STREETS OF WEST CHESTER

9435-9455 CIVIC CENTRE 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, Matt the Miller, Twin Peaks, Red Robin, 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

TOPGOLF

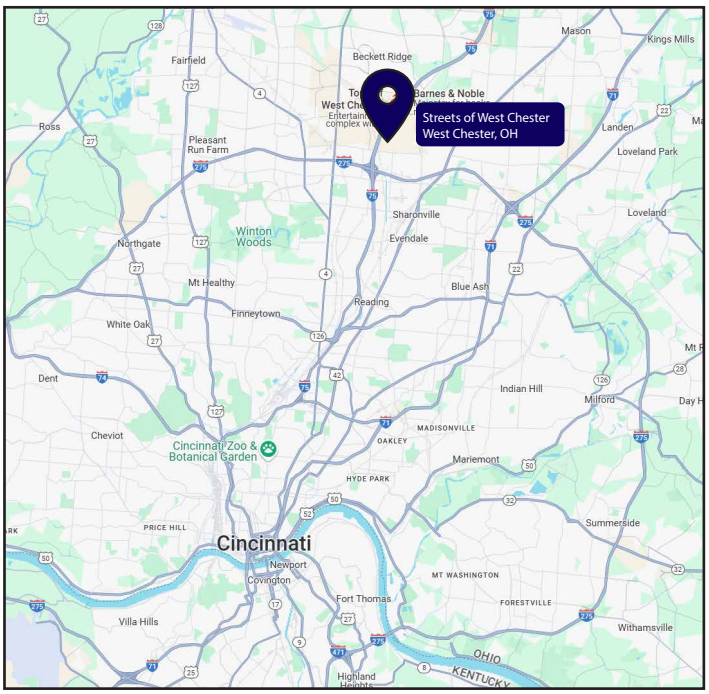
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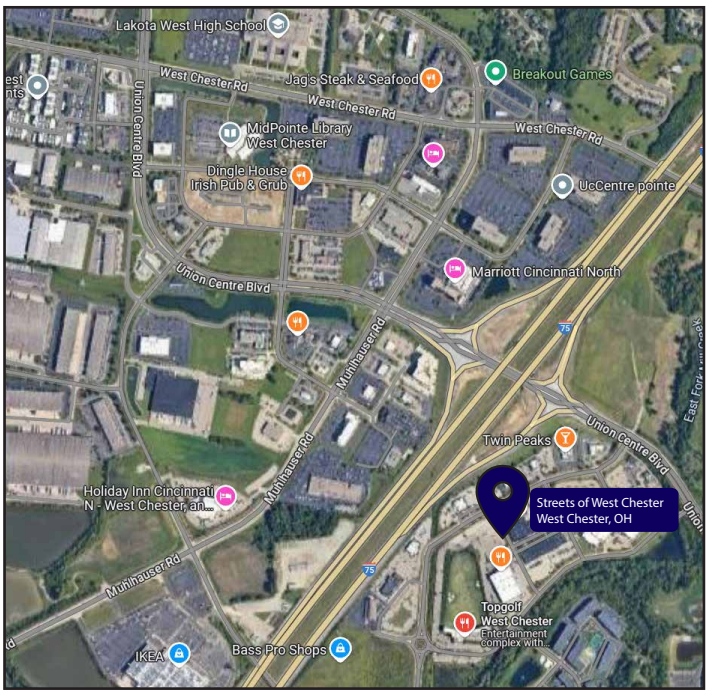
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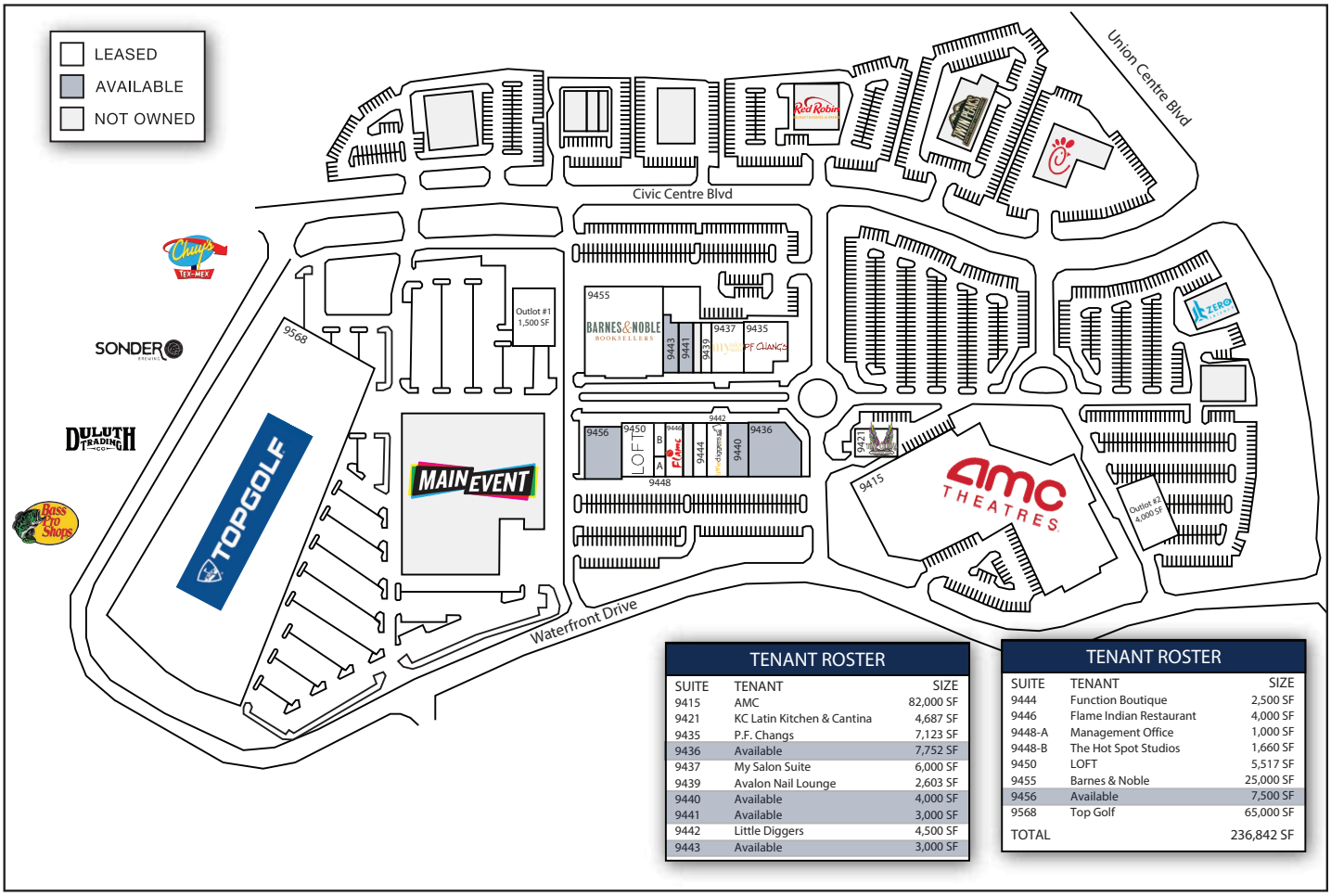
BARNES&NOBLE BOOKSELLERS

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TENANT ROSTER		
SUITE	TENANT	SIZE
9415	AMC	82,000 SF
9421	KC Latin Kitchen & Cantina	4,687 SF
9435	P.F. Changs	7,123 SF
9436	Available	7,752 SF
9437	My Salon Suite	6,000 SF
9439	Avalon Nail Lounge	2,603 SF
9440	Available	4,000 SF
9441	Available	3,000 SF
9442	Little Diggers	4,500 SF
9443	Available	3,000 SF

TENANT ROSTER		
SUITE	TENANT	SIZE
9444	Function Boutique	2,500 SF
9446	Flame Indian Restaurant	4,000 SF
9448-A	Management Office	1,000 SF
9448-B	The Hot Spot Studios	1,660 SF
9450	LOFT	5,517 SF
9455	Barnes & Noble	25,000 SF
9456	Available	7,500 SF
9568	Top Golf	65,000 SF
TOTAL		236,842 SF