

49,717 VPD

150,454 VPD

RETAIL PAD AVAILABLE  
STREETS OF WEST CHESTER  
West Chester, OH 45069



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## RETAIL PAD AVAILABLE

### STREETS OF WEST CHESTER

West Chester, OH 45069

**FOR GROUND LEASE:** Up to 10,000 SF

**PRICING:** \$115,000 Per Year

- Now Open: Chuy's Tex Mex, Duluth Trading Company, Holtman's Donuts and Matt The Miller's
- Outlot Available for 10,000 SF Building
- Regional attraction from IKEA, AMC Theatres, Top Golf, Main Event and national restaurants/retailers
- Phenomenal visibility to the 152,360 daily vehicles traveling along I-75
- Over 1,187 hotel rooms and 18,000 employees in this Union Center Boulevard district
- Over 50,000 workers in West Chester; Ohio's most populous township with 63,000 residents

#### **TRAFFIC COUNTS:**

- I-75 - 150,454 VPD
- Union Centre Blvd. - 49,717 AADT







FRONTGATE  
OUTFITTING AMERICA'S TIMEST HOMES SINCE 1991  
BALLARD DESIGNS

25,325 VPD

308 Luxury Apartments

West Chester Rd.

West Chester Library

The Residences at Clocktower  
335 One- and Two-Bedroom

FIRST  
first financial bank

Huntington

SUBWAY

bp

UNSTEIN BREAD  
BAKERY

LA FITNESS

SPRINT STORE

FirstWatch

Wendy's

VOLVO

Holiday Inn Express

DULUTH TRADING CO. INC.

IKEA

LAKOTT WEST

Comfort Inn & Suites

Jag's

STAYBRIDGE SUITES

53

Shiloh

AK Steel  
300 Employees

Residence Inn Marriott

aloft HOTELS

COURTYARD Marriott

CONTECH ENGINEERED SOLUTIONS  
210 Employees

UnitedHealth Group  
360 Employees

CHIPOTLE MEXICAN BOWL

Shell

Starbucks

Applebee's

Bob Evans RESTAURANT

HOMEWOOD SUITES Hilton

49,717 VPD

INTERSTATE 75

mellow MUSHROOM

BURGER KING

BUFFALO WILD WINGS

Wendy's

Hilton Garden Inn

Hampton Inn

Mercedes-Benz

SMOKEY BONES

Panera BREAD

Red Robin

TWIN PEAKS

THE Original PANCAKE HOUSE

amc

BARNES & NOBLE

Chuy's

Holtman's

TopGolf

MAIN EVENT

PF GIANGO'S

BRVO! CUCINA ITALIANA

LOFTS AT UNION CENTER  
272 Luxury Apartments



	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	1,544	39,044	136,994
	2025 Projected Population	1,714	40,462	139,889
	2010 Census Population	14	35,457	130,113
	2000 Census Population	15	33,659	120,354
	Projected Annual Growth 2020 to 2025	2.2%	0.7%	0.4%
	Historical Annual Growth 2000 to 2020	484.6%	0.8%	0.7%
<b>HOUSEHOLDS</b>	2020 Estimated Households	575	15,115	53,350
	2025 Projected Households	650	15,854	54,894
	2010 Census Households	5	13,369	49,724
	2000 Census Households	5	12,874	45,415
	Projected Annual Growth 2020 to 2025	2.6%	1.0%	0.6%
	Historical Annual Growth 2000 to 2020	555.3%	0.8%	0.8%
<b>AGE</b>	2020 Est. Population Under 10 Years	11.9%	13.6%	12.9%
	2020 Est. Population 10 to 19 Years	14.9%	13.5%	13.5%
	2020 Est. Population 20 to 29 Years	13.3%	13.9%	12.5%
	2020 Est. Population 30 to 44 Years	18.8%	19.3%	19.4%
	2020 Est. Population 45 to 59 Years	23.4%	19.0%	19.3%
	2020 Est. Population 60 to 74 Years	14.2%	15.3%	16.3%
	2020 Est. Population 75 Years or Over	3.6%	5.5%	6.1%
	2020 Est. Median Age	37.4	37.0	38.3
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	49.0%	49.9%	48.7%
	2020 Est. Female Population	51.0%	50.1%	51.3%
	2020 Est. Never Married	25.7%	30.1%	30.0%
	2020 Est. Now Married	65.0%	51.9%	51.4%
	2020 Est. Separated or Divorced	7.9%	12.4%	12.9%
	2020 Est. Widowed	1.4%	5.6%	5.8%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	18.2%	11.2%	11.8%
	2020 Est. HH Income \$150,000 to \$199,999	14.0%	9.2%	9.0%
	2020 Est. HH Income \$100,000 to \$149,999	21.9%	19.6%	20.0%
	2020 Est. HH Income \$75,000 to \$99,999	14.2%	12.2%	14.0%
	2020 Est. HH Income \$50,000 to \$74,999	15.5%	19.0%	18.2%
	2020 Est. HH Income \$35,000 to \$49,999	7.7%	9.7%	9.3%
	2020 Est. HH Income \$25,000 to \$34,999	3.9%	7.5%	6.8%
	2020 Est. HH Income \$15,000 to \$24,999	3.0%	5.6%	5.6%
	2020 Est. HH Income Under \$15,000	1.7%	6.0%	5.3%
	2020 Est. Average Household Income	\$123,543	\$106,568	\$111,827
	2020 Est. Median Household Income	\$107,993	\$87,255	\$90,271
	2020 Est. Per Capita Income	\$46,011	\$41,266	\$43,596
	2020 Est. Total Businesses	541	3,484	8,582
	2020 Est. Total Employees	14,848	65,680	148,248

