

FOR SALE OR LEASE **FREE STANDING RETAIL**

7341 Tylers Corner Drive, West Chester, OH 45069



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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.

FOR SALE OR LEASE

FREE STANDING RETAIL

BUILDING SIZE: 7,488 SF on 0.937 Acres

SALE PRICE: \$1,890,000

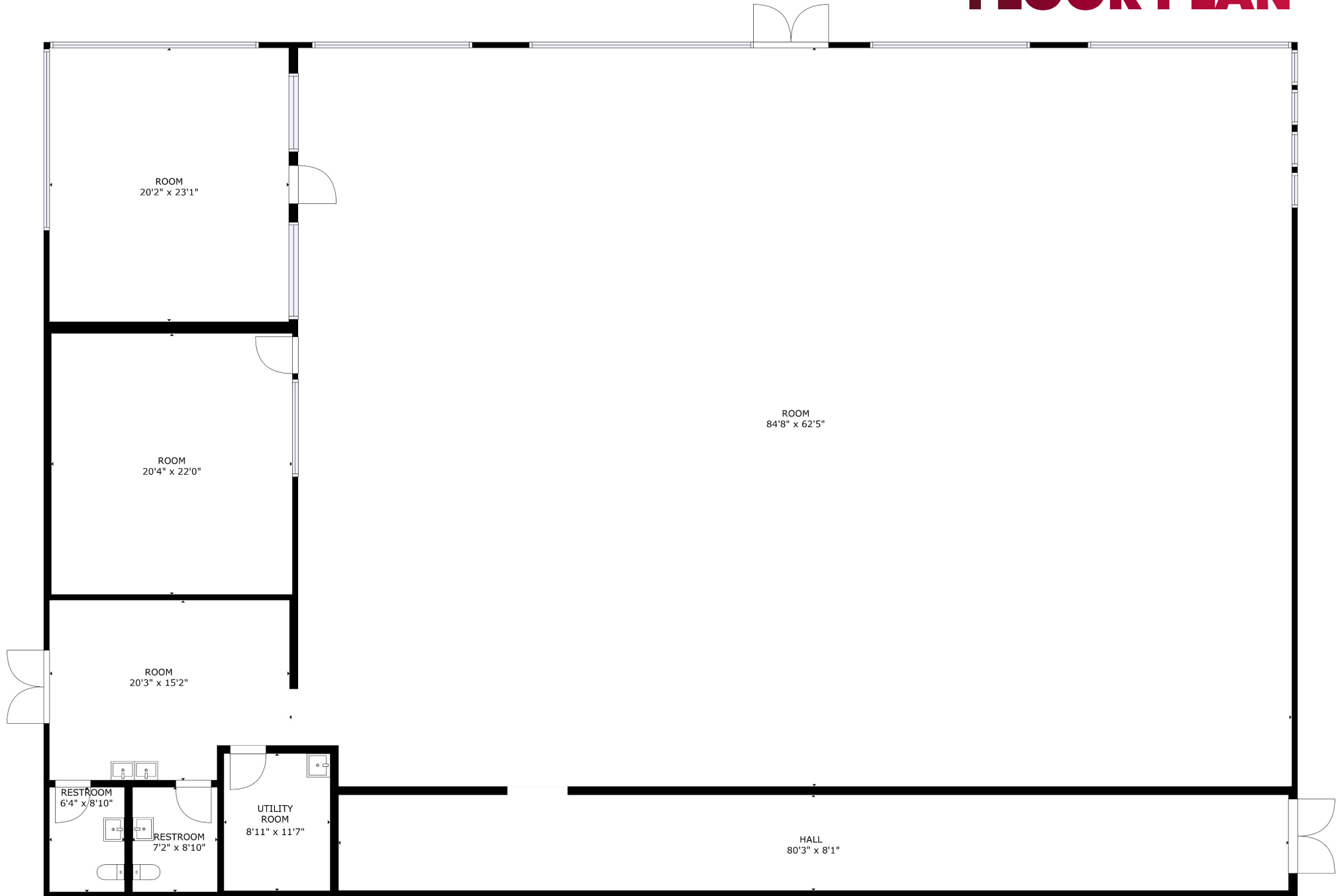
LEASE RATE: \$20.00 NNN

PROPERTY INFORMATION:

- Outparcel of a Meijer superstore
- Fantastic visibility to Tylersville Rd
- Quarter mile to Highway 75
- Zoned B-2
- Attractive high-end growth market
- Tax: \$2.86 PSF
- High Traffic, High demographic area
 - Tylersville Road: 52,095 VPD
 - I-75: 139,111 VPD

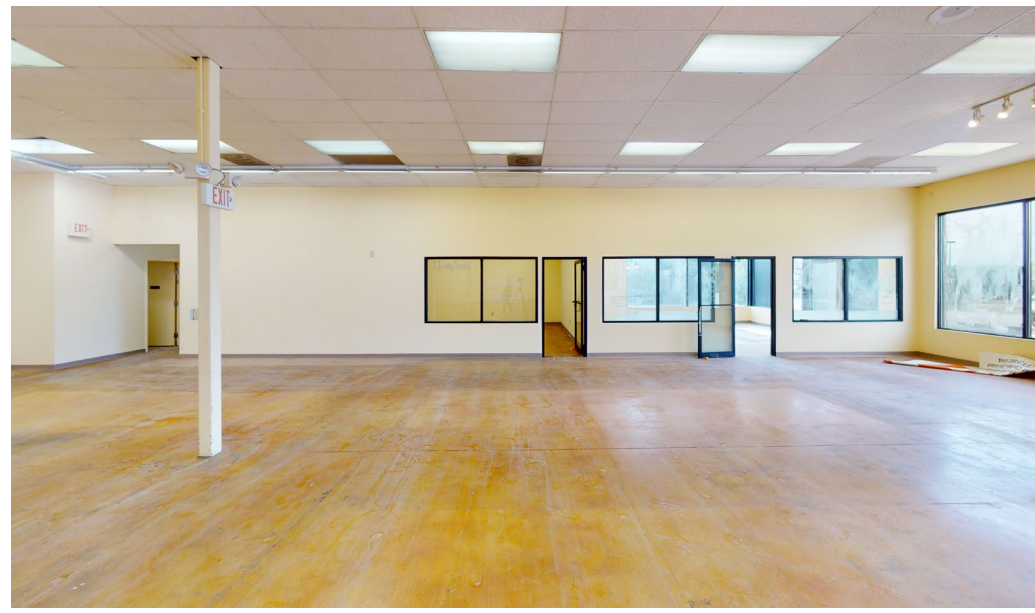


FLOOR PLAN

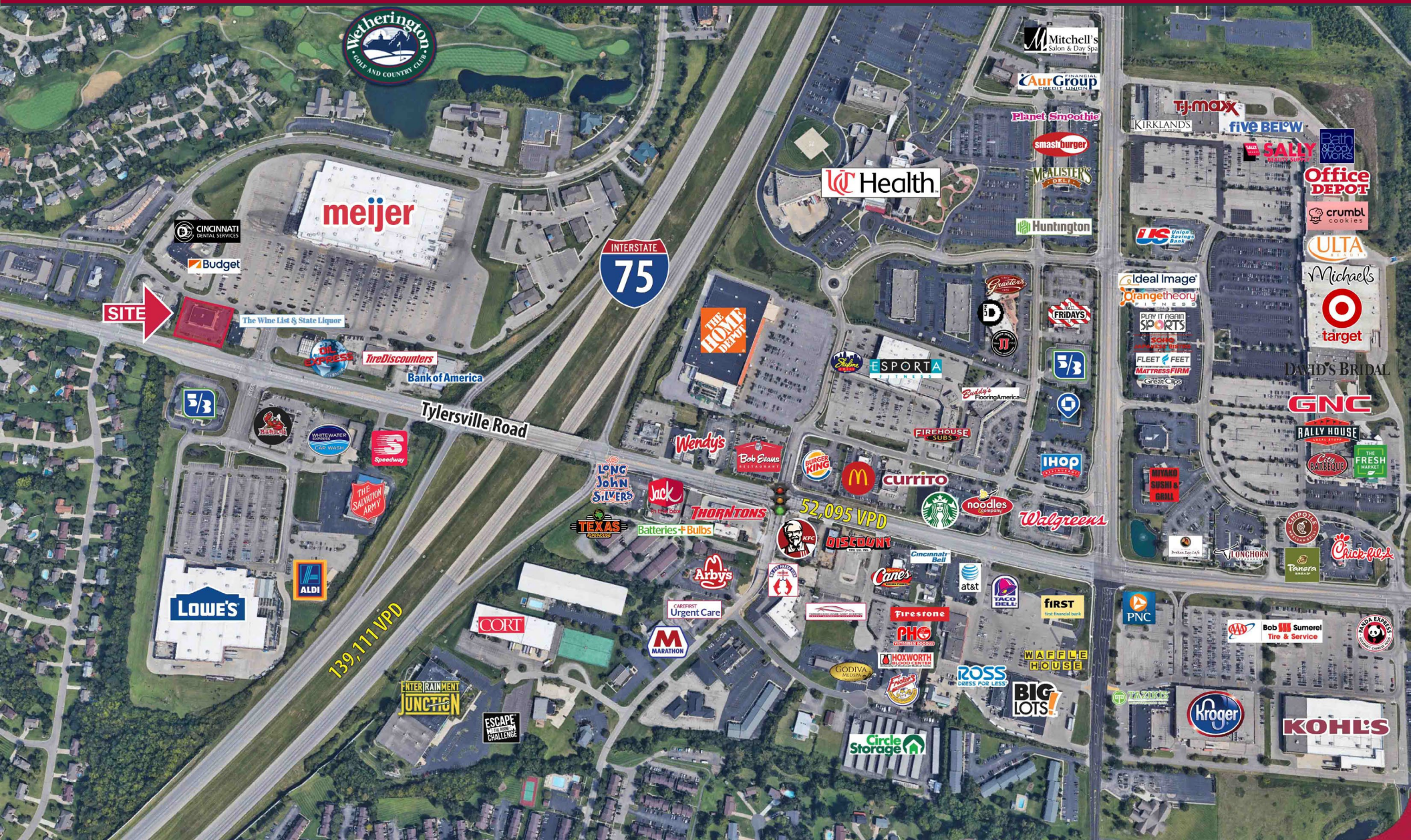


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PICTURES



FOR SALE OR LEASE FREE STANDING RETAIL



meijer

INTERSTATE
75

139,111 VPD

INTERSTATE
75

52,095 VPD

Tylersville Road

SITE

SNAPSHOT

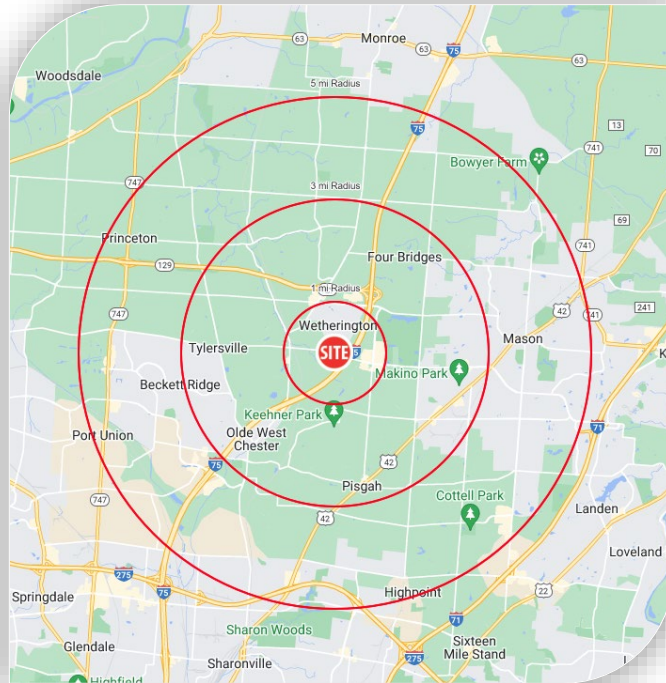
2022
POPULATION
149,766
5-Mile Radius

2022
HOUSEHOLDS
53,293
5-Mile Radius

2022
AVERAGE
HOUSEHOLD INCOME
\$142,966
5-Mile Radius

2022
TOTAL HOUSEHOLD
EXPENDITURE
\$2.16B
10-Mile Radius

POPULATION	1 Miles	3 Miles	5 Miles
Estimated Population (2022)	5,978	61,122	149,766
Projected Population (2027)	6,078	62,491	156,061
Census Population (2020)	6,155	60,521	148,632
Census Population (2010)	5,999	57,639	134,248
Total Businesses	592	2,099	5,147
Total Employees	10,319	27,318	75,952
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
Estimated Households (2022)	2,330	21,562	53,293
Projected Households (2027)	2,394	22,352	56,201
Census Households (2020)	2,393	21,343	52,850
Census Households (2010)	2,271	19,867	47,028
Total Housing Units	2,453	22,454	55,741
Housing Units Occupied (2022)	95.0%	96.0%	95.6%



HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Household Expenditures	\$186.37 M	\$1.94 B	\$4.84 B
Consumer Expenditure Top 10 Categories			
Apparel	\$6.64 M	\$70.07 M	\$174.96 M
Education	\$6.12 M	\$65.33 M	\$165.53 M
Entertainment	\$10.81 M	\$113.56 M	\$283.06 M
Food and Beverages	\$27.1 M	\$282.06 M	\$700.96 M
Furnishings and Equipment	\$6.69 M	\$70.23 M	\$174.83 M
Health Care	\$15.46 M	\$159.04 M	\$393.73 M
Household Operations	\$7.46 M	\$77.94 M	\$194.71 M
Shelter	\$38.87 M	\$405.56 M	\$1.01 B
Transportation	\$33.84 M	\$354.48 M	\$879.57 M
Utilities	\$13.17 M	\$135.23 M	\$334.9 M

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
Estimated Average HH Income (2022)	\$120,623	\$141,632	\$142,966
Estimated Median HH Income (2022)	\$98,900	\$114,104	\$113,340
Estimated Per Capita Income (2022)	\$47,024	\$50,003	\$50,926

POPULATION AGE PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2022 Est. Population Under 10 Years	11.0%	13.4%	14.1%
2022 Est. Population 10 to 19 Years	12.3%	15.1%	14.9%
2022 Est. Population 20 to 29 Years	10.8%	9.4%	9.3%
2022 Est. Population 30 to 44 Years	19.0%	21.3%	22.2%
2022 Est. Population 45 to 59 Years	20.6%	21.1%	20.4%
2022 Est. Population 60 to 74 Years	20.4%	14.8%	14.2%
2022 Est. Population 75 Years or Over	5.9%	5.0%	5.0%
Median Age	41.8	38.6	38.1

Population 25+ by Education Level			
2022 Estimate Population Age 25+	4,318	41,054	100,028
Elementary (0-8)	2.7%	1.4%	1.3%
Some High School (9-11)	4.0%	2.8%	3.1%
High School Graduate (12)	18.8%	19.0%	18.2%
Some College (13-15)	21.0%	16.9%	14.6%
Associate Degree Only	5.8%	6.3%	6.7%
Bachelors Degree Only	32.6%	34.0%	34.0%
Graduate Degree	15.0%	19.6%	22.2%