

Freestanding Office Building

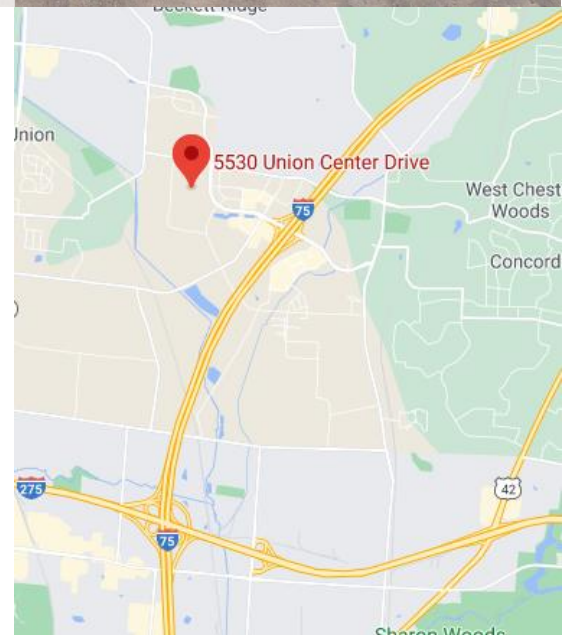
5530 Union Center Drive
West Chester, Ohio 45069

Available for Sale or Lease
26,000 Square Feet Total



Building Highlights

Freestanding office building in West Chester ([video](#))
Located on Union Centre Boulevard & Allen Road
Interior & exterior lights are LED fixtures & bulbs
Over 120 parking spaces surround the building
120/240-volt service & 208/480-volt service
Zoned M-2 General Industrial District ([link](#))
State-of-the-art large training room
Onsite employee fitness center
Rear drive-in door & storage
Less than one mile from I-75
Situated on 2.04 acres
\$2,600,000 for Sale or \$12.00/SF NNN for Lease



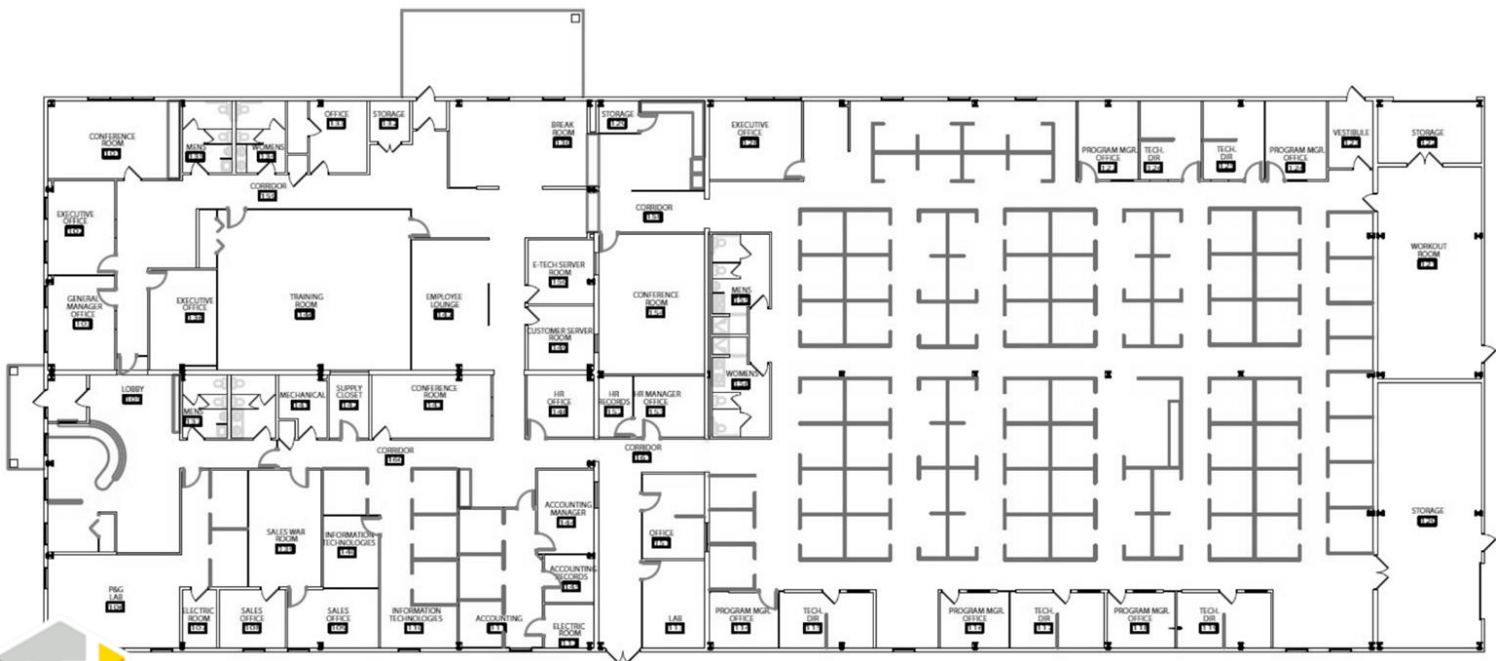
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Floor Plan



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Location Facts & Demographics



CITY, STATE

West Chester, OH

POPULATION

42,290

AVG. HH SIZE

2.61

MEDIAN HH INCOME

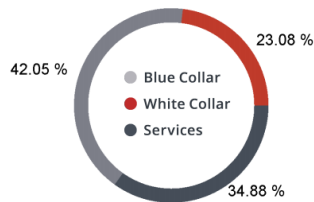
\$78,263

HOME OWNERSHIP

Renters: **5,049**

Owners: **11,022**

EMPLOYMENT



49.75% Employed

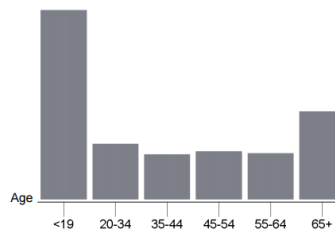
1.42% Unemployed

EDUCATION

High School Grad: **22.07%**
 Some College: **22.65%**
 Associates: **5.95%**
 Bachelors: **46.92%**

GENDER & AGE

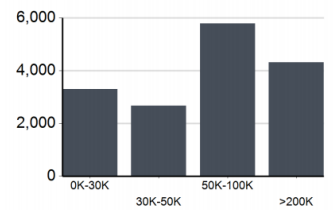
49.03% Male **50.97%** Female



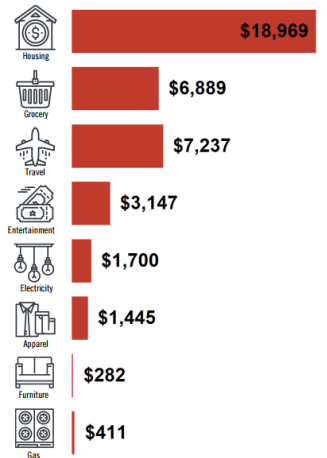
RACE & ETHNICITY

White: **68.78%**
 Asian: **6.74%**
 Native American: **0.04%**
 Pacific Islanders: **0.19%**
 African-American: **11.96%**
 Hispanic: **7.35%**
 Two or More Races: **4.94%**

INCOME BY HOUSEHOLD



HH SPENDING



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