

7305 Tylers Corner

West Chester, OH 45069

Tylers Corner/Wetherington Drive

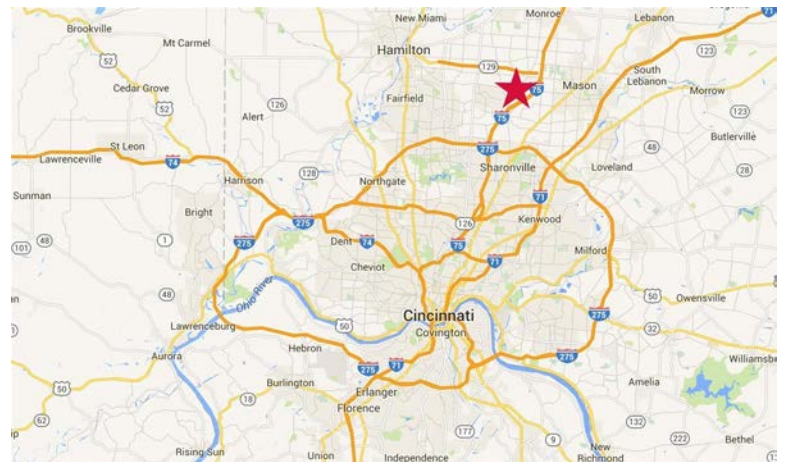


Retail/Office Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

FEATURES

- ◆ 5,725 SF Available
- ◆ Currently Berkshire Hathaway Real Estate office
- ◆ Available 1st Quarter 2017
- ◆ Very strong demographics
- ◆ Outstanding visibility
- ◆ Close to New Liberty Town Center
- ◆ Average Household Income: \$105,878 (1 mile), \$115,103 (3 miles), and \$115,712 (5 miles)
- ◆ Lease rate: \$15.00 PSF NNN



Chris Nachtrab Managing Director **513.864.6042** chris.nachtrab@ngkf.com

TC Bartoszek Retail Specialist **513.864.604** tc.bartoszek@ngkf.com

**Newmark Grubb
Knight Frank**

Retail

One East Fourth Street, Suite 500, Cincinnati, OH 45202

TRAFFIC COUNTS

- ◆ Tylersville Road at I-75 = 15,115 AADT in 2006
- ◆ Tylersville Road W of Cox Road = 39,558 AADT in 2007
- ◆ I-75 at Tylersville Road = 123,743 AADT in 2015

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

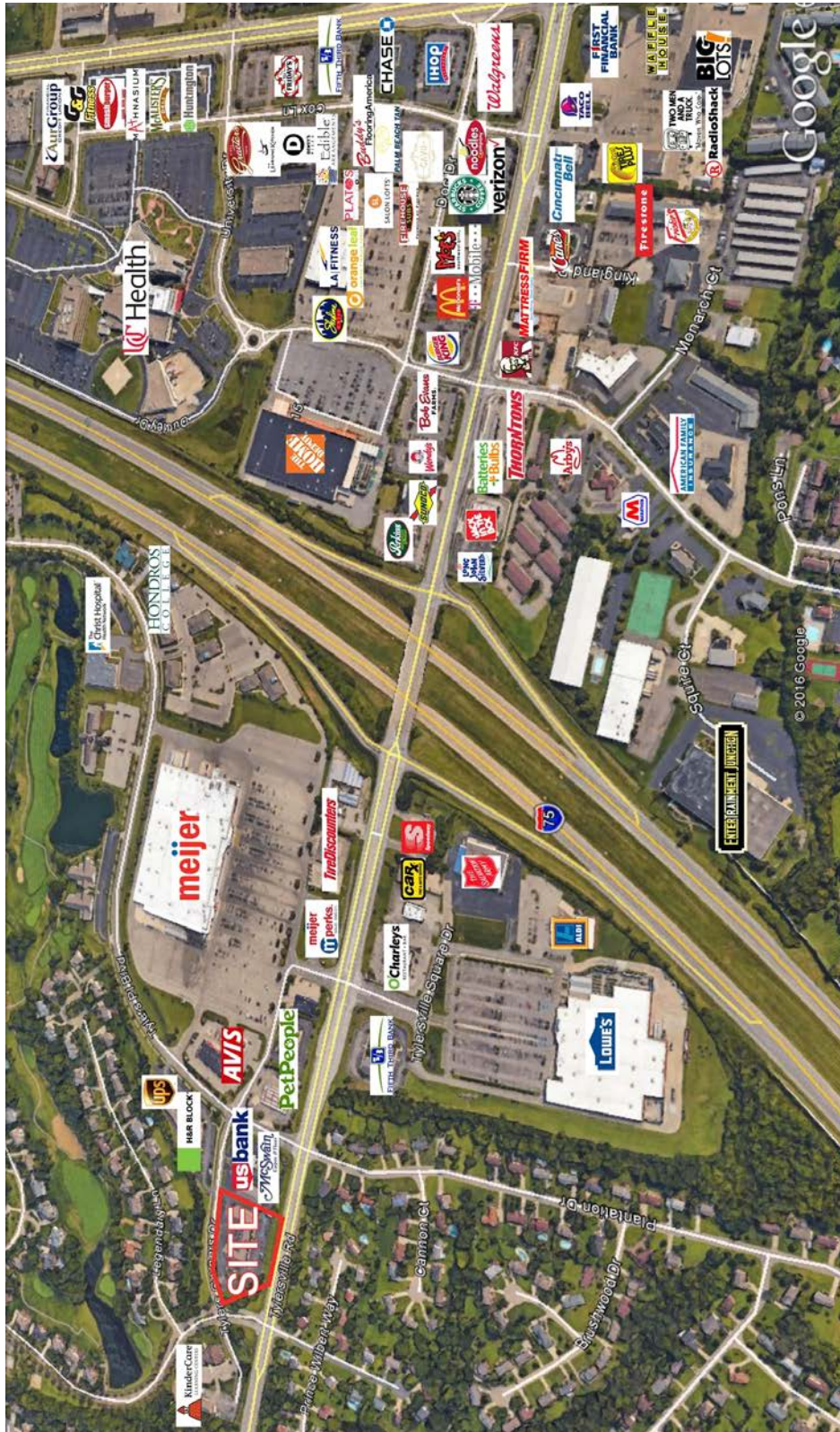
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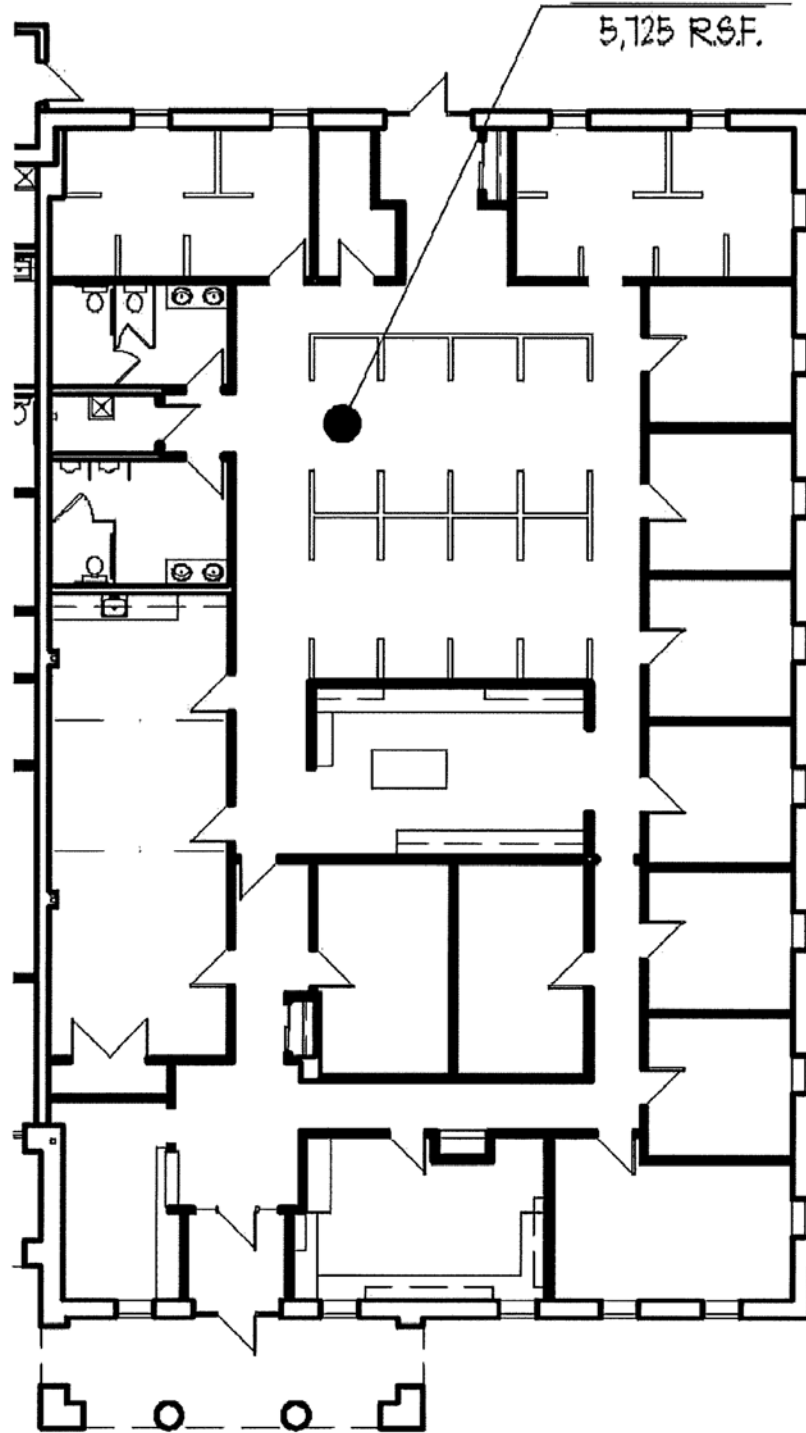
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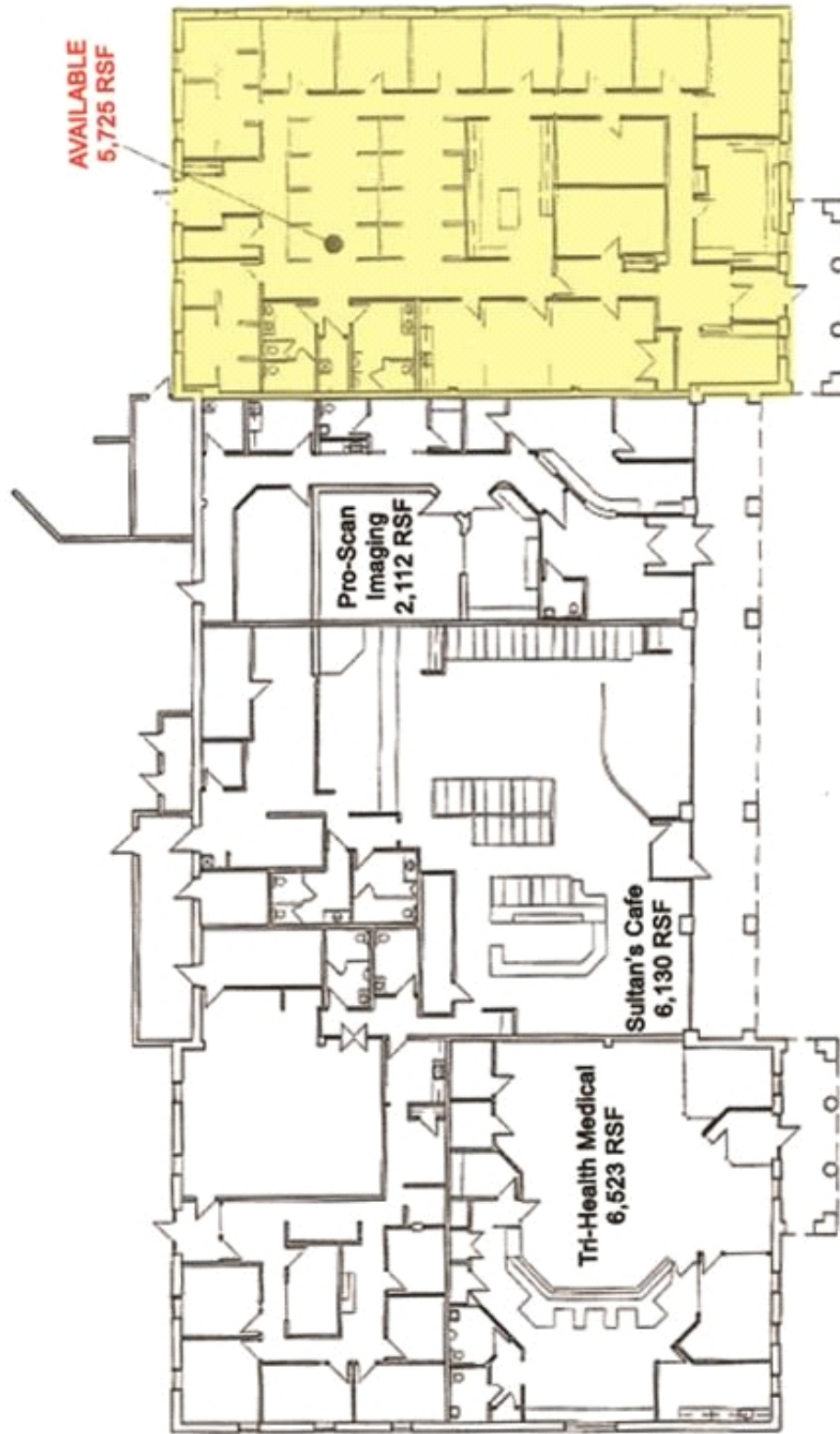
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Suite 7311



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Property Demographics

7305 Tylers Corner Dr, West Chester, Ohio, 45069

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	7,029	49,884	105,746
2010 Population	7,150	56,338	135,653
2017 Population	7,419	58,533	144,376
2022 Population	7,643	60,343	150,956
2000-2010 Annual Rate	0.17%	1.22%	2.52%
2010-2017 Annual Rate	0.53%	0.55%	0.89%
2017-2022 Annual Rate	0.60%	0.61%	0.90%
2017 Male Population	49.2%	49.5%	49.3%
2017 Female Population	50.8%	50.5%	50.7%
2017 Median Age	41.9	39.0	38.2

In the identified area, the current year population is 144,376. In 2010, the Census count in the area was 135,653. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 150,956 representing a change of 0.90% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

MEDIAN AGE

The median age in this area is 38.2, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2017 White Alone	81.1%	80.7%	78.6%
2017 Black Alone	6.3%	6.6%	7.1%
2017 American Indian/Native Alaskan Alone	0.4%	0.2%	0.2%
2017 Asian Alone	8.2%	8.5%	10.0%
2017 Pacific Islander Alone	0.0%	0.1%	0.2%
2017 Other Race	1.2%	1.4%	1.7%
2017 Two or More Races	2.6%	2.4%	2.3%
2017 Hispanic Origin (Any Race)	3.6%	4.0%	4.7%

Persons of Hispanic origin represent 4.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.4 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	2,622	16,646	36,335
2010 Households	2,771	19,335	47,654
2017 Total Households	2,856	19,970	50,115
2022 Total Households	2,934	20,527	52,141
2000-2010 Annual Rate	0.55%	1.51%	2.75%
2010-2017 Annual Rate	0.43%	0.46%	0.72%
2017-2022 Annual Rate	0.54%	0.55%	0.80%
2017 Average Household Size	2.60	2.92	2.87

The household count in this area has changed from 47,654 in 2010 to 50,115 in the current year, a change of 0.72% annually. The five-year projection of households is 52,141, a change of 0.80% annually from the current year total. Average household size is currently 2.87, compared to 2.83 in the year 2010. The number of families in the current year is 38,708 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 20, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$83,832	\$95,800	\$96,172
2022 Median Household Income	\$90,889	\$101,281	\$102,114
2017-2022 Annual Rate	1.63%	1.12%	1.21%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$105,878	\$115,103	\$115,712
2022 Average Household Income	\$118,526	\$127,991	\$129,485
2017-2022 Annual Rate	2.28%	2.15%	2.27%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$39,376	\$39,385	\$40,213
2022 Per Capita Income	\$43,944	\$43,647	\$44,771
2017-2022 Annual Rate	2.22%	2.08%	2.17%

HOUSEHOLD BY INCOME

Current median household income is \$96,172 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$102,114 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$115,712 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$129,485 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$40,213 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$44,771 in five years, compared to \$34,828 for all U.S. households.

HOUSING

2000 Total Housing Units	2,771	17,283	37,872
2000 Owner Occupied Housing Units	81.8%	83.8%	80.8%
2000 Renter Occupied Housing Units	12.8%	12.5%	15.1%
2000 Vacant Housing Units	5.4%	3.7%	4.1%
2010 Total Housing Units	2,965	20,407	50,263
2010 Owner Occupied Housing Units	80.9%	81.3%	77.6%
2010 Renter Occupied Housing Units	12.5%	13.5%	17.2%
2010 Vacant Housing Units	6.5%	5.3%	5.2%
2017 Total Housing Units	3,046	20,839	52,325
2017 Owner Occupied Housing Units	79.3%	80.3%	76.6%
2017 Renter Occupied Housing Units	14.5%	15.5%	19.2%
2017 Vacant Housing Units	6.2%	4.2%	4.2%
2022 Total Housing Units	3,128	21,418	54,384
2022 Owner Occupied Housing Units	79.0%	80.1%	76.6%
2022 Renter Occupied Housing Units	14.8%	15.7%	19.2%
2022 Vacant Housing Units	6.2%	4.2%	4.1%

Currently, 76.6% of the 52,325 housing units in the area are owner occupied; 19.2%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 50,263 housing units in the area – 77.6% owner occupied, 17.2% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 1.13%. Median home value in the area is \$239,733, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.30% annually to \$268,640.