

# FOR SALE/LEASE

8671 Union Centre Pavilion Drive West Chester, OH 45069

**NAI**Bergman



## Retail | 3,648 SF

- Former PNC Bank Branch Available For Sale or Lease
- Totals 3,648 SF
- Great Location off of 747 and Union Centre Blvd.
- 3 Lane Drive-Thru
- Large Backlit Sign
- 20,000+ Cars Per Day
- Sale Price: \$1,295,000
- Lease Rate: \$25/SF NNN



✉ **Gueorgui Chikov**  
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Any To Be Implied.

📍 **4695 Lake Forest Drive**  
Cincinnati, OH 45242  
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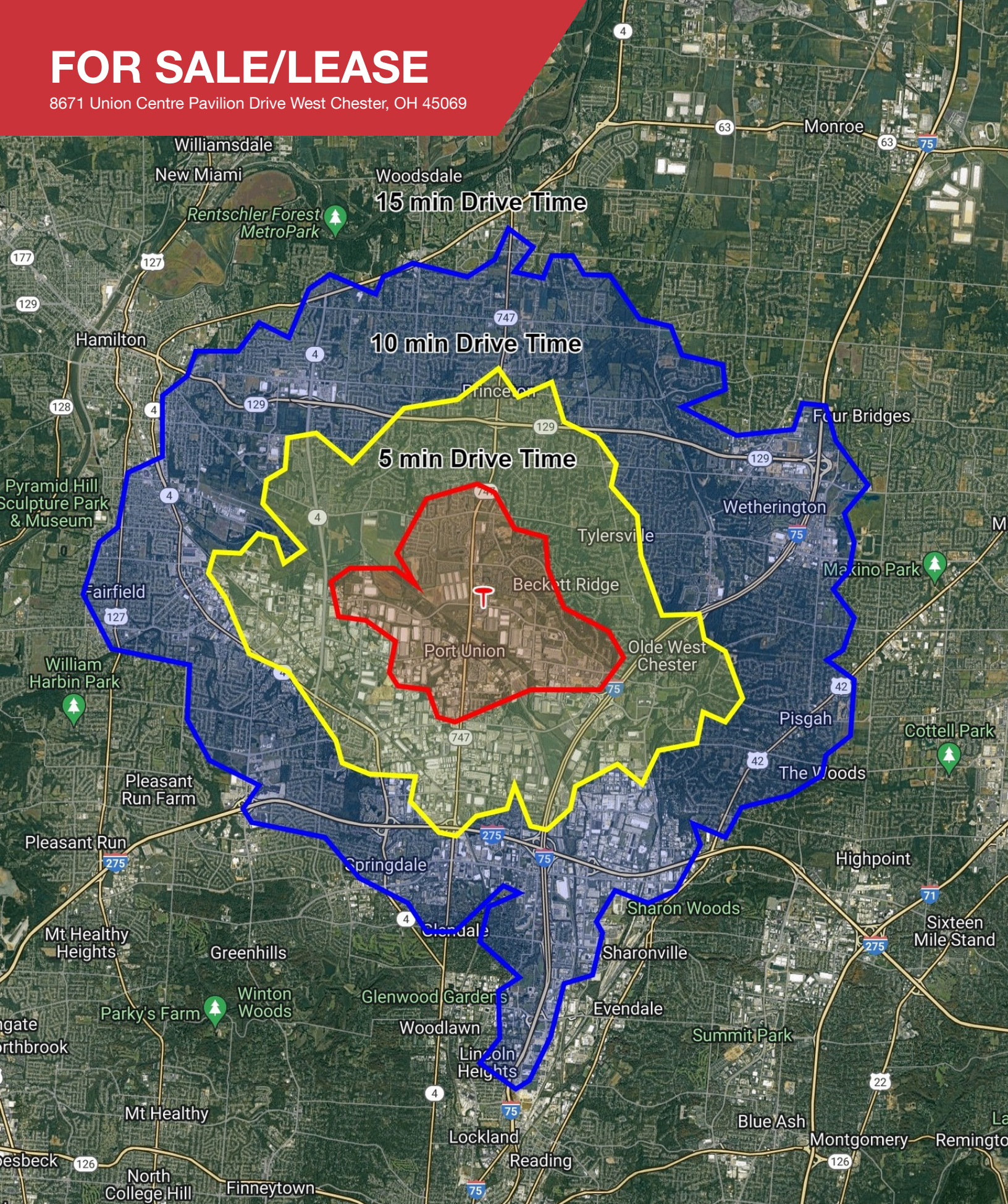
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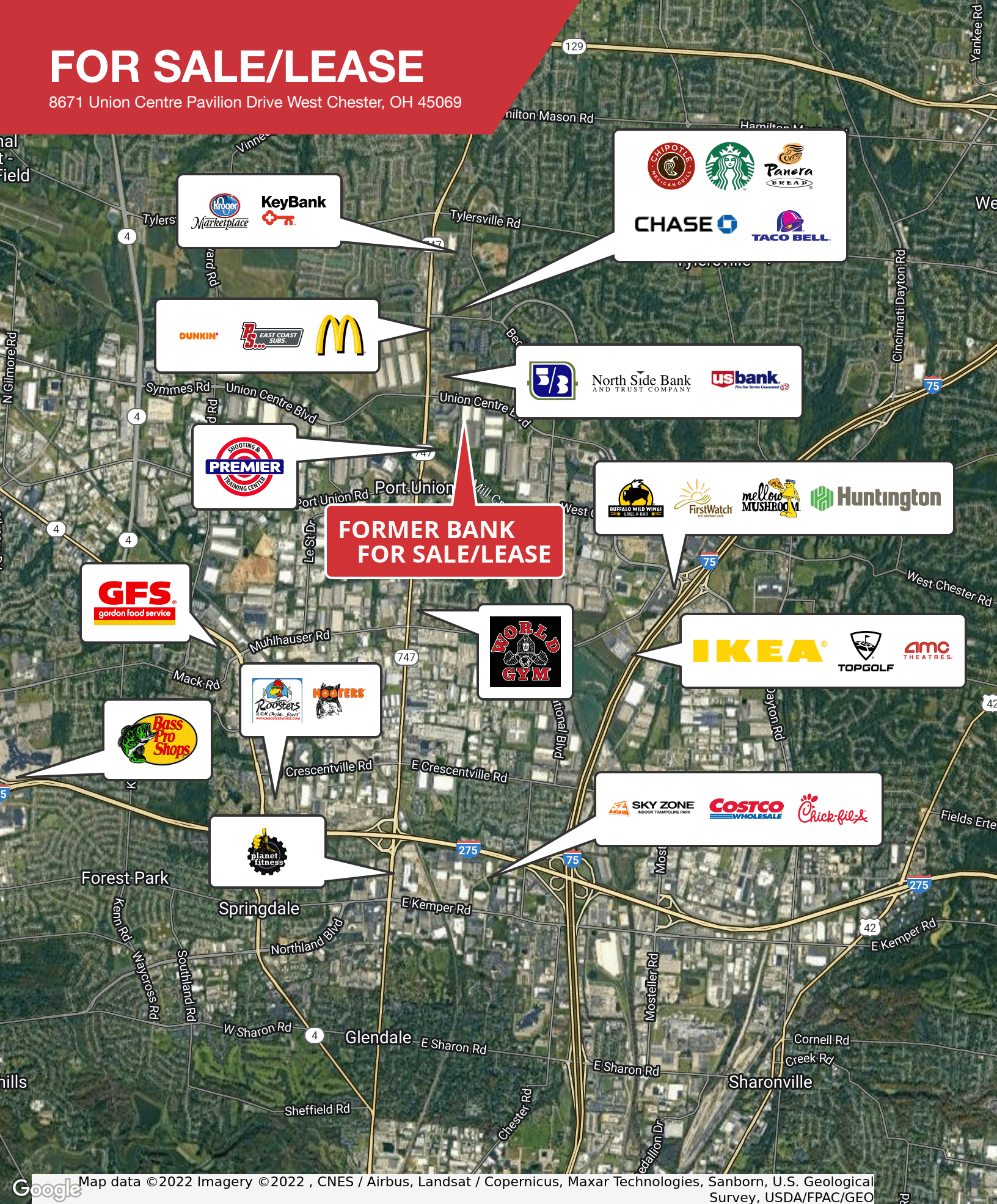
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**FORMER BANK  
FOR SALE/LEASE**

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## POPULATION

	3 MILES	5 MILES	10 MILES
Total population	44,296	142,525	548,852
Median age	37.8	38.4	39.6
Median age (male)	36.0	36.5	37.5
Median age (Female)	39.2	39.9	41.3

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,052	55,631	225,116
# of persons per HH	2.6	2.6	2.4
Average HH income	\$110,443	\$96,394	\$91,994
Average house value	\$219,091	\$192,752	\$194,340

\* Demographic data derived from 2020 ACS - US Census