



Medical Office Space

For Lease

7242 Tylers Corners Drive West Chester, OH
45069

2,500 SF | \$16.50 SF/YR NNN



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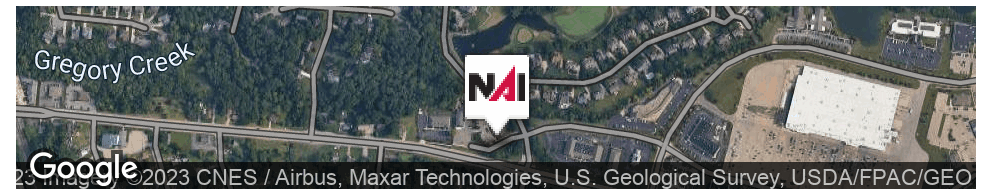


7242 Tylers Corners Drive

West Chester, Ohio 45069

Property Overview

Only one medical office unit remains available for lease totaling approximately 2,500 SF. The suite is turn-key for a medical practice and offers updated finishes. The space are adjacent to Cassinelli, Shanker, & baker Orthodontics.



For More Information

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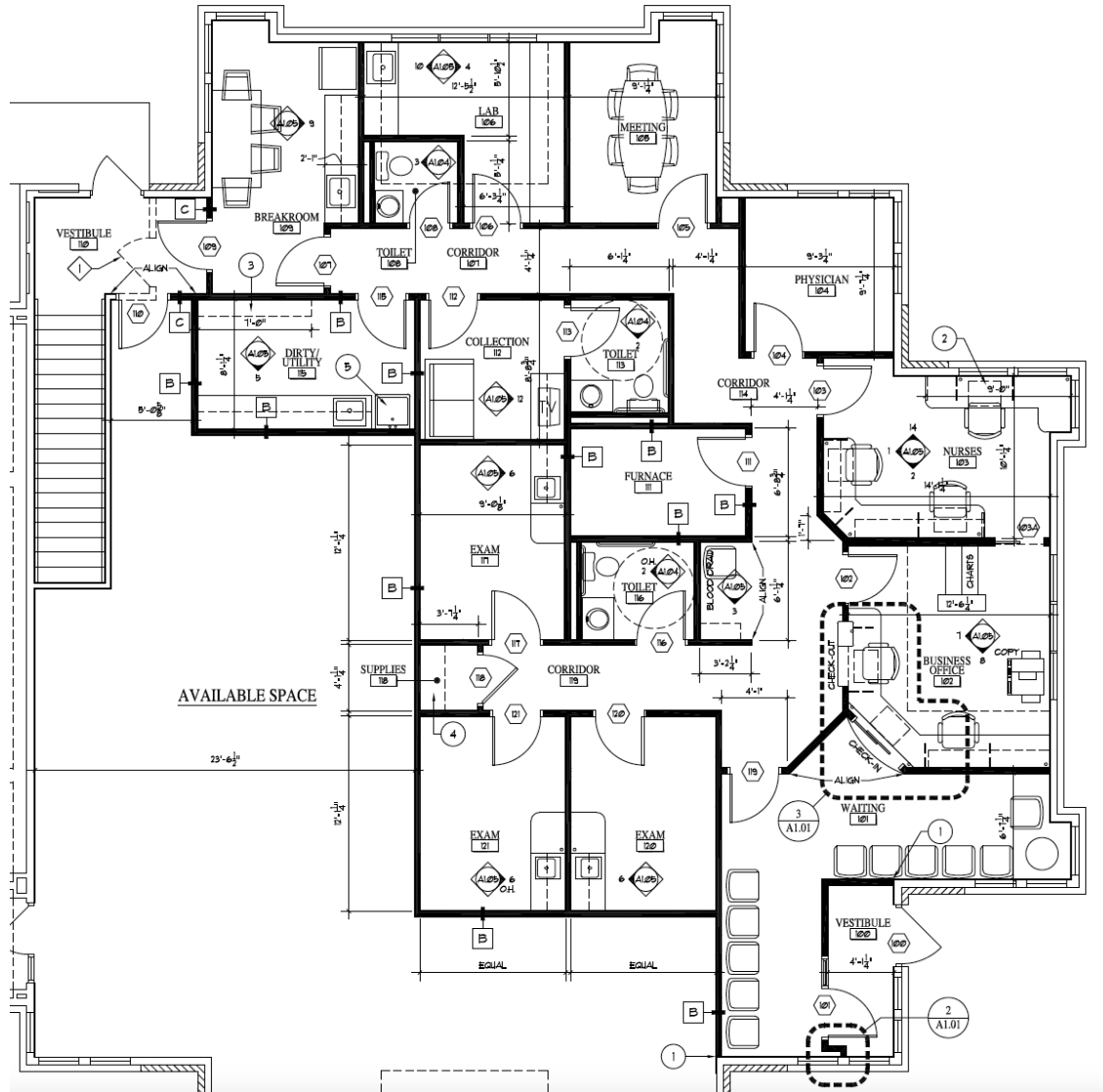
Property Highlights

- Suite C - 2,500 SF - Available Starting September 1st 2023
- Well Maintained Property Built in 2008 With High End Tenant Finishes
- Great Visibility and Access Off of Tylersville Rd. - Signage Available
- Direct Access to Space With No Common Area
- Easy Access to I-75 and Nearby Retailers
- Turn-Key Condition with Updated Finishes
- Asking Rate of \$16.50/SF NNN

Offering Summary

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	2,500 SF \$16.50 SF/YR NNN
Building Size:	14,867 SF

Spaces	Lease Rate	Space Size
Suite C	\$16.50 SF/yr	2,500 SF





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Medical Office Space

	0.5 Miles	1 Mile	1.5 Miles
Population			
Total Population	1,458	6,633	15,671
Average Age	43.9	41.2	38.9
Average Age (Male)	46.0	40.5	36.8
Average Age (Female)	42.6	41.9	40.7
Households & Income			
Total Households	570	2,610	6,262
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$128,771	\$114,704	\$104,112
Average House Value	\$306,935	\$276,526	\$246,447

* Demographic data derived from 2020 ACS - US Census

