

UNION CENTER DEVELOPMENT CHAPPELL CROSSING

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY HIGHLIGHTS

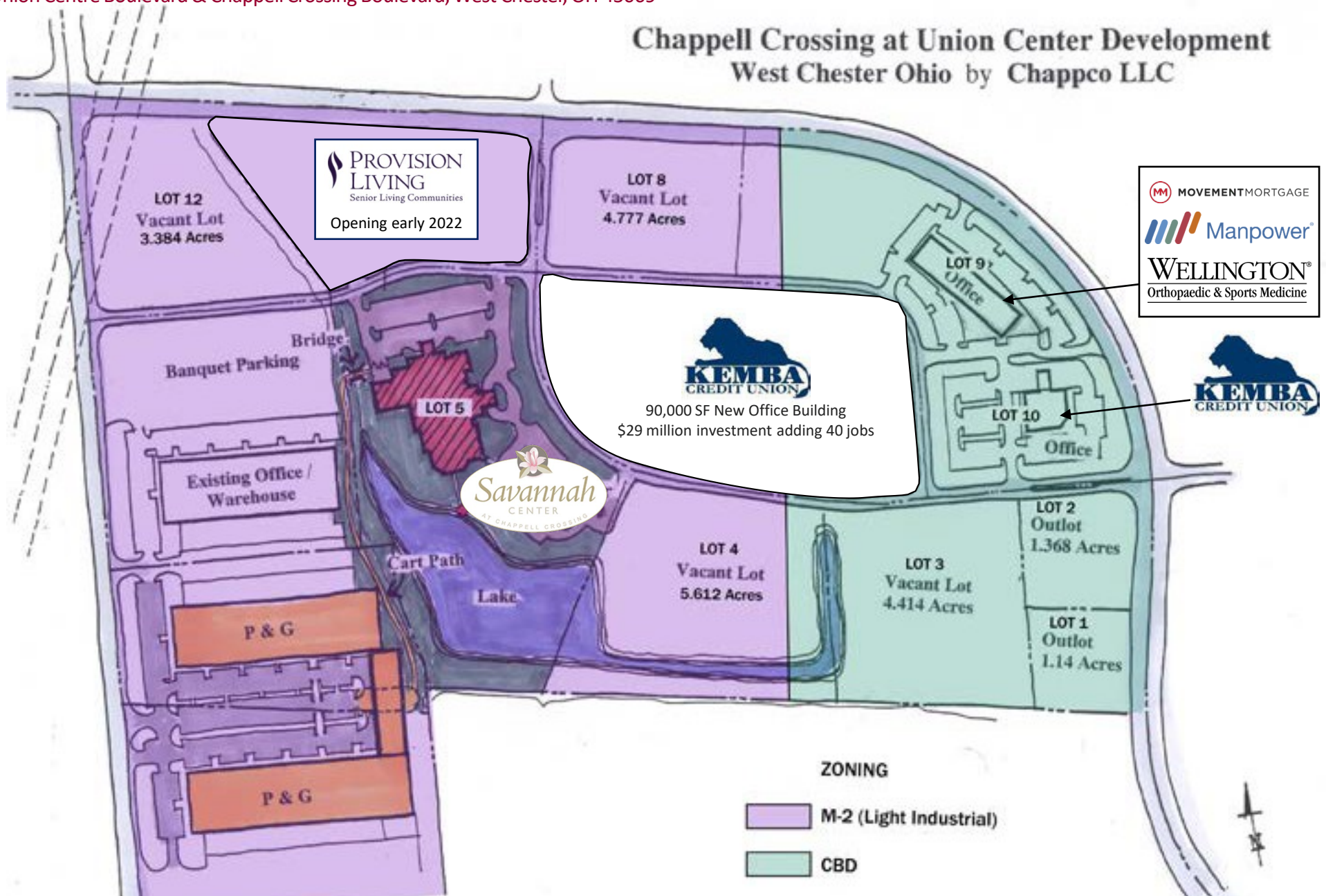
FOR SALE OR LEASE: 1.1 to 12.53 Acre Lots

- Exceptional development parcels on Union Centre Blvd.
- Sites available for Retail, Office and Flex users
- CBD and M-2 Zoning
- Traffic light access
- Outstanding visibility
- All utilities
- No earnings tax
- The property currently has a CAUV designation

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Chappell Crossing at Union Center Development West Chester Ohio by Chappco LLC



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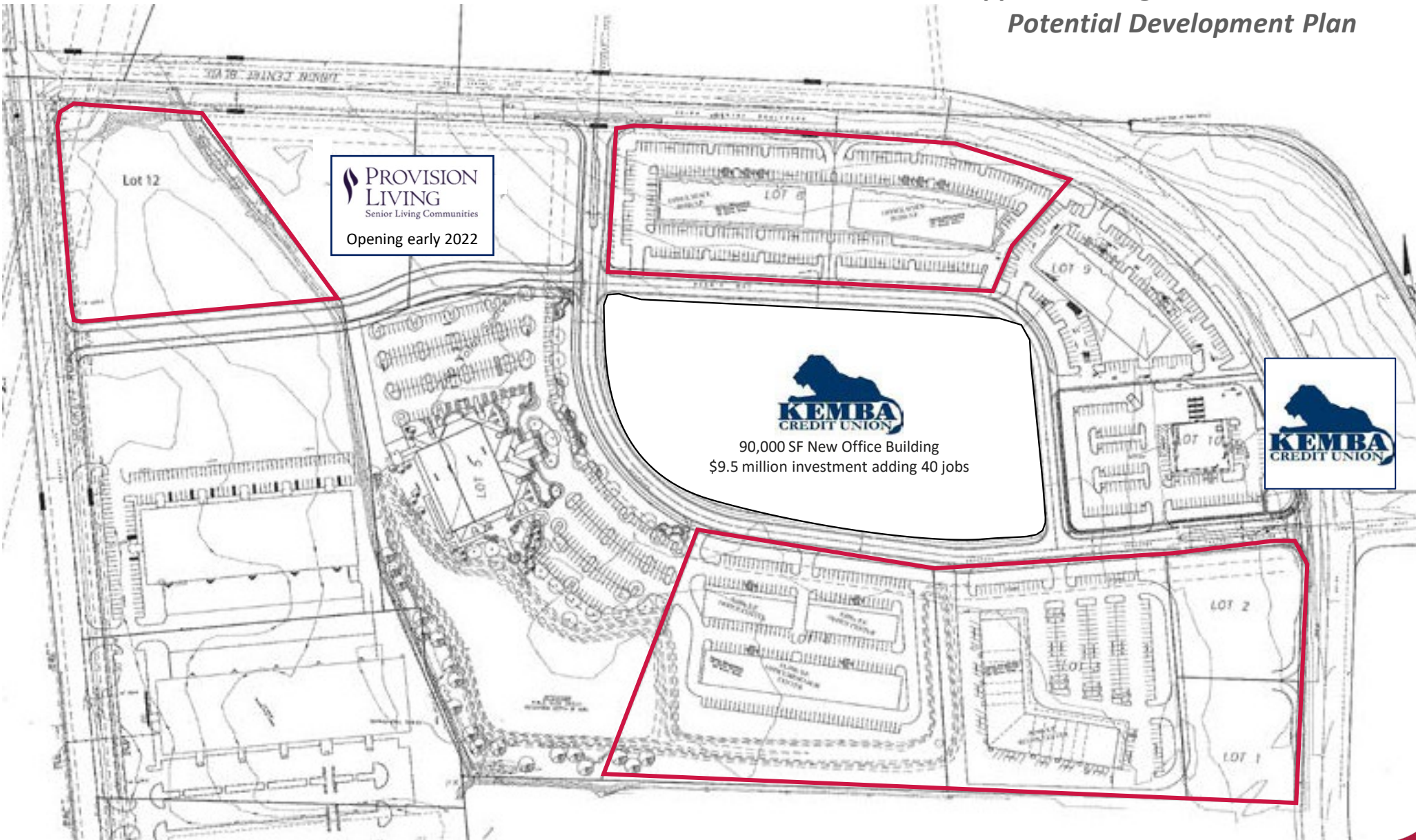
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Parcel	Lot #	Zoning	Acres	Total
M5620-470-000-001	1	CBD	1.140	\$570,000.00
M5620-470-000-002	2	CBD	1.368	\$718,200.00
M5620-470-000-003	3	CBD	4.414	\$1,351,390.00
M5620-470-000-004	4	M-2	5.612	\$744,300.00
	5	M-2	5.073	Not Available
	6	M-2	2.092	Not Available
	7	M-2	1.903	Not Available
M5620-470-000-008	8	M-2/CBD	4.777	\$1,552,525.00
	9	CBD	2.497	Not Available
	10	CBD	2.490	Not Available
	11	M-2/CBD	6.891	Not Available
	R/W		5.706	
M5610-033-000-037	12	M-2	3.384	\$734,265.00
	13	M-2	2.667	Not Available
	CC1	M-2	3.723	Not Available

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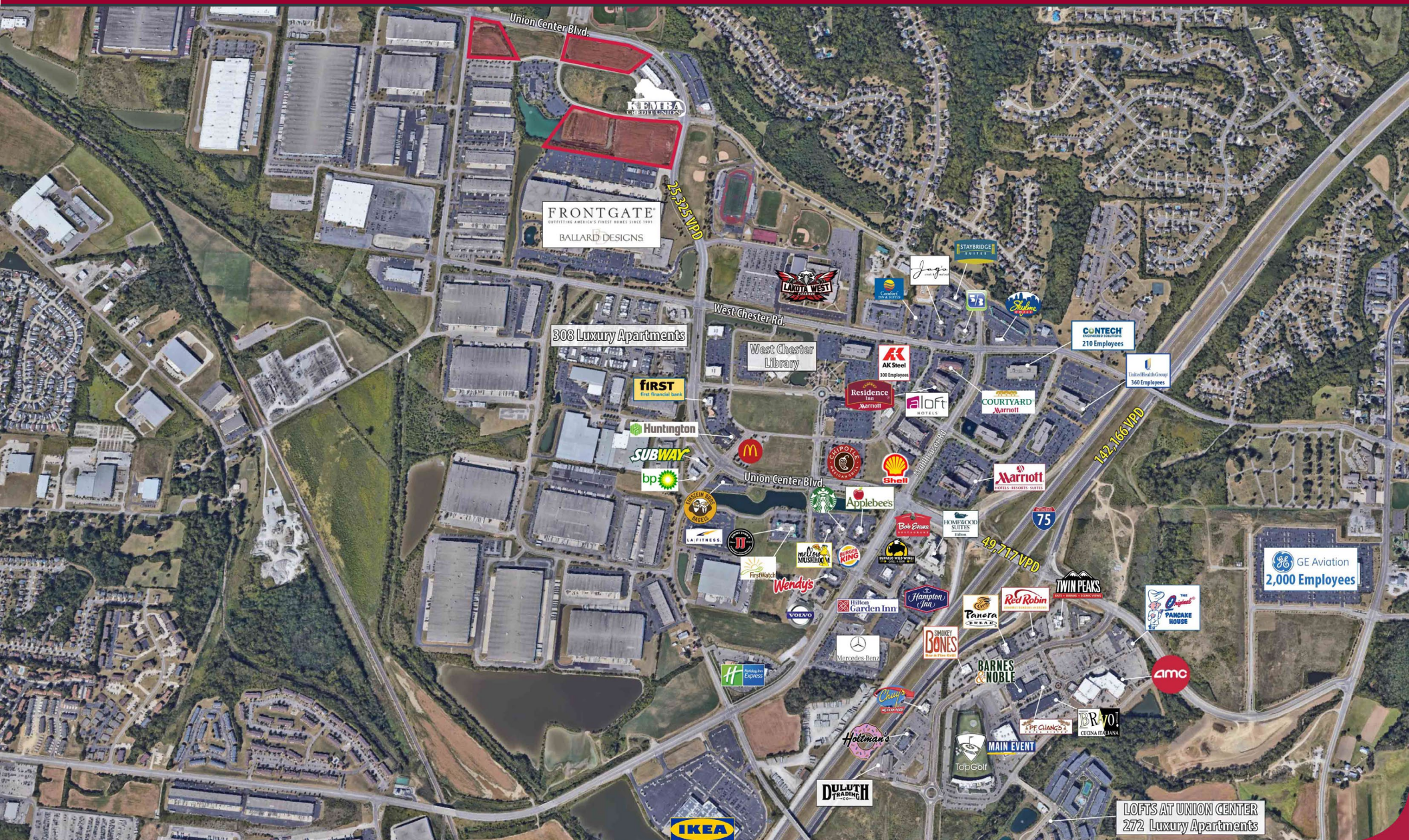
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Chappell Crossing At Union Center Potential Development Plan



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BUSINESS

West Chester, Ohio is the largest Township in the state of Ohio and yet continues to operate a lean, fiscally responsible government framework to benefit residents and businesses alike.

The township form of goverment is one of the simplest with three elected trustees and one fiscal officer.

And yet, West Chester residents and businesses enjoy far greater amenities as a result of successful economic development, a commitment to sustain property values and fiscal restraint.

Resources are directed to those attributes that have defined West Chester as a place “where families grow and businesses prosper.”

Corporate investors benefit from our community’s “no earnings tax” environment, exceptional workforce, and established corporate presence.

West Chester works closely with REDI Cincinnati to champion new business investment and provide individual attention to new investors and existing business exploring expansion options.

ECONOMIC DEVELOPMENT

More than 3,000 companies choose to be a part of West Chester’s diverse local economy. More than 70 percent of the businesses are in the category of Professional Services accounting for nearly 100 percent occupancy of Class A and medical office space.

But there is more, West Chester’s targeted industry sectors fuel a sustainable business model for community and allow for continued investment in amenities that matter most to business.

GROWTH & PROJECTS

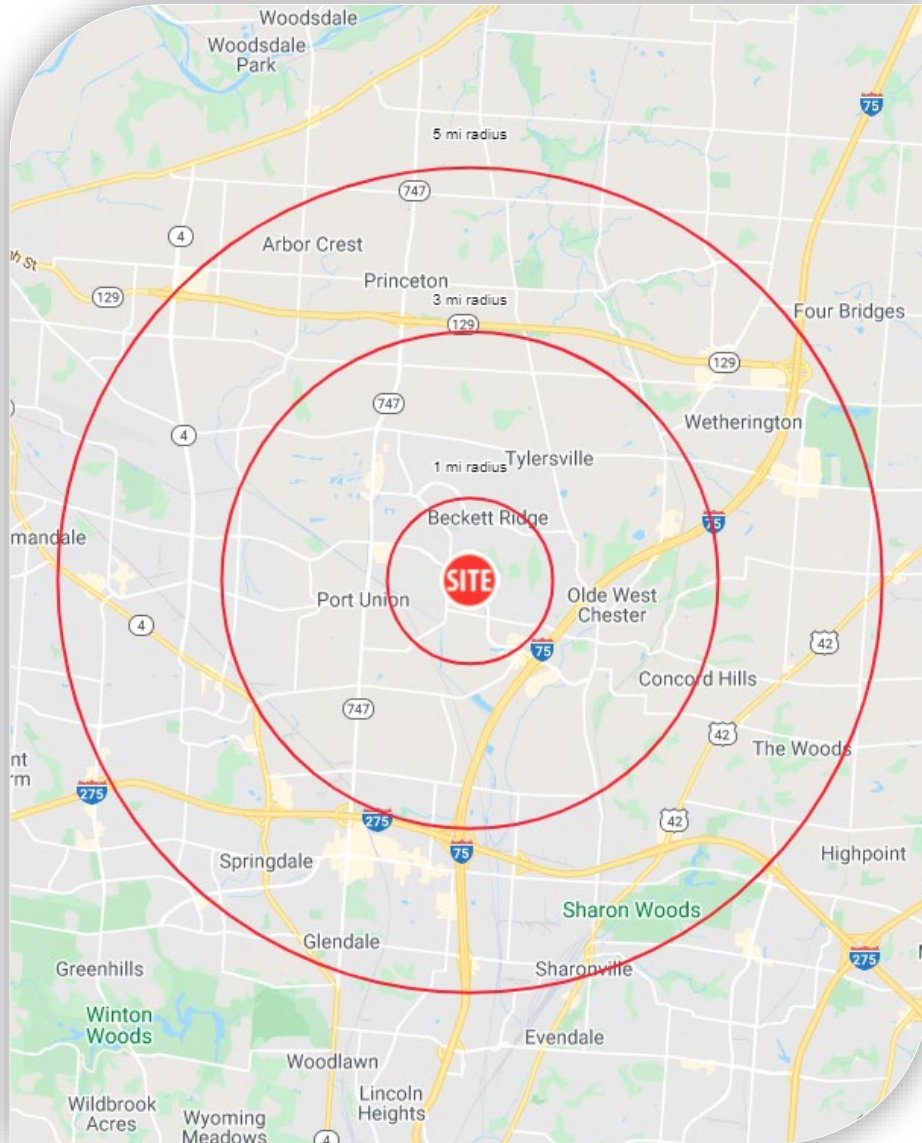
Over the past 18 years, West Chester has reaped more than \$3.4 billion in new investment, more than 32 million square feet in new construction, and nearly 37,000 new jobs.

www.westchesteroh.org



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		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	3,114	47,830	134,934
	2025 Projected Population	3,094	48,320	136,128
	2010 Census Population	2,451	44,451	128,839
	2000 Census Population	2,410	37,467	115,912
	Projected Annual Growth 2020 to 2025	-0.1%	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	1.5%	1.4%	0.8%
HOUSEHOLDS	2020 Estimated Households	1,240	17,478	51,935
	2025 Projected Households	1,240	17,798	52,671
	2010 Census Households	916	15,697	48,258
	2000 Census Households	885	13,288	43,000
	Projected Annual Growth 2020 to 2025	-	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	2.0%	1.6%	1.0%
AGE	2020 Est. Population Under 10 Years	12.0%	14.6%	13.1%
	2020 Est. Population 10 to 19 Years	13.9%	15.0%	14.0%
	2020 Est. Population 20 to 29 Years	13.8%	12.8%	12.6%
	2020 Est. Population 30 to 44 Years	19.9%	20.6%	19.6%
	2020 Est. Population 45 to 59 Years	22.1%	19.8%	19.7%
	2020 Est. Population 60 to 74 Years	14.4%	13.6%	15.4%
	2020 Est. Population 75 Years or Over	3.9%	3.7%	5.6%
	2020 Est. Median Age	37.2	35.6	37.8
MARITAL STATUS & GENDER	2020 Est. Male Population	49.7%	50.0%	48.9%
	2020 Est. Female Population	50.3%	50.0%	51.1%
	2020 Est. Never Married	26.1%	27.0%	29.0%
	2020 Est. Now Married	59.4%	56.4%	52.5%
	2020 Est. Separated or Divorced	10.9%	12.7%	13.0%
	2020 Est. Widowed	3.7%	4.0%	5.4%
INCOME	2020 Est. HH Income \$200,000 or More	23.5%	15.9%	11.8%
	2020 Est. HH Income \$150,000 to \$199,999	13.8%	11.9%	9.8%
	2020 Est. HH Income \$100,000 to \$149,999	18.5%	20.6%	20.8%
	2020 Est. HH Income \$75,000 to \$99,999	12.1%	12.1%	14.2%
	2020 Est. HH Income \$50,000 to \$74,999	13.7%	16.2%	17.3%
	2020 Est. HH Income \$35,000 to \$49,999	8.8%	8.9%	9.2%
	2020 Est. HH Income \$25,000 to \$34,999	4.2%	5.9%	6.6%
	2020 Est. HH Income \$15,000 to \$24,999	3.0%	4.0%	5.6%
	2020 Est. HH Income Under \$15,000	2.4%	4.4%	4.7%
	2020 Est. Average Household Income	\$157,149	\$128,909	\$114,454
	2020 Est. Median Household Income	\$116,355	\$104,178	\$93,362
	2020 Est. Per Capita Income	\$62,590	\$47,111	\$44,103
	2020 Est. Total Businesses	254	2,657	7,390
	2020 Est. Total Employees	6,794	48,892	122,880