

OFFICE FOR SALE - SCHUMACHER COMMERCE PARK
9753 CRESCENT PARK DRIVE
West Chester, OH 45069



OFFERING SUMMARY

SALE PRICE:	\$395,000
BUILDING SIZE:	±3,400 SF
YEAR BUILT:	1990

PROPERTY HIGHLIGHTS

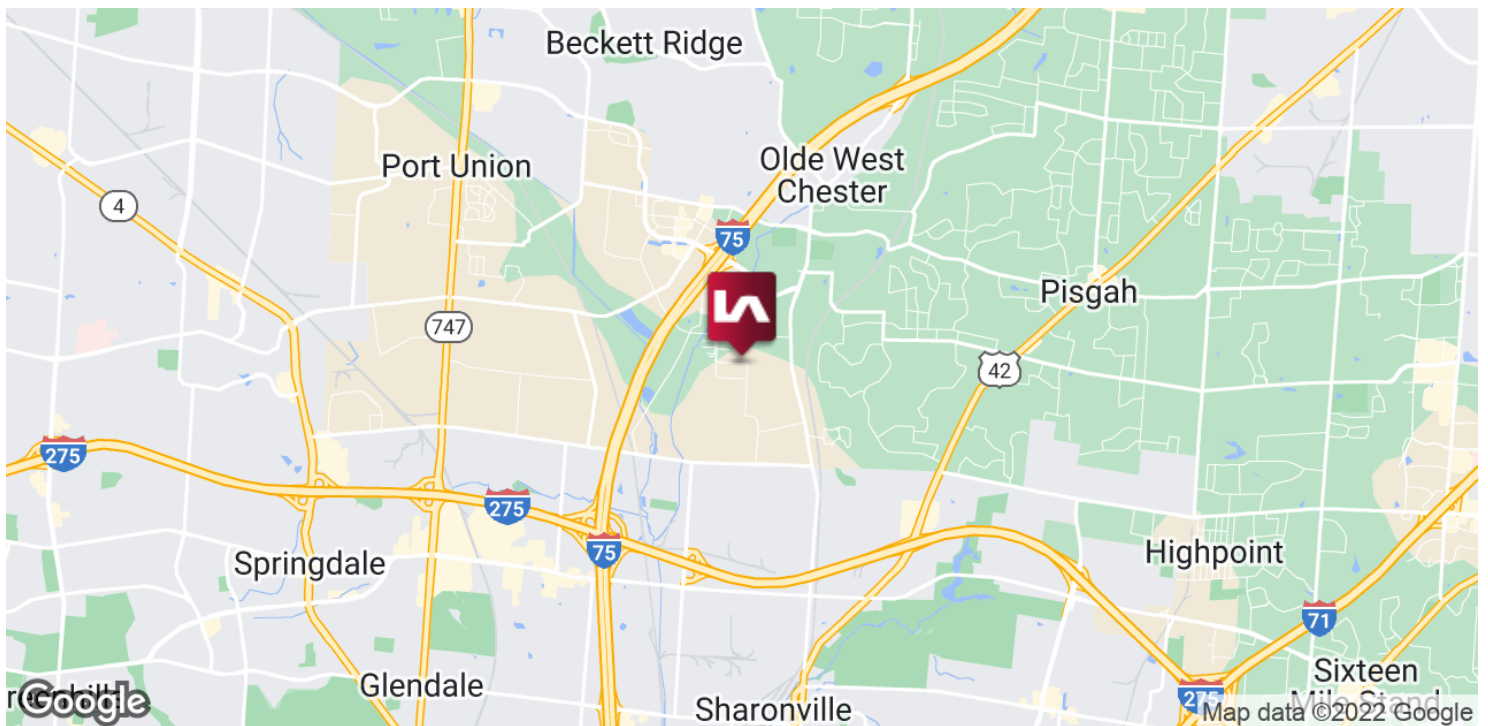
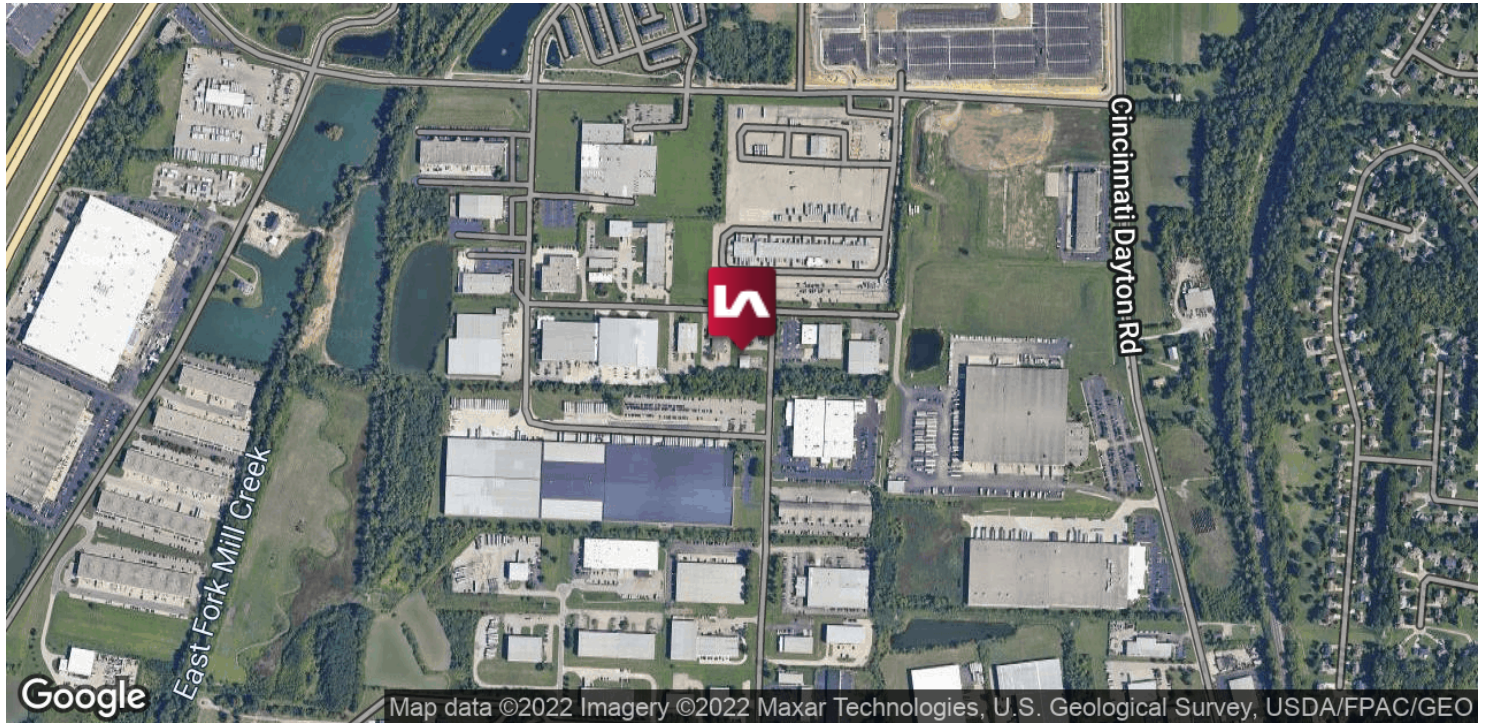
- Office/Office Showroom
- Single Story
- Well Maintained
- Parking for approx. 15
- Interior buildout combination of private offices and open areas
- Central Alarm System
- Zoned (2) HVAC
- Exterior Signage
- Well Maintained
- Zero Percent Earnings Tax (West Chester Township)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



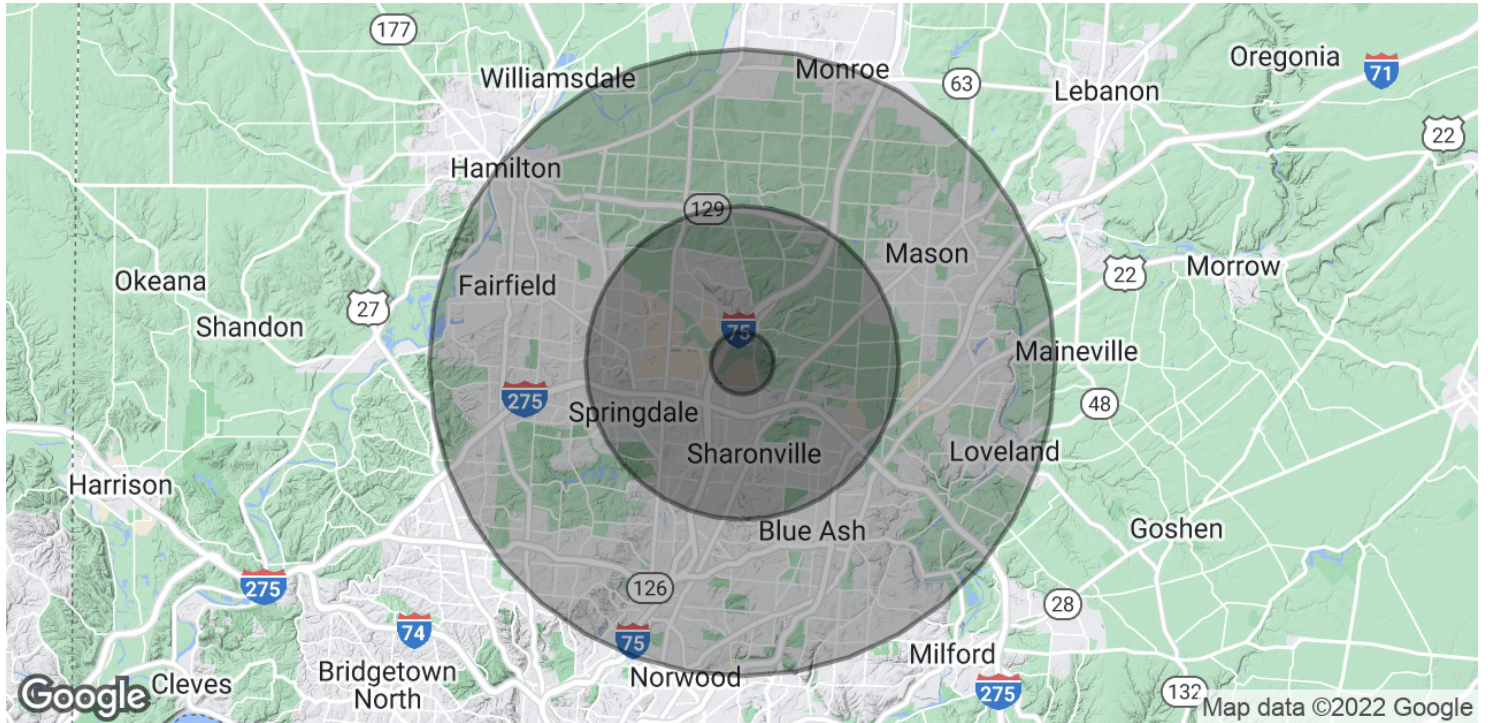
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,529	118,409	588,710
Average Age	43.9	38.0	37.9
Average Age (Male)	43.8	36.6	36.3
Average Age (Female)	43.6	39.4	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	916	44,757	225,785
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$111,471	\$89,518	\$81,300
Average House Value	\$229,689	\$248,227	\$226,016

* Demographic data derived from 2020 ACS - US Census

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