

**8764 Union Centre Drive  
West Chester, OH  
45069**

**Office Suite For Lease  
2,471 SF**



**AVAILABLE:**

2,471 SF  
End-cap unit  
Occupancy 8/1/2025

**USES:**

Professional Office

**OFFERED AT:**

Asking rate \$15.00 - \$18.00 PSF NNN  
2024 OpEx: \$6.14 PSF  
(\$2.69 CAM, Ins \$0.39, Taxes \$3.06)

**CO-TENANTS:**

OR Colan, Pediatric Care Inc, Butler County Visitor's Bureau & Midwest Eye Institute

**LOCATION:**

Prime location off I-75 at the Union Centre exit, centrally positioned between Cincinnati and Dayton. Just 3 miles north of I-275, with easy access to CVG and DAY international airports and two local airports. Surrounded by a vibrant mix of retail, dining, and services, many within walking distance.

**SUMMARY:**

- 6 private offices, reception/waiting area, conference room, restroom, work room & kitchen
- Private suite entrance
- Front and rear doors
- Highly desirable area w/approx 25,000 VPD
- Ample, convenient parking for all tenants and guests
- Many amenities nearby and strong demographics

**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M  
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**Marshall Stretch**

VP Sales & Leasing  
513.504.8232 Mobile

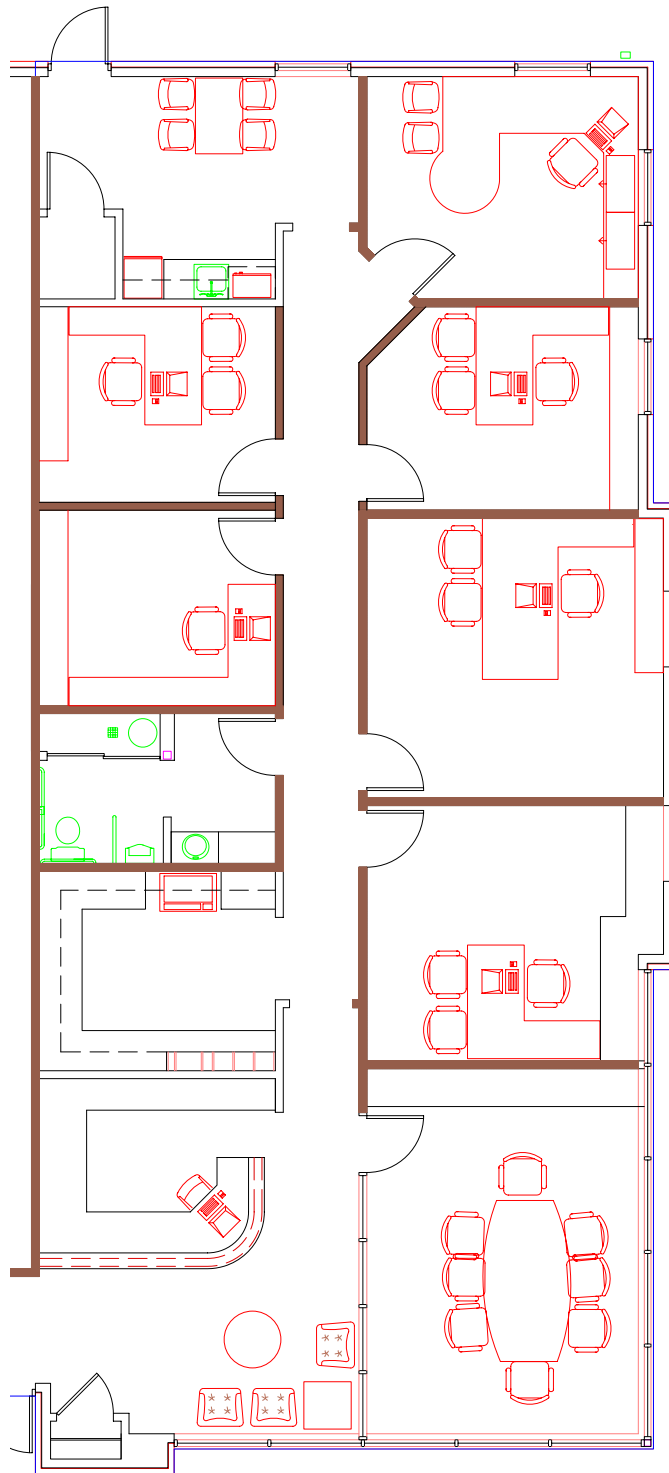
**Susan Stretch**

Senior VP  
513.315.8522 Mobile

# FLOOR PLAN

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# PROPERTY PHOTOS

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# AERIAL MAP

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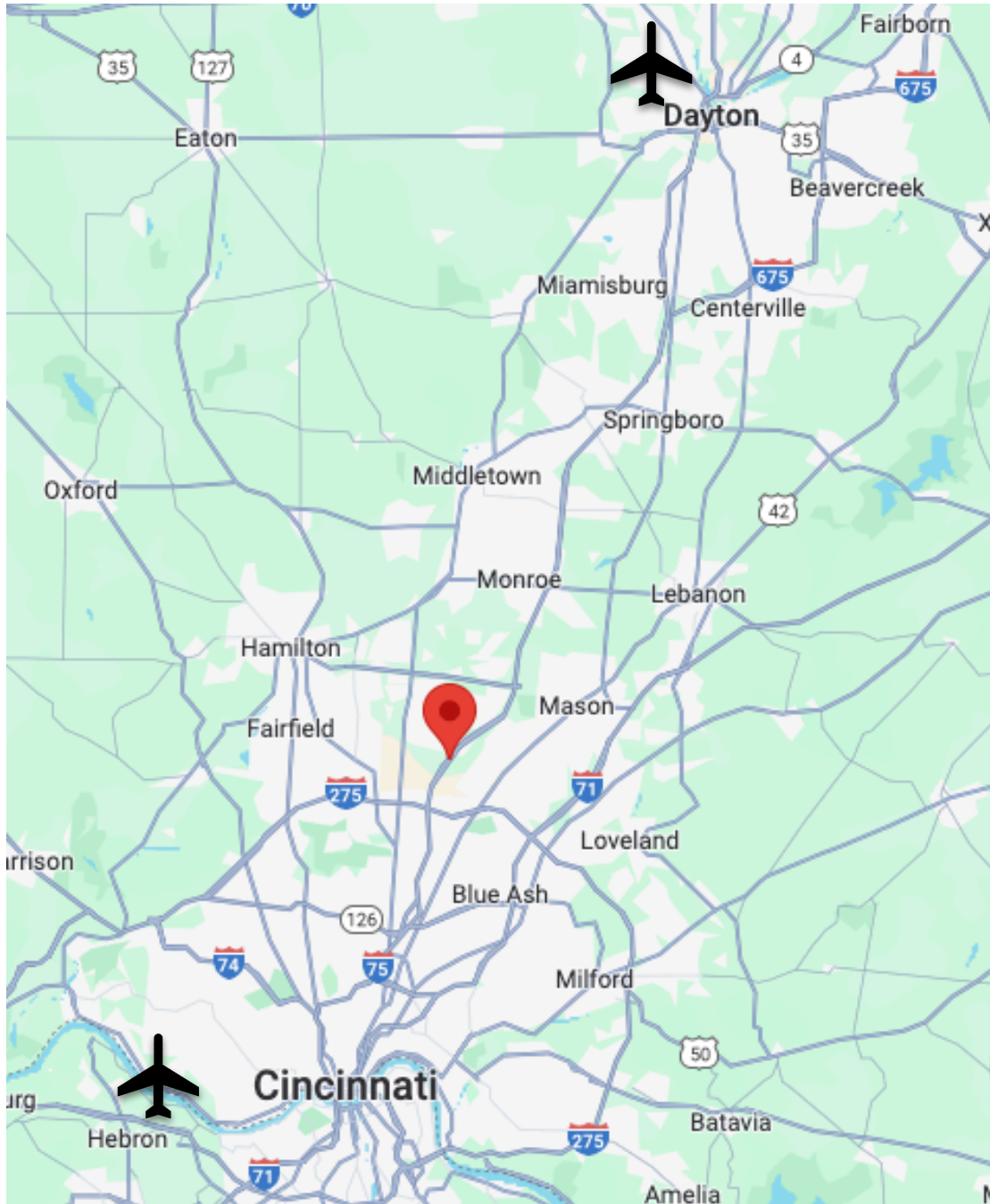
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# OVERVIEW MAP

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# DEMOGRAPHICS




West Chester has been named multiple times by Fortune Magazine as one of the top communities to live in the nation and Ohio Magazine has named it one of the best places to work for 3 years in a row.

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## Demographic Summary Report

8750-8764 Union Centre Blvd, West Chester, OH 45069			
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>		
Class: <b>B</b>	% Leased: <b>100%</b>		
RBA: <b>16,556 SF</b>	Rent/SF/Yr: <b>-</b>		
Typical Floor: <b>16,556 SF</b>			
			
Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	3,509	142,625	576,514
2024 Estimate	3,475	140,420	568,207
2020 Census	3,539	137,491	568,619
Growth 2024 - 2029	0.98%	1.57%	1.46%
Growth 2020 - 2024	-1.81%	2.13%	-0.07%
<b>2024 Population by Hispanic Origin</b>	118	11,424	32,840
<b>2024 Population</b>	3,475	140,420	568,207
White	2,434 70.04%	92,116 65.60%	382,784 67.37%
Black	353 10.16%	20,460 14.57%	88,863 15.64%
Am. Indian & Alaskan	2 0.06%	304 0.22%	798 0.14%
Asian	441 12.69%	11,304 8.05%	40,632 7.15%
Hawaiian & Pacific Island	2 0.06%	203 0.14%	686 0.12%
Other	242 6.96%	16,033 11.42%	54,445 9.58%
U.S. Armed Forces	0	116	285
<b>Households</b>			
2029 Projection	1,354	54,197	221,227
2024 Estimate	1,341	53,321	218,252
2020 Census	1,372	51,851	218,639
Growth 2024 - 2029	0.97%	1.64%	1.36%
Growth 2020 - 2024	-2.26%	2.84%	-0.18%
Owner Occupied	1,063 79.27%	36,218 67.92%	146,373 67.07%
Renter Occupied	278 20.73%	17,103 32.08%	71,879 32.93%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	87 6.47%	6,005 11.26%	28,366 13.00%
Income: \$25,000 - \$50,000	157 11.68%	7,976 14.96%	36,542 16.74%
Income: \$50,000 - \$75,000	113 8.41%	7,702 14.44%	34,364 15.75%
Income: \$75,000 - \$100,000	153 11.38%	7,439 13.95%	30,752 14.09%
Income: \$100,000 - \$125,000	159 11.83%	6,544 12.27%	24,585 11.26%
Income: \$125,000 - \$150,000	129 9.60%	4,242 7.96%	17,391 7.97%
Income: \$150,000 - \$200,000	169 12.57%	6,847 12.84%	20,731 9.50%
Income: \$200,000+	377 28.05%	6,565 12.31%	25,521 11.69%
<b>2024 Avg Household Income</b>	\$155,423	\$113,808	\$106,728
<b>2024 Med Household Income</b>	\$125,581	\$91,725	\$83,011



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2/5/2025

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