

RETAIL FOR LEASE 7301 TYLERS CORNER

West Chester, OH 45069



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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7301 TYLERS CORNER

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FOR LEASE: 5,725 SF

PRICING: \$15.00 PSF NNN

- Former Berkshire Hathaway Real Estate office
- Very strong demographics
- Outstanding visibility
- Close to New Liberty Towne Center
- Average Household Income: \$105,878 (1 mile), \$115,103 (3 miles), and \$115,712 (5 miles)

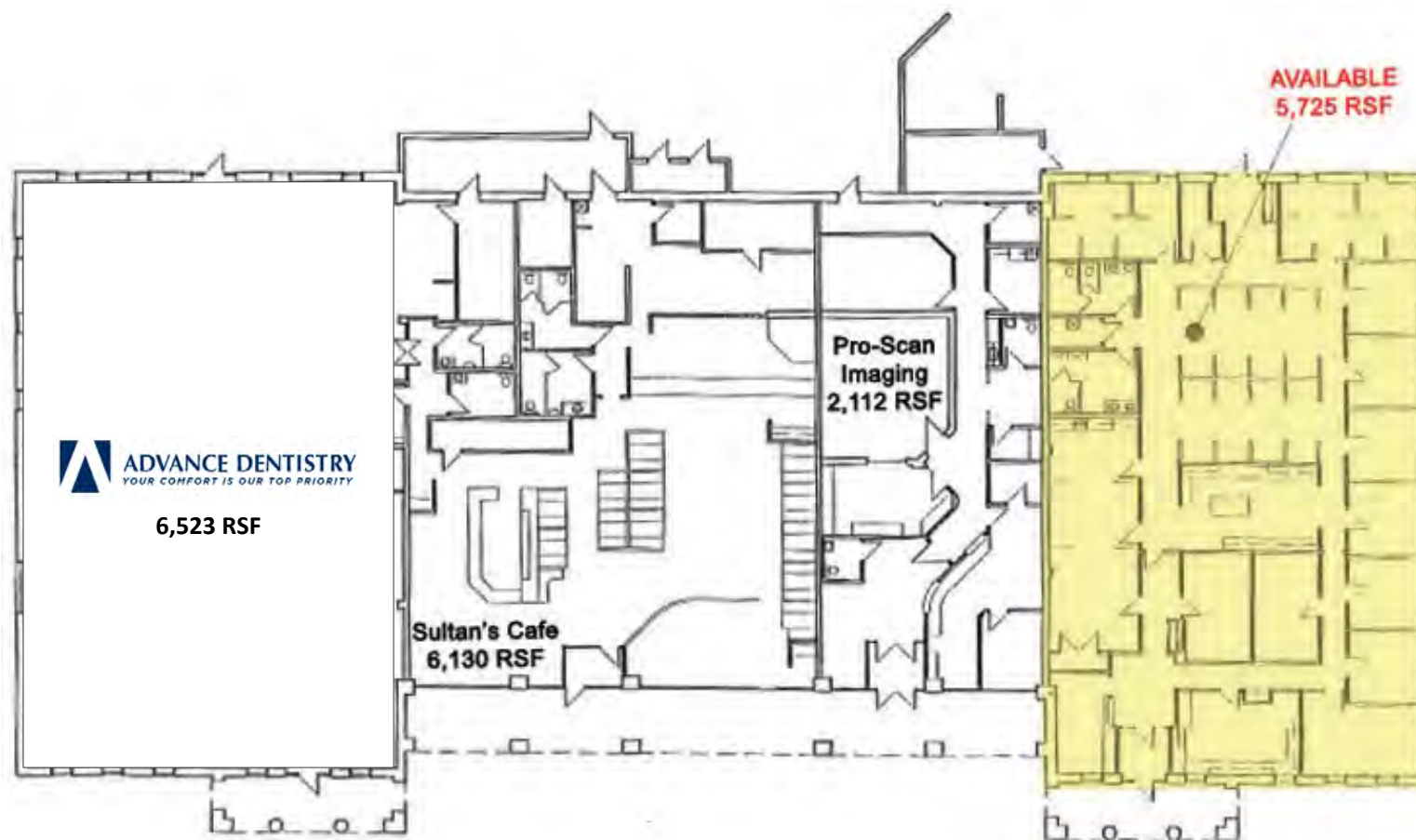
TRAFFIC COUNTS:

- Tylersville Road at I-75 - 15,115 AADT
- Tylersville Road W of Cox Road - 39,558 AADT
- I-75 at Tylersville Road - 123,743 AADT



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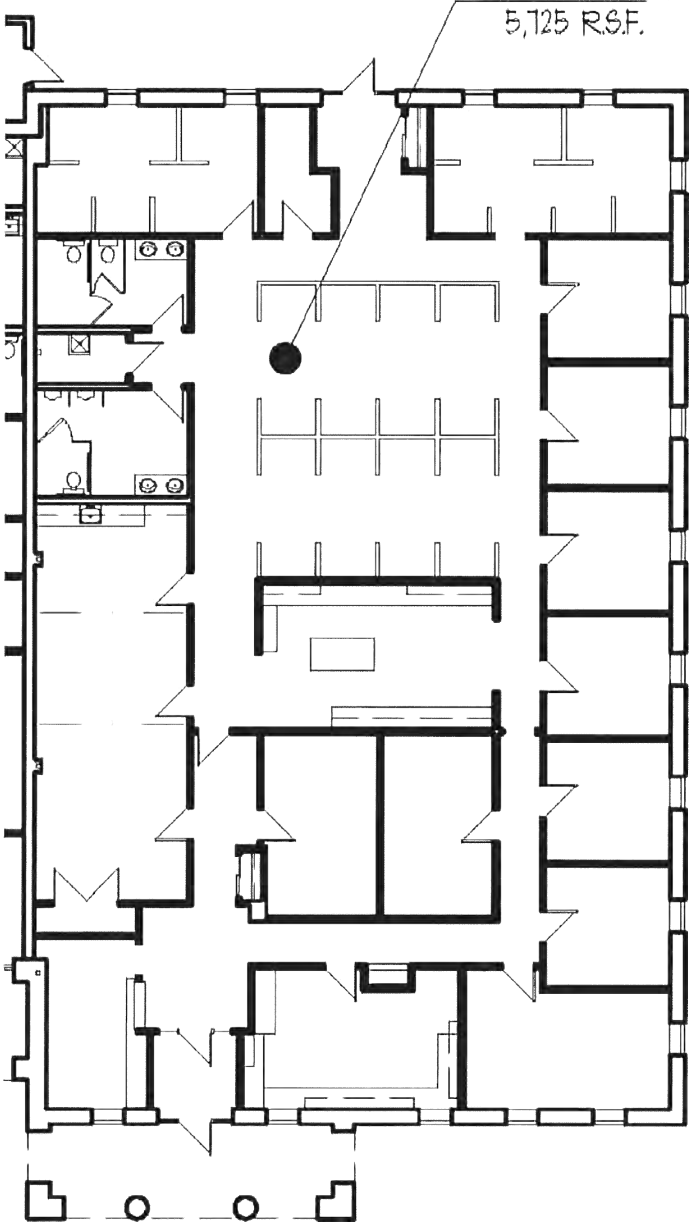
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Suite 7311



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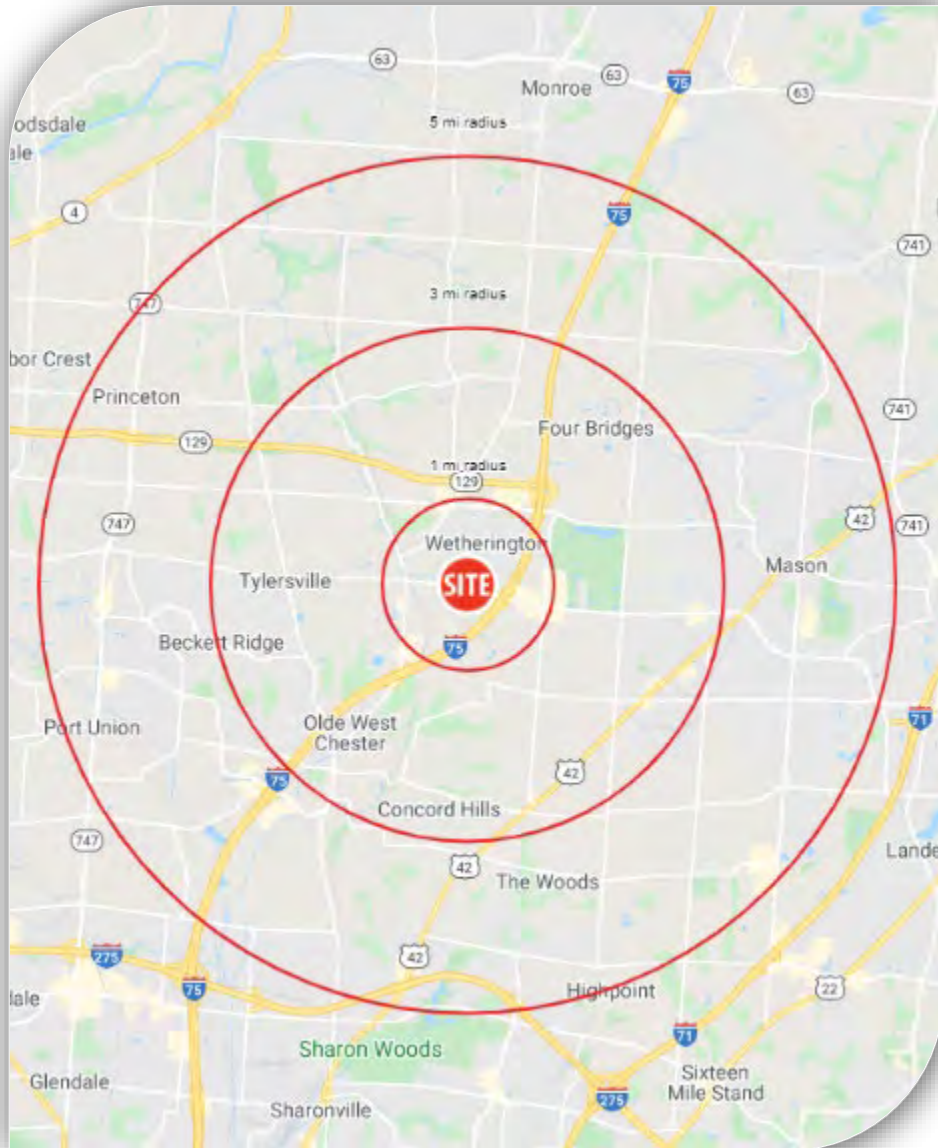
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	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	7,296	58,925	146,689
	2025 Projected Population	7,302	60,078	150,349
	2010 Census Population	7,090	56,410	135,529
	2000 Census Population	6,965	49,959	106,055
	Projected Annual Growth 2020 to 2025	-	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	0.2%	0.9%	1.9%
HOUSEHOLDS	2020 Estimated Households	2,812	20,869	53,016
	2025 Projected Households	2,839	21,420	54,705
	2010 Census Households	2,654	19,364	47,480
	2000 Census Households	2,505	16,771	36,395
	Projected Annual Growth 2020 to 2025	0.2%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	0.6%	1.2%	2.3%
AGE	2020 Est. Population Under 10 Years	11.5%	13.2%	13.6%
	2020 Est. Population 10 to 19 Years	13.7%	15.5%	15.7%
	2020 Est. Population 20 to 29 Years	10.9%	11.0%	10.5%
	2020 Est. Population 30 to 44 Years	16.9%	19.4%	20.4%
	2020 Est. Population 45 to 59 Years	21.2%	21.3%	20.8%
	2020 Est. Population 60 to 74 Years	19.8%	14.6%	14.0%
	2020 Est. Population 75 Years or Over	6.0%	5.0%	5.0%
	2020 Est. Median Age	41.6	38.1	37.7
MARITAL STATUS & GENDER	2020 Est. Male Population	49.2%	49.6%	49.6%
	2020 Est. Female Population	50.8%	50.4%	50.4%
	2020 Est. Never Married	26.0%	26.4%	25.5%
	2020 Est. Now Married	55.0%	57.7%	58.1%
	2020 Est. Separated or Divorced	13.4%	11.1%	11.6%
	2020 Est. Widowed	5.6%	4.8%	4.9%
INCOME	2020 Est. HH Income \$200,000 or More	17.2%	18.6%	19.7%
	2020 Est. HH Income \$150,000 to \$199,999	7.4%	13.9%	13.2%
	2020 Est. HH Income \$100,000 to \$149,999	19.7%	23.2%	21.8%
	2020 Est. HH Income \$75,000 to \$99,999	15.1%	12.5%	13.3%
	2020 Est. HH Income \$50,000 to \$74,999	15.0%	13.9%	13.6%
	2020 Est. HH Income \$35,000 to \$49,999	8.8%	6.9%	7.2%
	2020 Est. HH Income \$25,000 to \$34,999	5.5%	5.3%	4.8%
	2020 Est. HH Income \$15,000 to \$24,999	5.4%	3.2%	3.5%
	2020 Est. HH Income Under \$15,000	6.0%	2.6%	2.8%
	2020 Est. Average Household Income	\$125,097	\$145,293	\$143,238
	2020 Est. Median Household Income	\$94,400	\$118,015	\$116,266
	2020 Est. Per Capita Income	\$48,210	\$51,485	\$51,798
Businesses & Employees	2020 Est. Total Businesses	629	2,020	5,080
	2020 Est. Total Employees	10,027	23,853	75,460