

# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER

West Chester, OH 45069



DULUTH  
TRADING  
CO.

SONDER  
BREWING



MATT THE MILLER'S  
TAVERN



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# RETAIL PAD AVAILABLE STREETS OF WEST CHESTER

**FOR GROUND LEASE:** Up to 10,000 SF

**PRICING:** \$125,000 Per Year

- 123,000 SF Bass Pro Shop now open!
- Join existing Tenants: Bass Pro Shop, Chuy's Tex Mex, Duluth Trading Company, Holtman's Donuts, Sonder Brewing and Matt The Miller's
- Outlot Available for up to 10,000 SF Building
- Regional attraction from IKEA, AMC Theatres, Top Golf, Main Event and national restaurants/retailers
- Phenomenal visibility to the 150,454 daily vehicles traveling along I-75
- Over 1,187 hotel rooms and 18,000 employees in this Union Center Boulevard district
- Over 50,000 workers in West Chester; Ohio's most populous township with 63,000 residents

## **TRAFFIC COUNTS:**

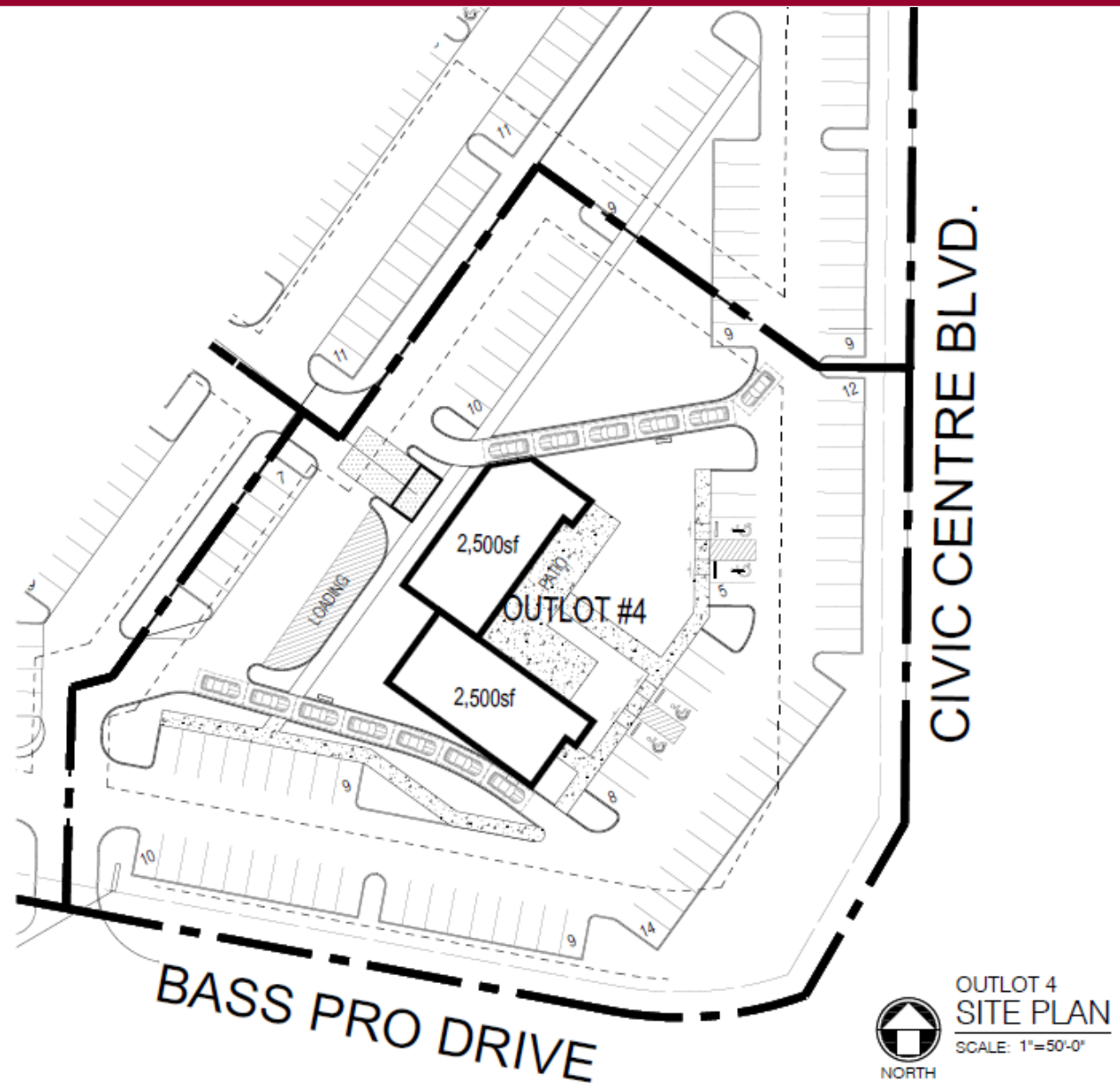
- I-75 - 150,454 VPD
- Union Centre Blvd. - 49,717 AADT





RETAIL PAD AVAILABLE  
**STREETS OF WEST CHESTER**

**Potential Layout**





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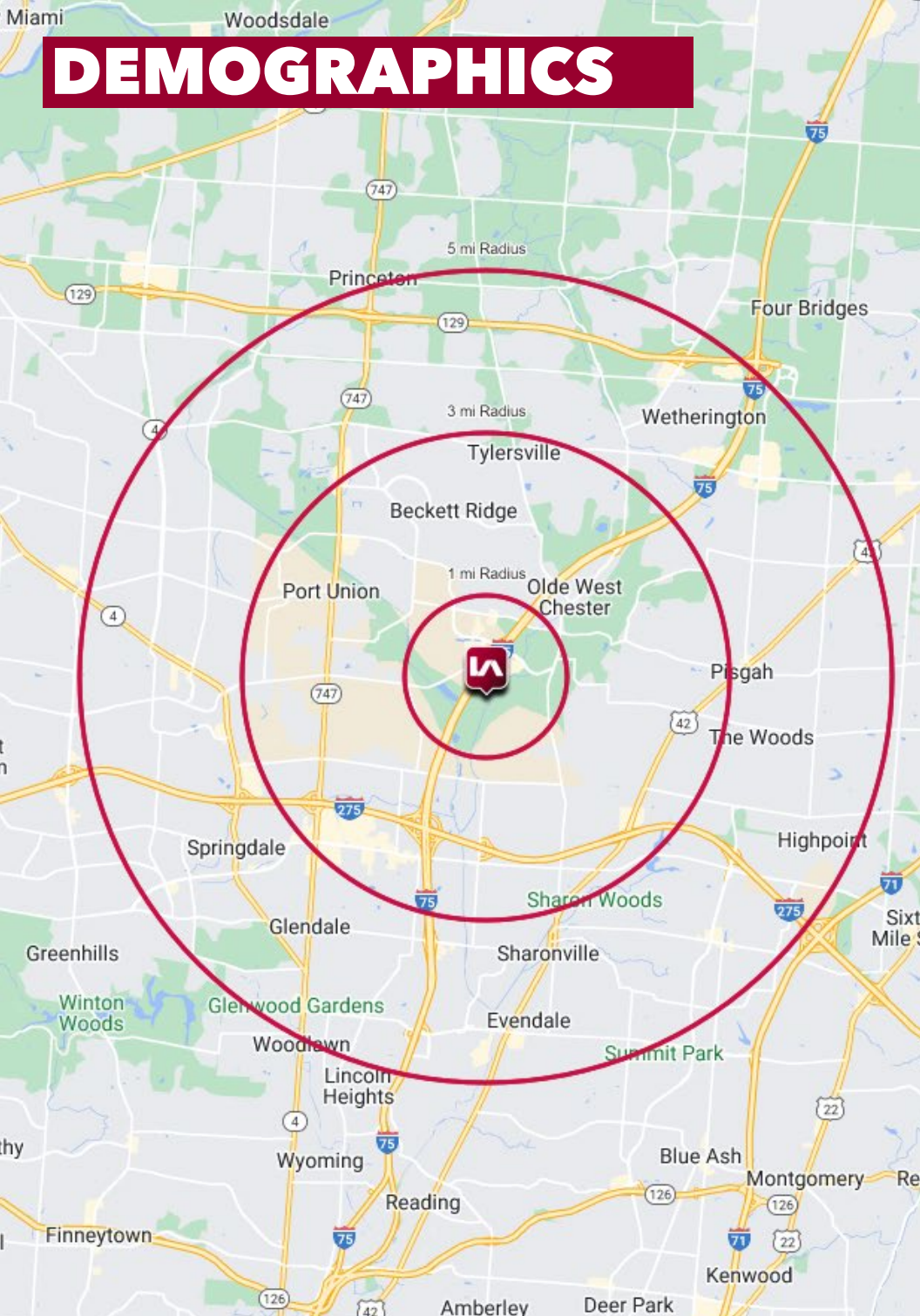
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# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	1,594	37,160	138,336
2028 Projected Population	1,577	37,542	140,182
2020 Census Population	1,238	37,167	137,593
2010 Census Population	746	35,388	130,576
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	8.7%	0.4%	0.5%
HOUSEHOLDS			
2023 Estimated Households	580	14,487	53,631
2028 Projected Households	587	14,653	54,368
2020 Census Households	443	14,263	52,650
2010 Census Households	269	13,303	49,843
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	8.9%	0.7%	0.6%
AGE			
2023 Est. Population Under 10 Years	14.0%	13.4%	12.9%
2023 Est. Population 10 to 19 Years	16.9%	13.7%	14.1%
2023 Est. Population 20 to 29 Years	10.9%	12.3%	11.5%
2023 Est. Population 30 to 44 Years	18.7%	18.9%	19.4%
2023 Est. Population 45 to 59 Years	21.8%	19.9%	19.7%
2023 Est. Population 60 to 74 Years	13.8%	16.2%	16.7%
2023 Est. Population 75 Years or Over	3.9%	5.6%	5.7%
2023 Est. Median Age	36.6	38.2	38.8
MARITAL STATUS & GENDER			
2023 Est. Male Population	53.2%	49.8%	48.9%
2023 Est. Female Population	46.8%	50.2%	51.1%
2023 Est. Never Married	32.0%	29.5%	30.3%
2023 Est. Now Married	48.9%	50.3%	50.6%
2023 Est. Separated or Divorced	15.5%	13.4%	12.8%
2023 Est. Widowed	3.6%	6.8%	6.3%
INCOME			
2023 Est. HH Income \$200,000 or More	13.2%	14.6%	15.0%
2023 Est. HH Income \$150,000 to \$199,999	7.1%	10.5%	11.6%
2023 Est. HH Income \$100,000 to \$149,999	33.2%	21.3%	20.3%
2023 Est. HH Income \$75,000 to \$99,999	14.1%	12.4%	12.9%
2023 Est. HH Income \$50,000 to \$74,999	10.6%	15.0%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	5.0%	7.4%	7.8%
2023 Est. HH Income \$25,000 to \$34,999	10.0%	7.3%	6.4%
2023 Est. HH Income \$15,000 to \$24,999	0.8%	4.4%	4.2%
2023 Est. HH Income Under \$15,000	6.1%	7.1%	6.1%
2023 Est. Average Household Income	\$98,291	\$134,585	\$133,940
2023 Est. Median Household Income	\$105,033	\$101,111	\$100,842
2023 Est. Per Capita Income	\$35,791	\$52,513	\$52,001
2023 Est. Total Businesses	508	3,385	8,776
2023 Est. Total Employees	10,904	58,463	135,233