

AVAILABLE FOR LEASE

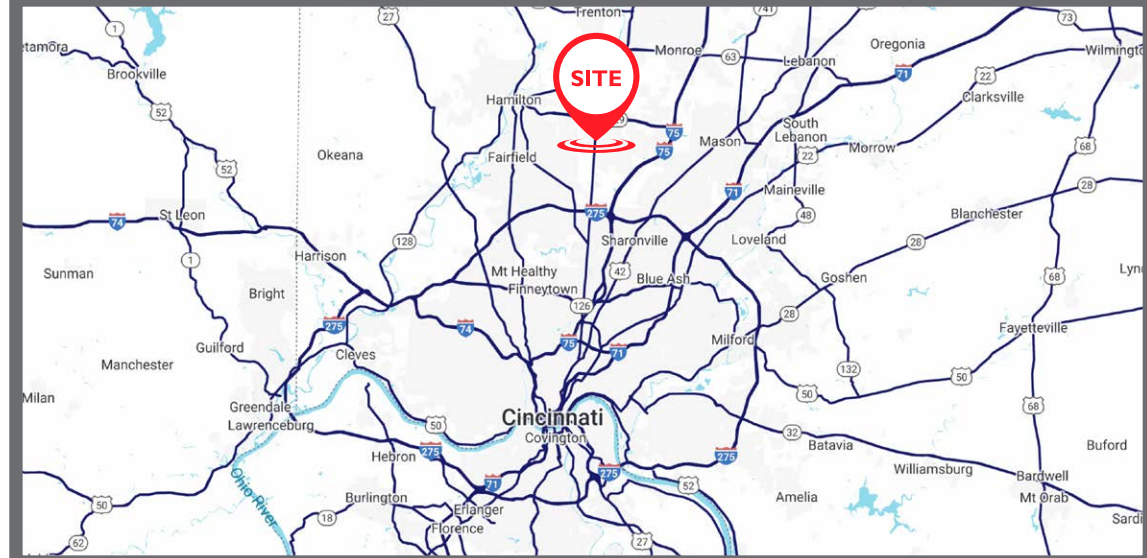
PROPERTY HIGHLIGHTS

- **2,503 SF endcap space available for lease**
- Co-tenanted with Panera Bread
- Excellent visibility and frontage along State Route 747
- Surrounded by strong national and regional retailers and restaurants, including Kroger Marketplace, Crème de la Crème, Crimson Cup, Buffalo Wings & Rings, Fun City Trampoline Park, and Chase Bank, Chipotle, Starbucks, McDonald's, and Dunkin Donuts
- High traffic counts exceeding 24,000 vehicles per day (VPD)
- Affluent trade area with an average household income of \$162,741 within a 3-mile radius



TRAFFIC COUNTS

- 24,557 (24) VPD: State Route 747 (Princeton-Glendale Rd)
- 12,106 (24) VPD: Tylersville Rd
- 51,049 (24) VPD: I-129 (Butler County Veterans Hwy)



2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,552	52,431	148,319
HOUSEHOLDS	3,909	18,652	55,107
AVG HH INCOME	\$157,893	\$162,741	\$133,204
EMPLOYEES	3,380	32,189	90,918

CONTACT

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8200 - 8220 Market PI Dr

WEST CHESTER TWP, OH 45069



LAKOTA WEST
FRESHMAN SCHOOL
700 Students

SITE

Bank of America



CRUMBL

Panera BREAD



CHASE

Pizza Hut
NOTO HEAD
palm beach tan



PENN STATION
EAST COAST SUB

DUNKIN'

Wendy's

747

24,557 (24) VPD

747

Tylersville Rd

12,106 (24) VPD

SPENGA
Hollywood Feed
Ambiance
Great Clips
SUBWAY



Marketplace



Donatos PIZZA

Arby's

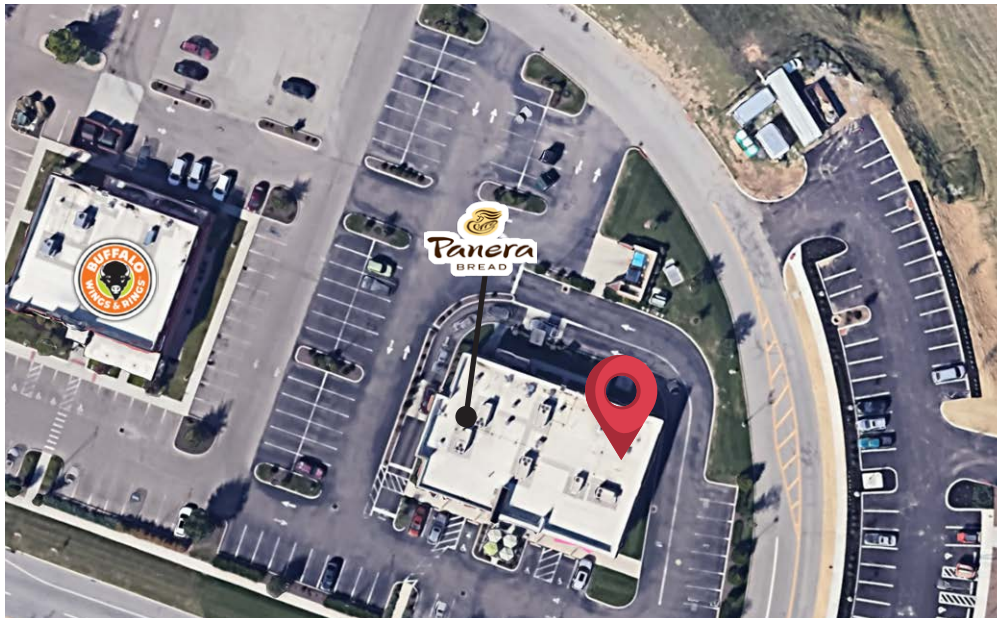
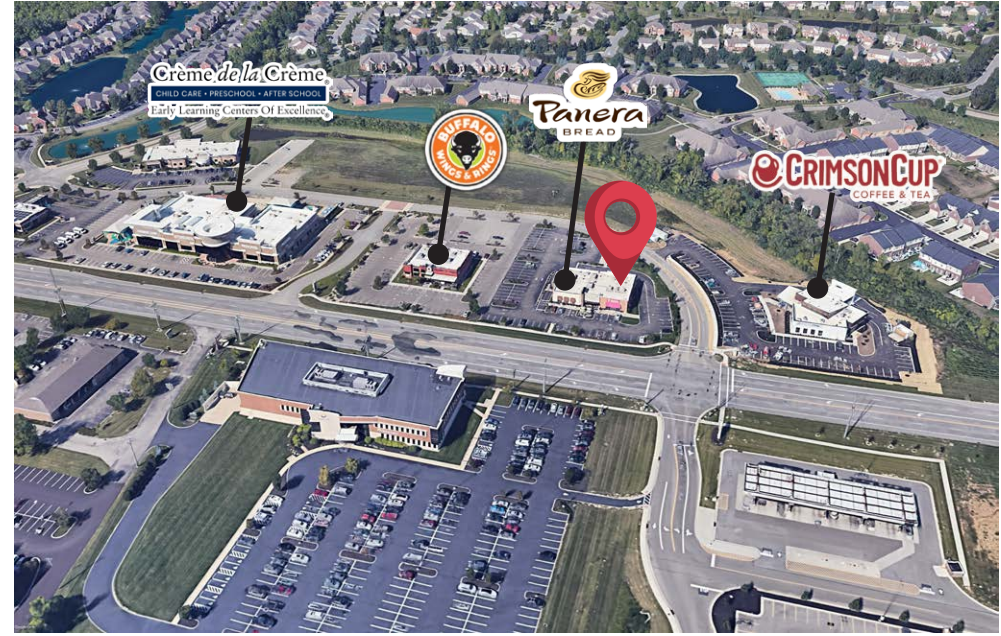
Clubhouse Sports Center
DOLLAR TREE
THE UPS STORE
FUN CITY
Sport Clips
Advance Auto Parts

Smith Rd

8200 - 8220 Market Pl Dr

WEST CHESTER TWP, OH 45069

Anchor
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