

FORMER BANK SPACE

9464 CIVIC CENTRE BLVD, WEST CHESTER, OH



For Lease / Retail, Medical, Bank Space

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

5,000 SF

RENT

\$32.00/sf NNN
(\$7.00/sf OPEX)

NEIGHBORING TENANTS

Bass Pro Shops, Ikea, AMC Theatre, Main Event, Top Golf, Duluth Trading, Twin Peaks, PF Changs, Barnes & Noble, Bravo, and much more

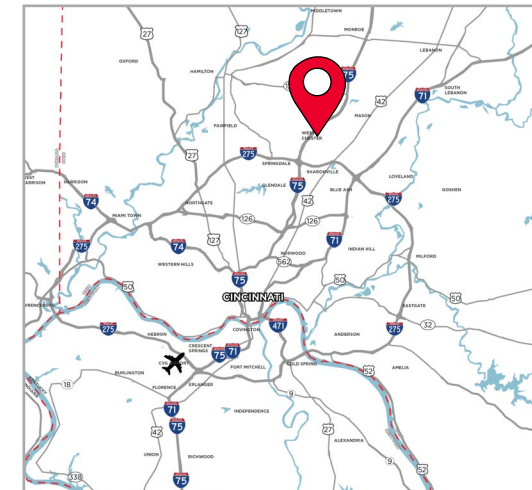
COMMENTS

- 5,000 SF of retail space available
- 40+ parking spaces
- I-75 highway frontage
- Monument signage on Union Centre Blvd
- Building signage facing I-75
- Located in West Chester's entertainment district off of Exit 19 on I-75.
- Streets of West Chester offers unique shops, fine dining and many entertainment options

NEIGHBORHOOD DEMOGRAPHICS

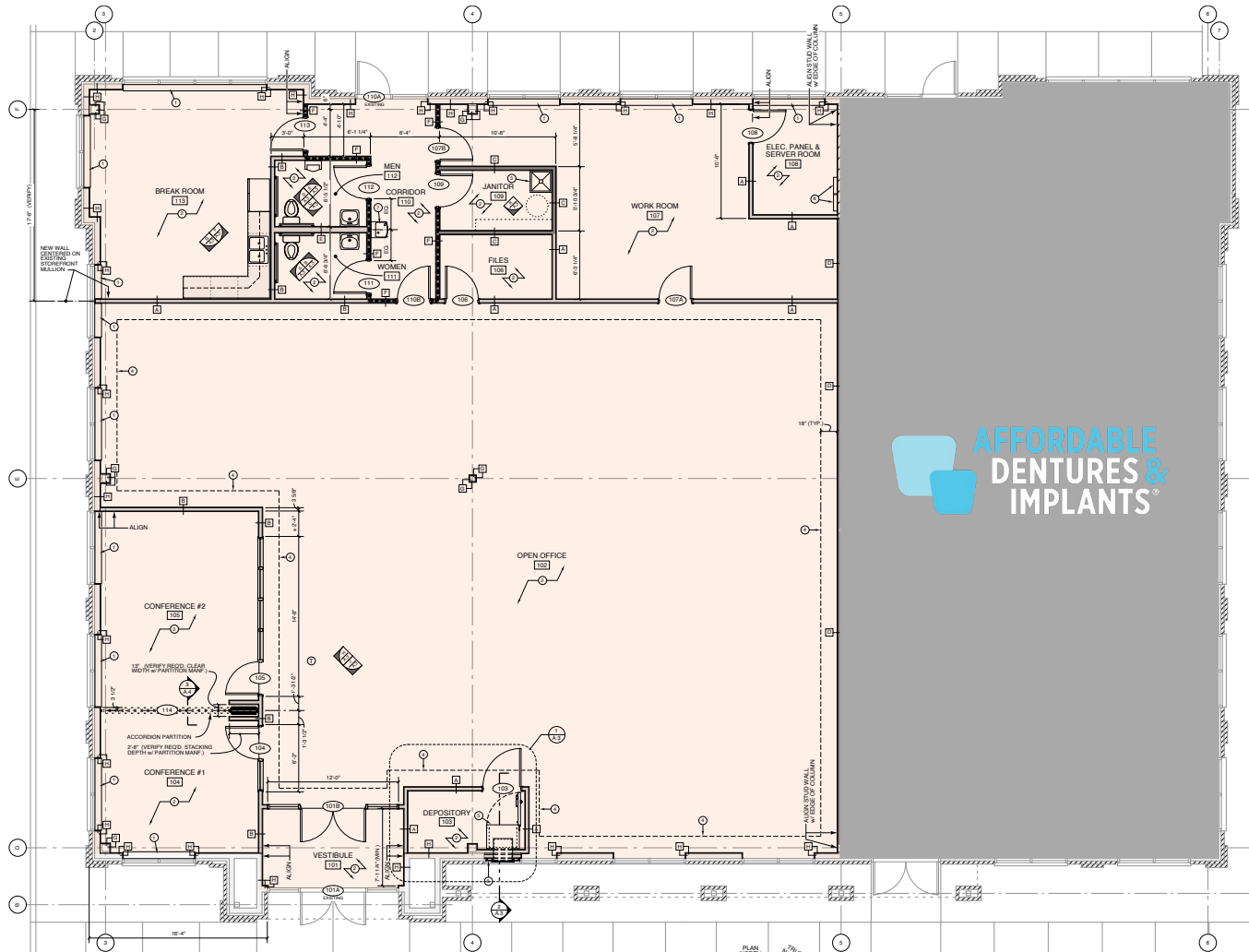


1 Mile	2,991	\$159,880	7,240
3 Miles	39,491	\$141,381	62,611
5 Miles	132,371	\$141,652	169,213



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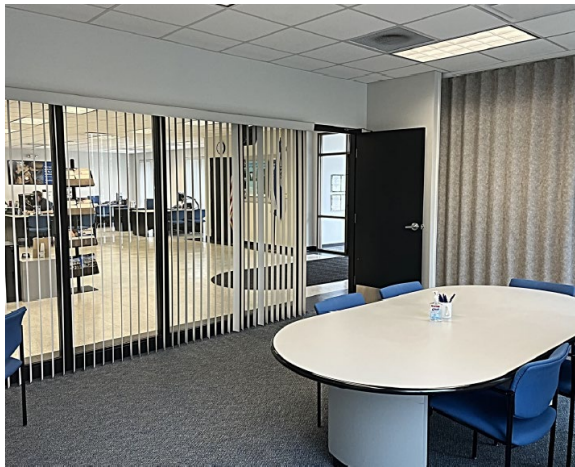


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Rob Murphy / Director / rob.p.murphy@cushwake.com / +1 513 763 3033

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