

RETAIL FOR LEASE  
THE MARKETPLACE AT UNIVERSITY POINTE

7578 Cox Lane, West Chester, OH 45069



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**LEE & ASSOCIATES**  
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**FOR LEASE:** 1,400 SF

**PRICING:** \$26.00 PSF NNN

- Very strong West Chester growth market
- Traffic light access
- Great Cox Road visibility
- Easy in and out access for both vehicles and pedestrians
- Newly upgraded facade
- Ample parking

### TRAFFIC COUNTS:

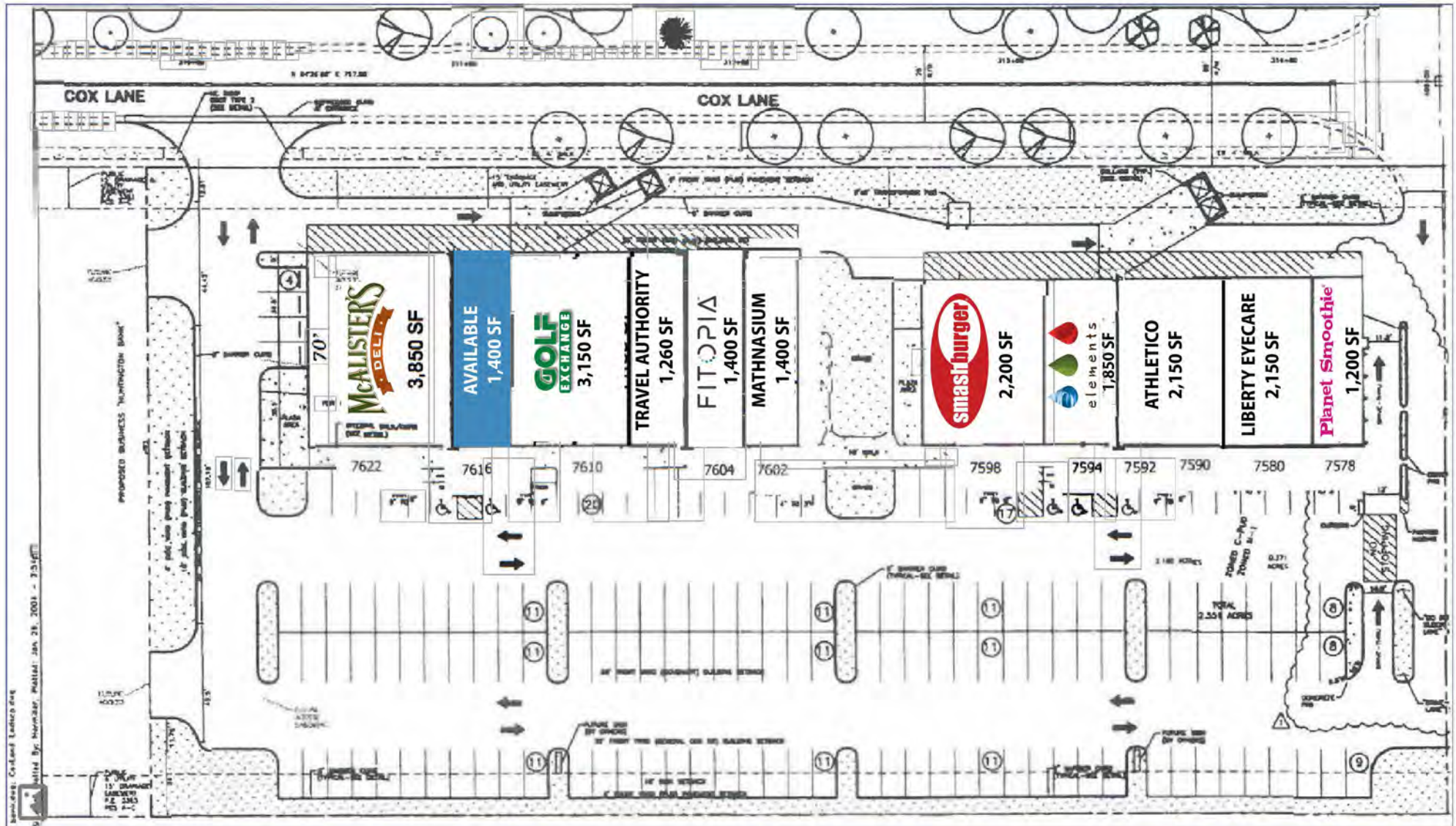
- Cox Ln. at Voice of America Centre Dr. - 14,760 VPD
- Cox Ln. at University Dr. - 19,042 VPD
- Tylersville Rd. at Cox Ln. - 51,560 VPD



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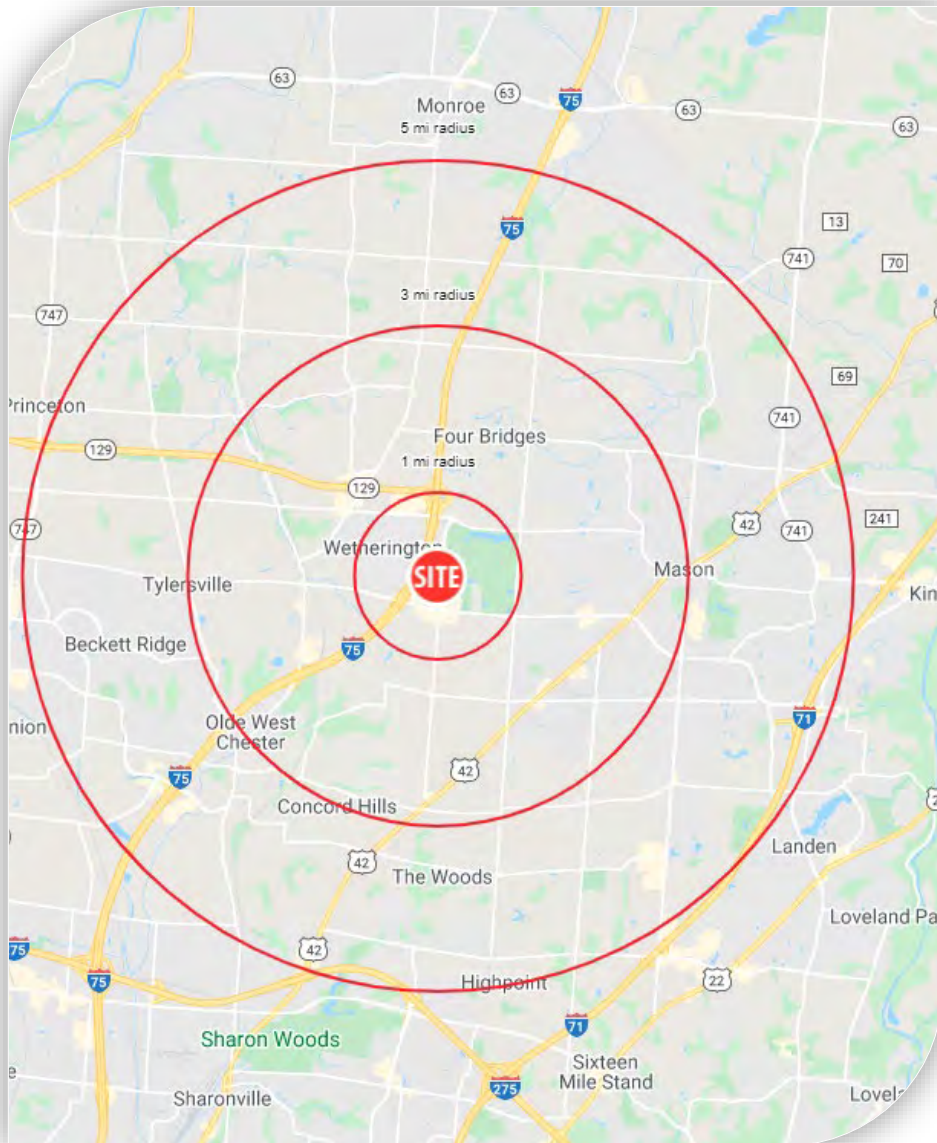




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		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	4,133	64,233	143,673
	2025 Projected Population	4,142	66,124	147,652
	2010 Census Population	3,954	60,080	130,483
	2000 Census Population	3,684	49,175	103,995
	Projected Annual Growth 2020 to 2025	-	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.6%	1.5%	1.9%
HOUSEHOLDS	2020 Estimated Households	1,632	22,660	52,013
	2025 Projected Households	1,647	23,488	53,803
	2010 Census Households	1,517	20,632	45,794
	2000 Census Households	1,322	16,559	35,322
	Projected Annual Growth 2020 to 2025	0.2%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	1.2%	1.8%	2.4%
AGE	2020 Est. Population Under 10 Years	10.8%	13.3%	13.3%
	2020 Est. Population 10 to 19 Years	13.4%	16.1%	15.7%
	2020 Est. Population 20 to 29 Years	11.2%	10.5%	10.2%
	2020 Est. Population 30 to 44 Years	16.5%	19.9%	20.2%
	2020 Est. Population 45 to 59 Years	21.3%	21.0%	21.2%
	2020 Est. Population 60 to 74 Years	19.5%	13.7%	14.2%
	2020 Est. Population 75 Years or Over	7.3%	5.4%	5.1%
	2020 Est. Median Age	42.2	37.7	38.2
MARITAL STATUS & GENDER	2020 Est. Male Population	47.8%	49.6%	49.6%
	2020 Est. Female Population	52.2%	50.4%	50.4%
	2020 Est. Never Married	27.8%	26.8%	25.0%
	2020 Est. Now Married	52.9%	56.6%	58.4%
	2020 Est. Separated or Divorced	12.8%	11.2%	11.7%
	2020 Est. Widowed	6.5%	5.3%	4.9%
INCOME	2020 Est. HH Income \$200,000 or More	18.9%	19.8%	20.1%
	2020 Est. HH Income \$150,000 to \$199,999	6.5%	13.6%	13.4%
	2020 Est. HH Income \$100,000 to \$149,999	22.1%	21.8%	21.7%
	2020 Est. HH Income \$75,000 to \$99,999	14.1%	13.2%	13.4%
	2020 Est. HH Income \$50,000 to \$74,999	14.9%	13.9%	13.6%
	2020 Est. HH Income \$35,000 to \$49,999	8.8%	6.5%	7.2%
	2020 Est. HH Income \$25,000 to \$34,999	4.7%	5.3%	4.7%
	2020 Est. HH Income \$15,000 to \$24,999	5.9%	3.5%	3.3%
	2020 Est. HH Income Under \$15,000	4.1%	2.5%	2.6%
	2020 Est. Average Household Income	\$131,168	\$144,370	\$144,152
	2020 Est. Median Household Income	\$100,012	\$120,632	\$116,443
	2020 Est. Per Capita Income	\$51,860	\$50,975	\$52,214
		2020 Est. Total Businesses	492	2,197
2020 Est. Total Employees		10,396	26,446	78,896