

# INDUSTRIAL FOR LEASE DEVITT DRIVE

4729-4747 Devitt Drive, West Chester, OH 45246



## OFFERING SUMMARY

### AVAILABLE SF:

### LEASE RATE:

Negotiable

### LOT SIZE:

1.13 Acres

### YEAR BUILT:

1982

## PROPERTY HIGHLIGHTS

- Located in lower Butler County, West Chester Township
- Availability - Immediate
- Total Square Feet - 12,500
- Floor - Concrete
- Roof - Metal
- Building Dimensions - 3 Sections of 100' X 50'
- Column Spacing - 24' X 50'
- Zoned - Commercial Warehouse
- Ceiling Height - 14'-16'
- Close Proximity to I-75 & I-275
- West Chester has zero percent (0%) Earnings Tax
- Off-Street Parking

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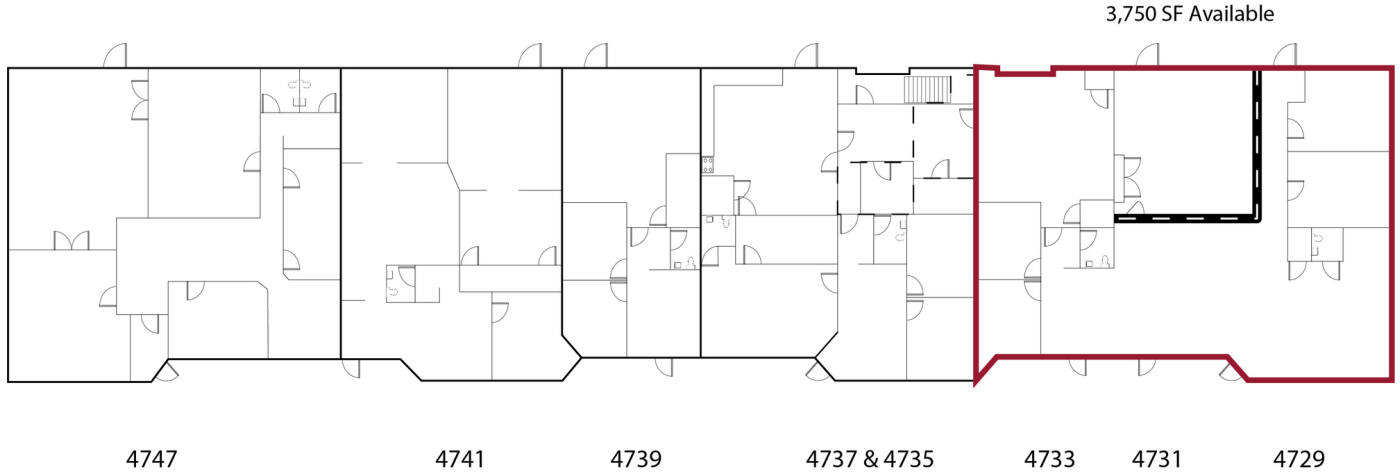
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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LEASE TYPE - | TOTAL SPACE - | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
-	3,750 SF	Modified Gross	\$8.75 SF/yr

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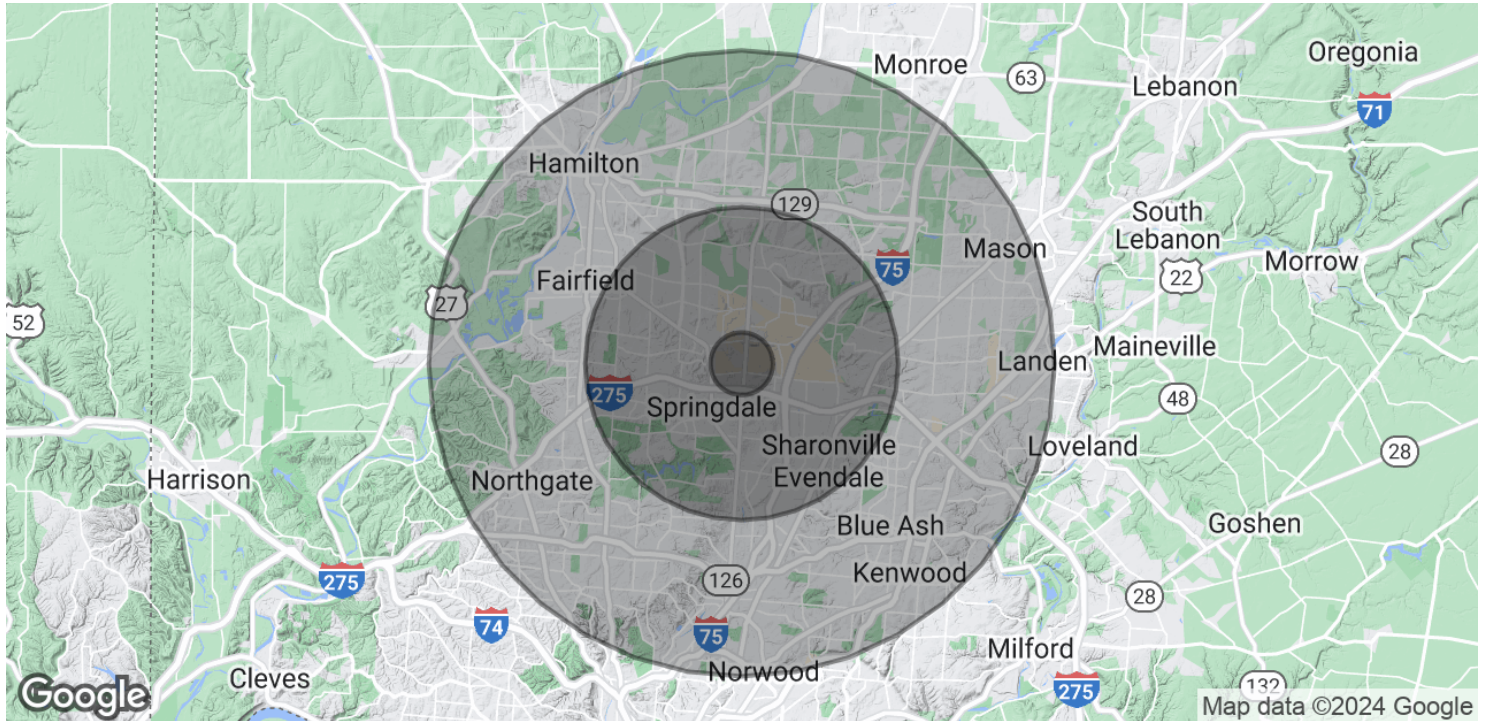
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## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	3,893	127,922	647,528
Average age	29.1	37.1	37.6
Average age (Male)	26.7	35.3	36.0
Average age (Female)	32.2	38.5	38.9

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total households	1,409	49,096	252,030
# of persons per HH	2.8	2.6	2.6
Average HH income	\$46,327	\$74,552	\$70,415
Average house value	\$145,094	\$195,568	\$191,662

\* Demographic data derived from 2020 ACS - US Census

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