

INDUSTRIAL FOR LEASE DEVITT DRIVE

4729-4747 Devitt Drive, West Chester, OH 45246



OFFERING SUMMARY

AVAILABLE SF:	3,750 SF
LEASE RATE:	\$8.75 SF/yr (MG)
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

Stewart Devitt
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Dan McDonald
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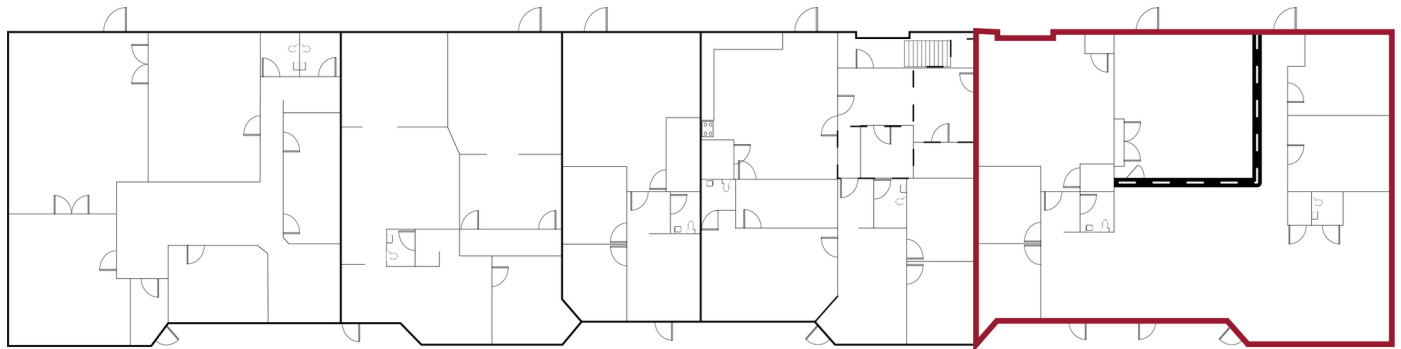
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3,750 SF Available



4747

4741

4739

4737 & 4735

4733

4731

4729

LEASE TYPE MG | **TOTAL SPACE** 3,750 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$8.75 SF/YR

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

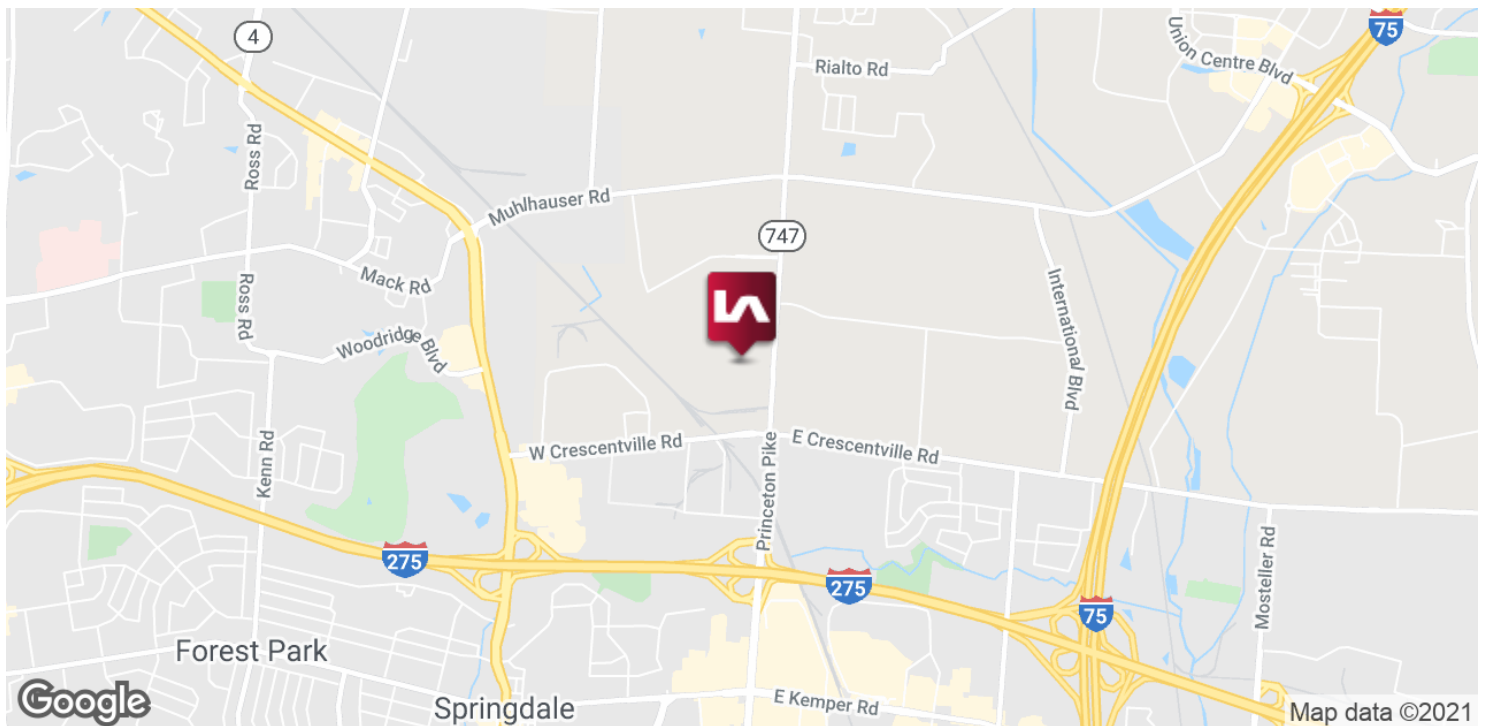
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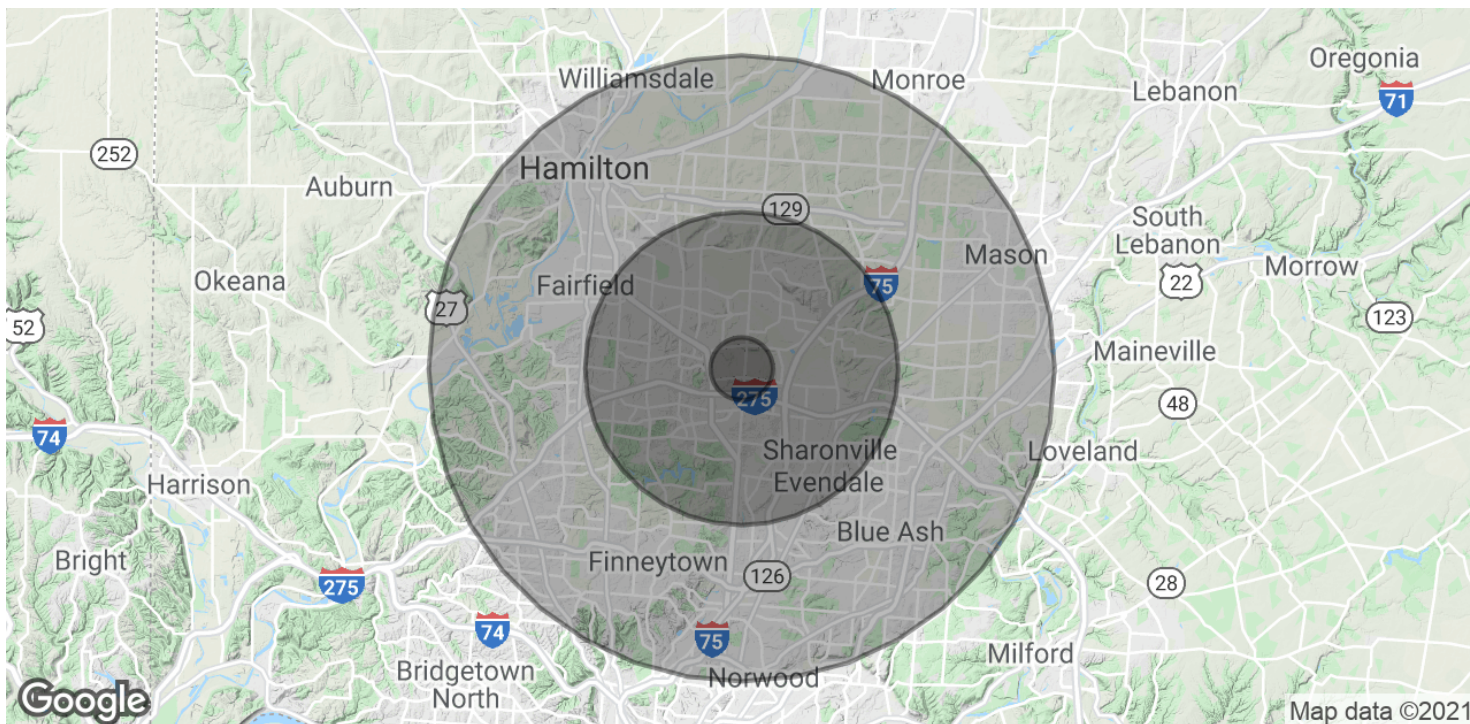
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,893	127,922	647,528
Average age	29.1	37.1	37.6
Average age (Male)	26.7	35.3	36.0
Average age (Female)	32.2	38.5	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,409	49,096	252,030
# 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 2010 US Census

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