

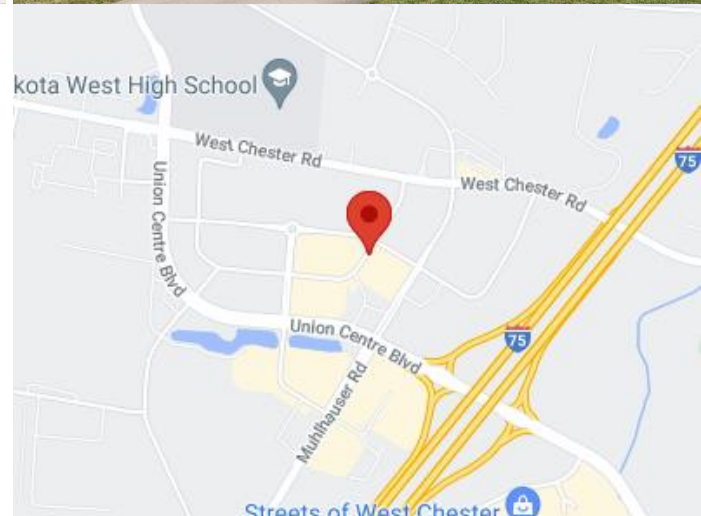
# Freestanding Building

6184 Centre Loop Drive | 16,176 Square Feet  
West Chester, Ohio 45069 | Asking \$2,875,000 for Sale



## Building Highlights

Freestanding building in West Chester Township  
Located on Muhlhauser Road & Centre Loop Drive  
Zoned C-PUD (Commercial) ([link to permitted uses](#))  
Large back-lit monument sign on Muhlhauser Road  
10 roof mounted - zone controlled HVAC units  
Surrounded by numerous retail amenities  
64 parking spaces surround the building  
Poured concrete slab with block frame  
Less than 1/4 mile to I-75  
Situated on 1.88 acres  
**Asking \$2,875,000 for sale**



**Nick Barela**  
**President, Principal**  
Direct: (513) 549-5440  
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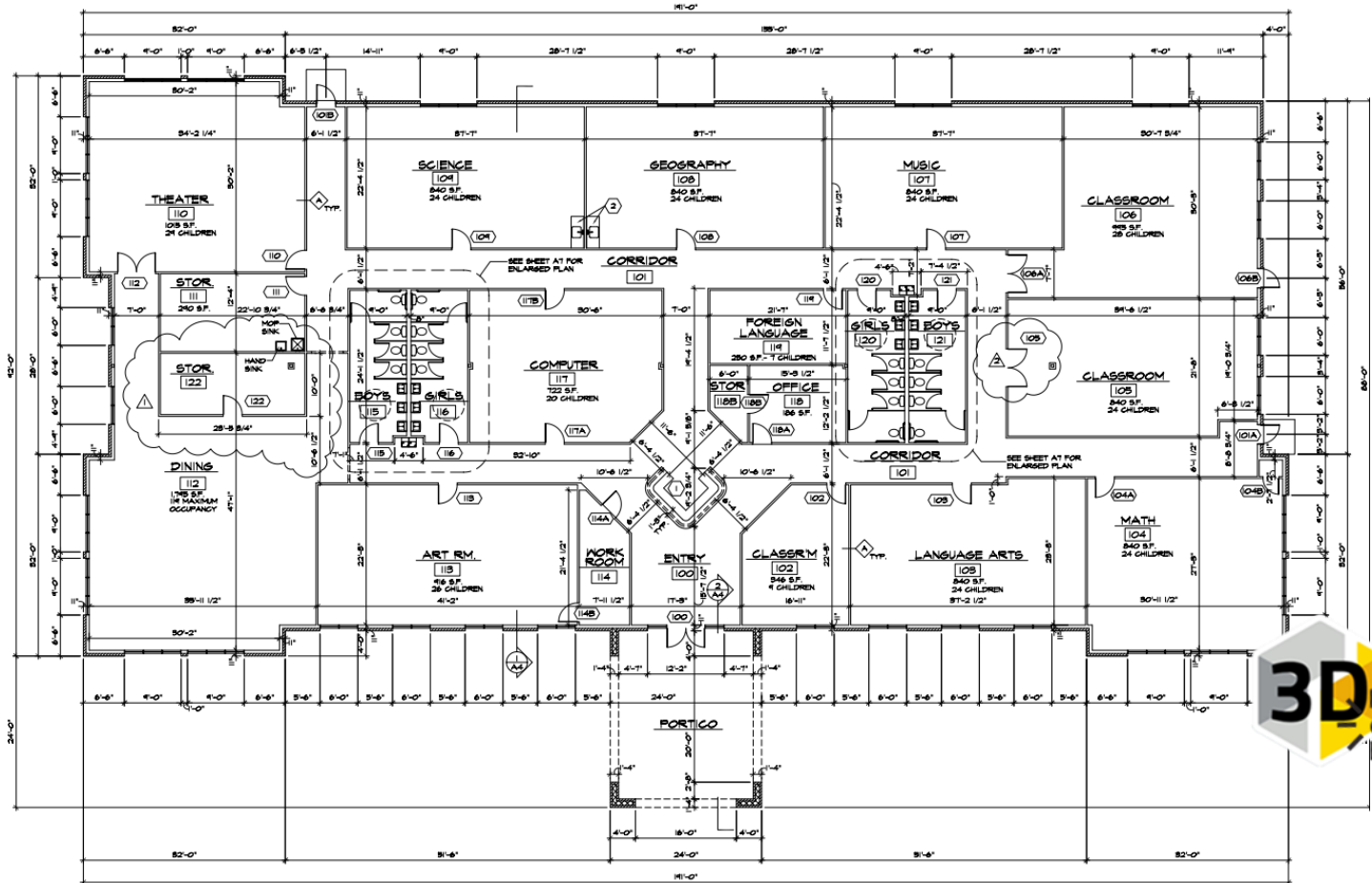


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# Aerial & Floor Plan



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# Location Facts & Demographics



## CITY, STATE

**West Chester, OH**

## POPULATION

**35,589**

## AVG. HH SIZE

**2.53**

## MEDIAN HH INCOME

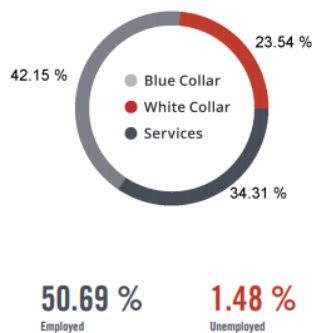
**\$70,204**

## HOME OWNERSHIP

Renters: **4,049**

Owners: **9,645**

## EMPLOYMENT

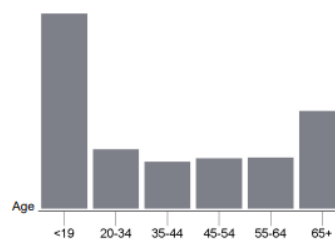


## EDUCATION

High School Grad: **22.60 %**  
Some College: **22.76 %**  
Associates: **5.97 %**  
Bachelors: **47.38 %**

## GENDER & AGE

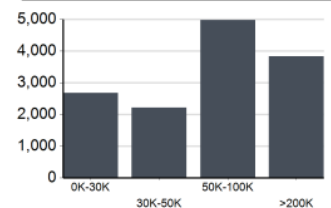
49.14 % 50.86 %



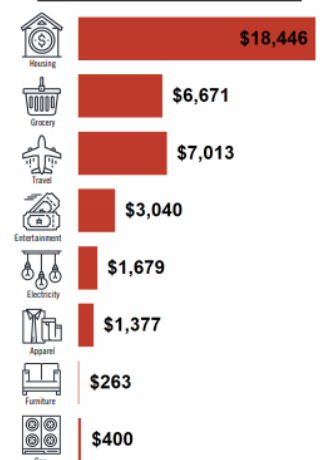
## RACE & ETHNICITY

White: **72.85 %**  
Asian: **7.41 %**  
Native American: **0.01 %**  
Pacific Islanders: **0.05 %**  
African-American: **8.32 %**  
Hispanic: **6.60 %**  
Two or More Races: **4.75 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



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