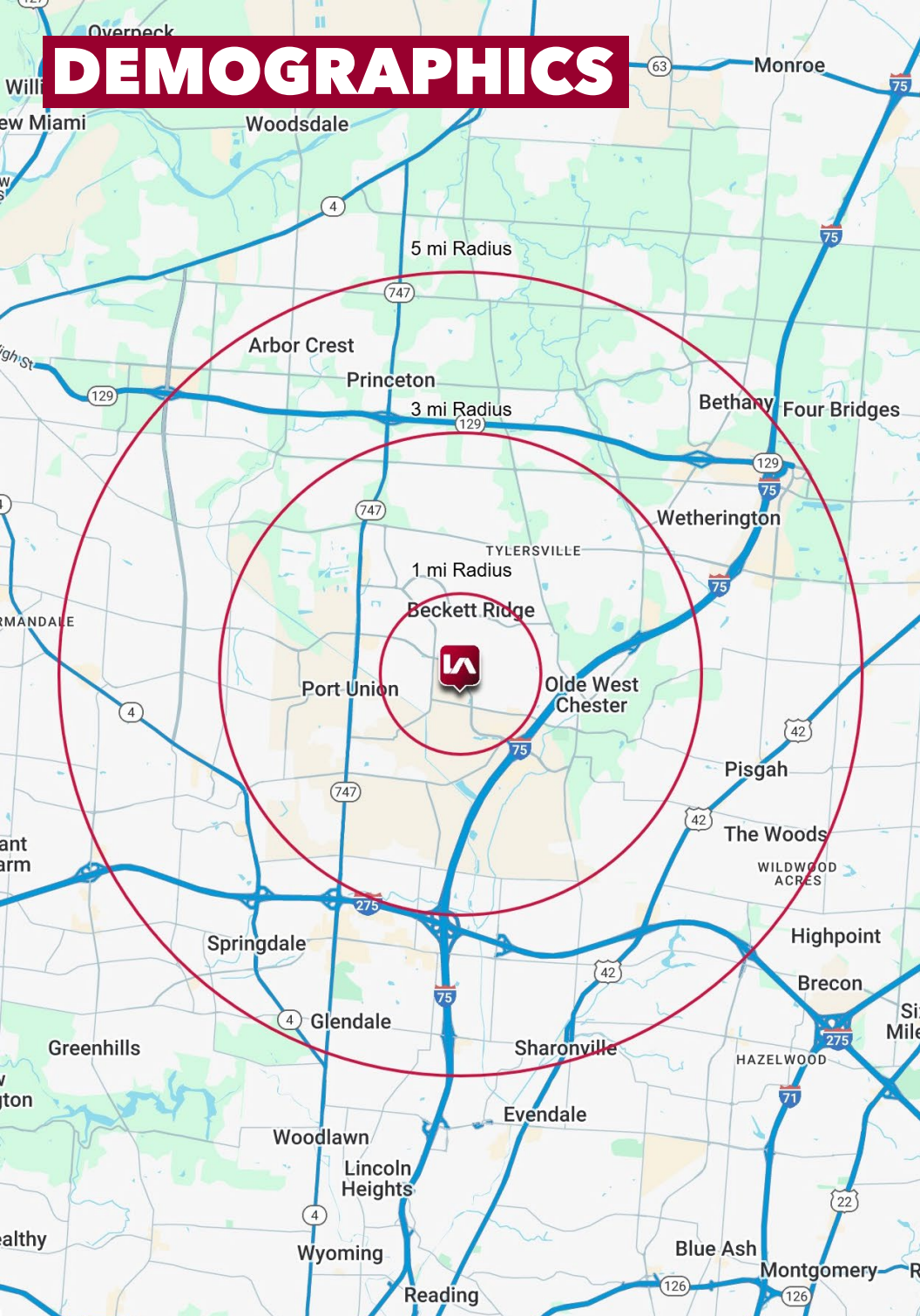
West Chester's local diverse economy, exceptional infrastructure and location continue to drive investment. West Chester Township has experienced nearly \$4 billion in new investment, more than 47 million square feet in new construction, and creation of nearly 47,000 new jobs over the past 25+ years.

West Chester is the economic epicenter of the Cincinnati-Dayton region being home to nearly 3,600 businesses, more than 66,900 residents and nearly 53,000 employees. West Chester is a major focal point of growth and development between the Cincinnati and Dayton markets. If the two Metropolitan Statistical Areas (MSAs) were combined, the super region would have a population of more than 3.4 million and be the 19th largest of the 385 MSAs in the United States, making it larger than the Portland, St. Louis, Pittsburgh, Sacramento, and the Charlotte metro areas.

West Chester is the largest township by population in Ohio and is the 10th largest place or municipality in the State of Ohio (ahead of the City of Hamilton). Butler County is the 7th largest among Ohio's 88 counties and is the 185th largest county in the United States out of the 3,143 counties in terms of population.



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	3,169	47,274	140,821
2030 Projected Population	3,120	47,456	140,133
2020 Census Population	3,094	45,776	139,818
2010 Census Population	2,889	43,722	131,864
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	0.6%	0.5%	0.5%
HOUSEHOLDS			
2025 Estimated Households	1,245	17,538	53,863
2030 Projected Households	1,260	18,141	54,965
2020 Census Households	1,182	16,732	52,629
2010 Census Households	1,078	15,584	49,382
Projected Annual Growth 2025 to 2030	0.2%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	1.0%	0.8%	0.6%
AGE			
2025 Est. Population Under 10 Years	12.4%	14.1%	13.0%
2025 Est. Population 10 to 19 Years	13.2%	14.2%	13.7%
2025 Est. Population 20 to 29 Years	13.0%	13.2%	12.5%
2025 Est. Population 30 to 44 Years	20.6%	20.3%	19.7%
2025 Est. Population 45 to 59 Years	19.6%	18.4%	18.6%
2025 Est. Population 60 to 74 Years	16.4%	14.8%	16.0%
2025 Est. Population 75 Years or Over	4.7%	5.1%	6.5%
2025 Est. Median Age	37.7	35.9	37.9
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.5%	49.4%	49.6%
2025 Est. Female Population	50.5%	50.6%	50.4%
2025 Est. Never Married	29.1%	28.4%	30.2%
2025 Est. Now Married	54.9%	53.5%	50.7%
2025 Est. Separated or Divorced	10.7%	12.5%	12.7%
2025 Est. Widowed	5.3%	5.6%	6.3%
INCOME			
2025 Est. HH Income \$200,000 or More	31.9%	20.2%	17.4%
2025 Est. HH Income \$150,000 to \$199,999	16.4%	12.4%	11.8%
2025 Est. HH Income \$100,000 to \$149,999	18.9%	21.6%	21.4%
2025 Est. HH Income \$75,000 to \$99,999	15.2%	12.9%	12.3%
2025 Est. HH Income \$50,000 to \$74,999	5.4%	12.4%	13.7%
2025 Est. HH Income \$35,000 to \$49,999	5.5%	7.8%	8.7%
2025 Est. HH Income \$25,000 to \$34,999	2.7%	5.2%	5.5%
2025 Est. HH Income \$15,000 to \$24,999	1.9%	3.2%	3.4%
2025 Est. HH Income Under \$15,000	2.0%	4.5%	6.1%
2025 Est. Average Household Income	\$189,882	\$144,830	\$135,122
2025 Est. Median Household Income	\$157,654	\$116,503	\$107,986
2025 Est. Per Capita Income	\$74,605	\$53,751	\$51,765
2025 Est. Total Businesses	428	2,843	7,681
2025 Est. Total Employees	7,367	44,199	115,157