

FOR LEASE

Tylersville Square

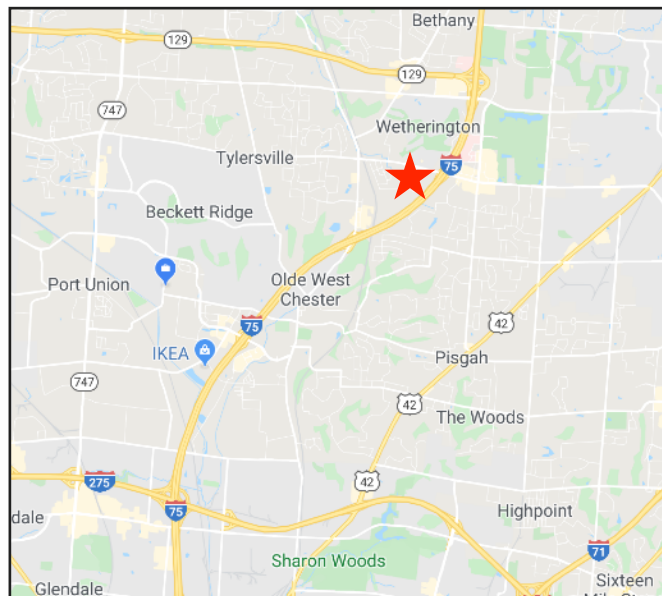
Tylersville Road at I-75
West Chester, OH 45069



NEW CONSTRUCTION by award-winning builder!

Property Highlights

- 6,100 SF retail plaza
- Up to 3,107 SF spaces for retail or office use (divisible to 1,030, 1,020 and 1,057 SF)
- Multi-tenant center with high visibility on Tylersville
- Highly developed area with strong demographics
- Minutes from I-75 & Liberty Centre development
- Work directly with builder to get the lay out exactly what you need!
- Ample and convenient parking
- Separately metered gas and electric
- Occupancy June 2020
- Co-tenant: Wieland Builders
- \$15.00 PSF NNN (OpEx \$5.50 PSF estimated)
TIA available for qualified tenants & term

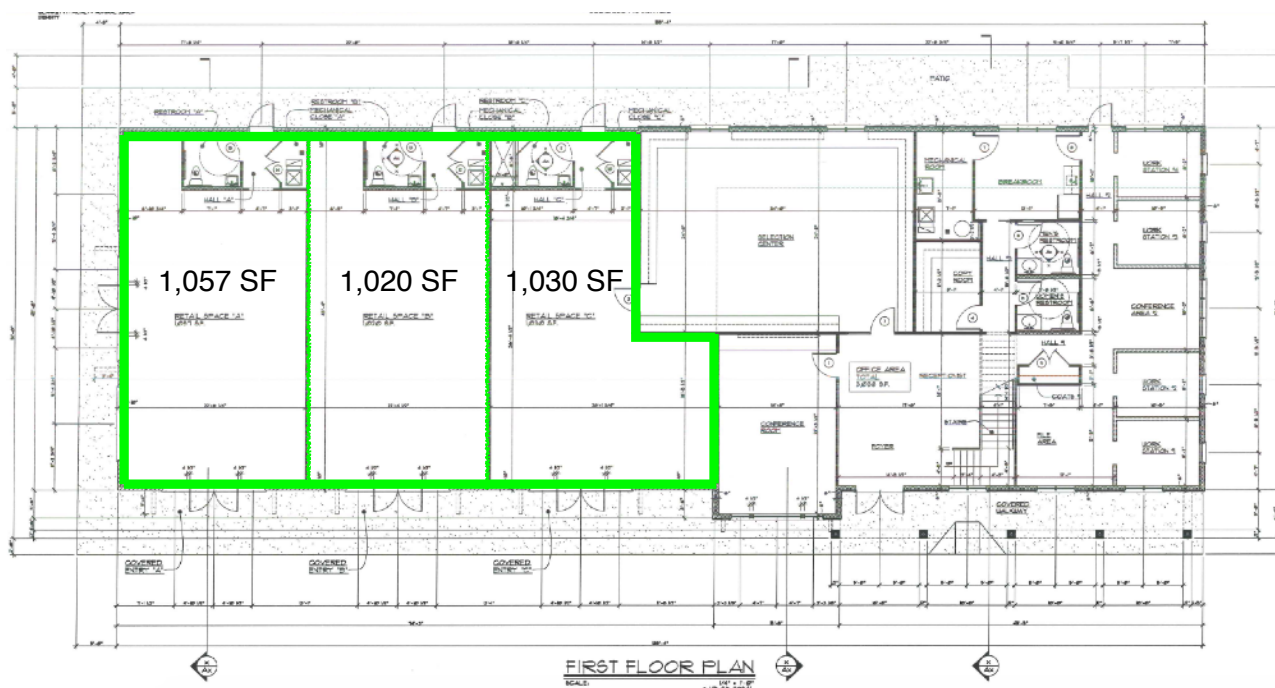


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Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant retail/office center w/high visibility
Utilities	Separately metered gas and electric
Tenant Finish	White box
Lease Term	Negotiable
Base Rental Rate	\$15.00 PSF NNN
Operating Expenses	\$5.50 PSF (estimated)

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Demographics:			
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	7,285	60,876	145,347
Households	2,847	21,770	52,747
Median Household Income	\$86,586	\$105,666	\$105,280
Total Number of Employees	8,870	25,551	83,575

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