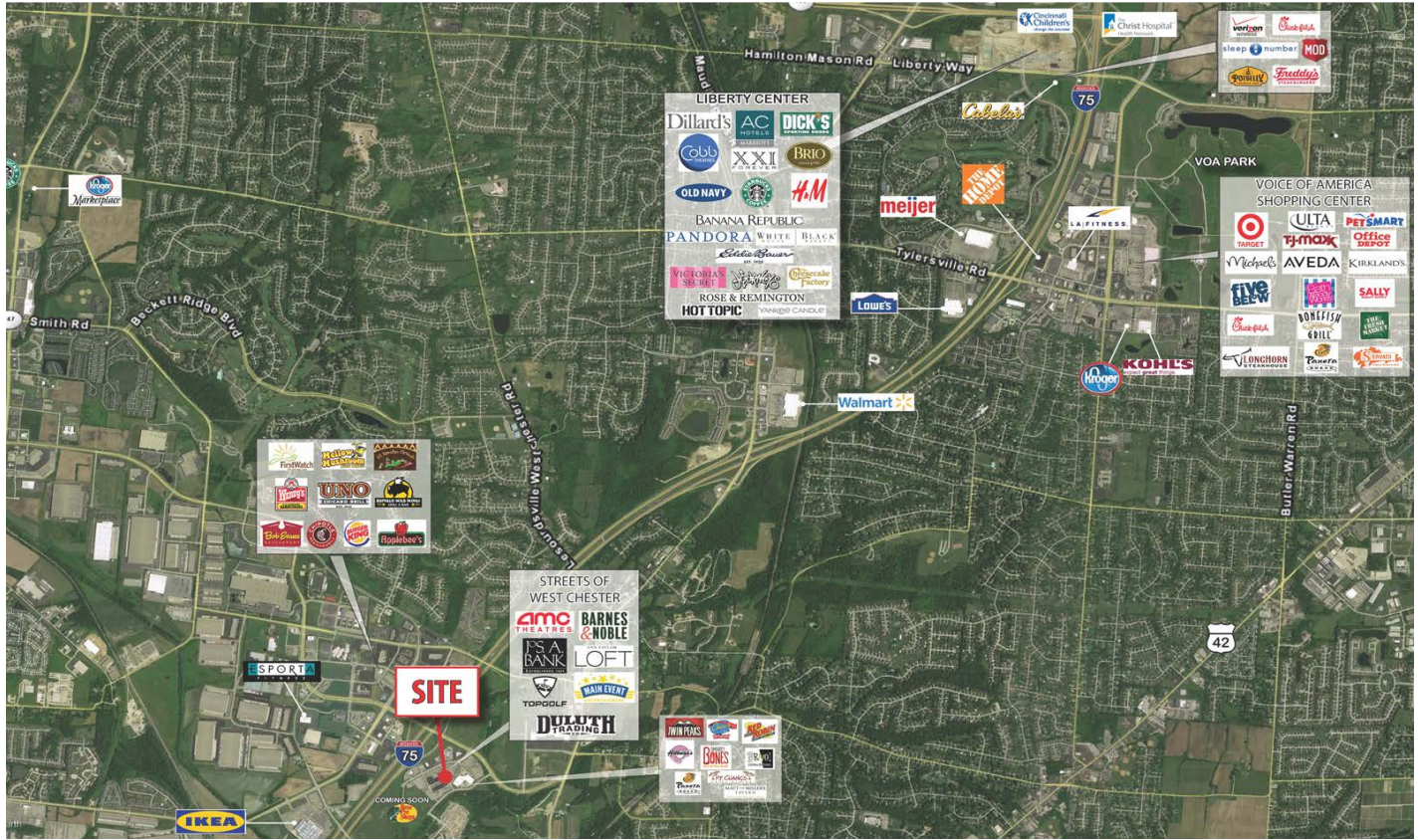


STREETS OF WEST CHESTER

9435-9455 CIVIC CENTER BOULEVARD, 9436-9568 WATER FRONT DR, WEST CHESTER, OH



▶ PROPERTY DETAILS

Total Square Footage: 236,842

▶ PROPERTY DESCRIPTION

- 236,842 SF Retail Center strategically positioned at the intersection of I-75 and Union Centre Boulevard with over 119,779 vehicles per day in West Chester, Ohio's largest township

- The regional entertainment hub serving the affluent suburbs of Northern Cincinnati

- Area restaurants include P.F. Changs, Bravo, Matt the Miller, Twin Peaks, Smokey Bones, Red Robin, Panera and Skally's

- Area attractions include IKEA, Top Golf, Main Event, AMC Theater (18-Screens), Barnes & Noble and Duluth Trading

TRAFFIC COUNTS:

- 119,779 VPD on I-75
- 37,264 VPD on Civic Centre Blvd, east of site

▶ DEMOGRAPHICS

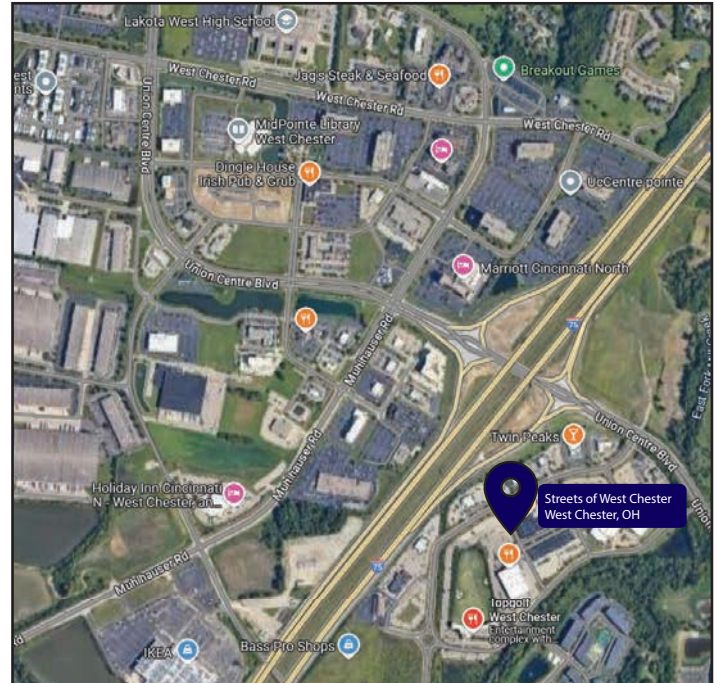
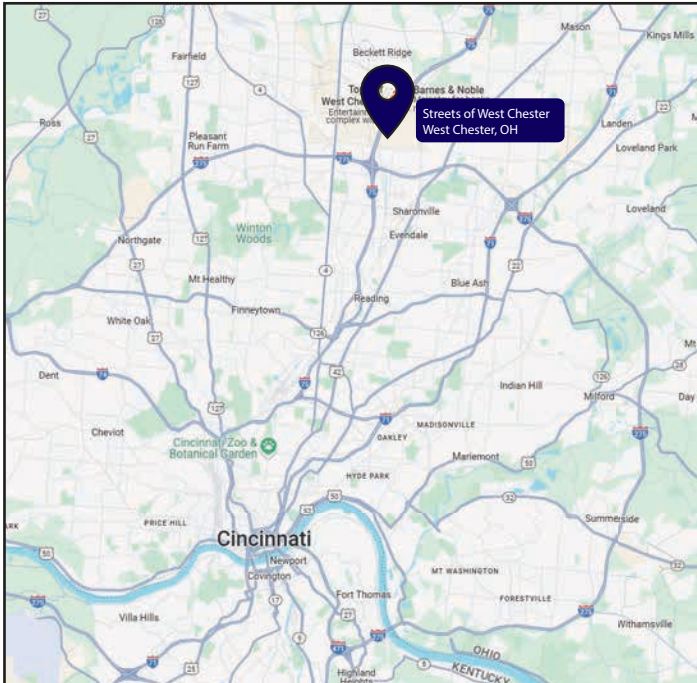
	3 Miles	5 Miles	10 Miles
Total Population	40,322	135,475	604,413
Average Household Income	\$110,209	\$114,243	\$107,408
2024 Households	15,573	52,051	234,108

▶ TENANTS



STREETS OF WEST CHESTER

9435-9455 CIVIC CENTER BOULEVARD, 9436-9568 WATER FRONT DR, WEST CHESTER, OH



Tenant	Unit	SF
AMC WEST CHESTER 18	9415	82,000
KC LATIN KITCHEN & CANTINA	9421	4,687
P.F. CHANGS	9435	7,123
BRAVO! CUCINA ITALIANA	9436	7,752
MY SALON SUITE	9437	6,000
AVALON NAIL LOUNGE	9439	2,603
AVAILABLE	9440	4,000
AVAILABLE	9441	3,000
LITTLE DIGGER'S	9442	3,974
AVAILABLE	9443	3,000
FUNCTION BOUTIQUE	9444	2,500
FLAME INDIAN RESTAURANT	9446	4,000
MANAGEMENT OFFICE	9448-A	1,000
AVAILABLE	9448-B	1,660
LOFT	9450	5,517
BARNES & NOBLE	9455	25,000
VOODOO BREWING COMPANY	9456	7,500
TOP GOLF	9568	65,000