

**RETAIL FOR LEASE**

**8629-8637 N PAVILION DRIVE**

West Chester, OH 45069

**AVAILABLE  
1,219 SF**



Chris Nachtrab  
cnachtrab@lee-associates.com  
C 513.604.1899

Dean Misleh  
dmisleh@lee-associates.com  
C 513.543.9710

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROPERTY FEATURES

- ADDRESS:** 8629-8637 N Pavilion Drive  
West Chester, OH 45069
- FOR LEASE:** 1,219 SF
- PRICING:** \$22.00 PSF + NNN (\$6.98 PSF)

## PROPERTY HIGHLIGHTS:

- ▶ Excellent visibility
- ▶ Corner of Union Centre Boulevard & 747
- ▶ Strong traffic counts
- ▶ Co-tenancy with Clarkson Eyecare
- ▶ Signage on 3 sides of the building
- ▶ Attractive brick center

## TRAFFIC COUNTS:

- ▶ 747- 26,958 VPD
- ▶ Union Centre Boulevard- 17,204 VPD



# RETAIL FOR LEASE 8629-8637 N PAVILION DRIVE



# PARCEL OUTLINE

AVAILABLE - 1,219 SF

Clarkson  
Eyecare



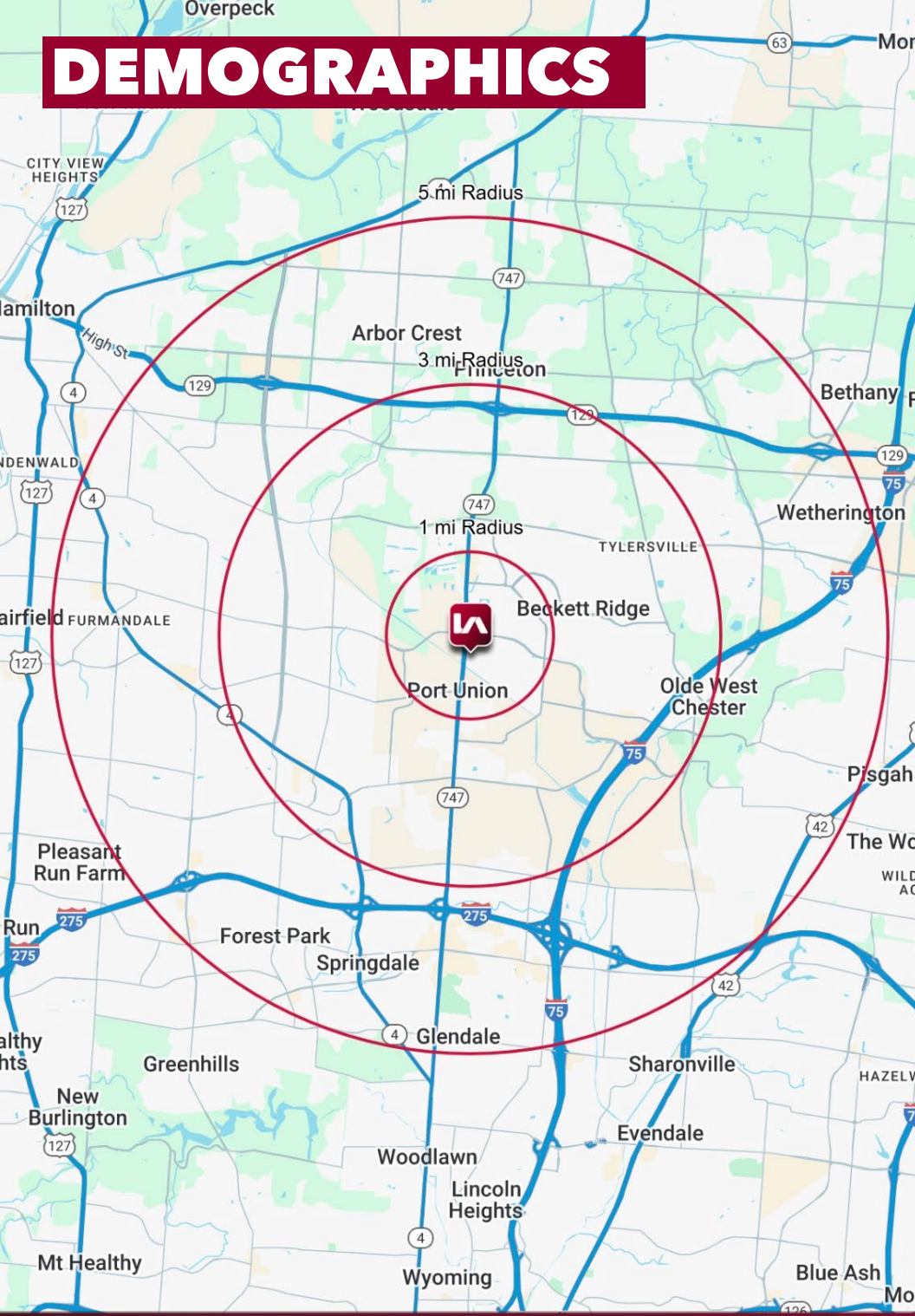
# AERIAL



# AERIAL



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	4,818	42,439	147,581
2030 Projected Population	4,852	42,292	146,701
2020 Census Population	4,134	41,544	146,154
2010 Census Population	4,301	39,625	136,900
Projected Annual Growth 2025 to 2030	0.1%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.8%	0.5%	0.5%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,016	15,567	55,974
2030 Projected Households	2,119	15,978	57,055
2020 Census Households	1,826	15,221	54,731
2010 Census Households	1,688	14,207	50,968
Projected Annual Growth 2025 to 2030	1.0%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	1.3%	0.6%	0.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.9%	13.9%	13.1%
2025 Est. Population 10 to 19 Years	13.3%	14.4%	14.0%
2025 Est. Population 20 to 29 Years	16.2%	12.6%	12.5%
2025 Est. Population 30 to 44 Years	21.8%	20.2%	19.9%
2025 Est. Population 45 to 59 Years	16.3%	19.2%	18.5%
2025 Est. Population 60 to 74 Years	12.9%	15.0%	15.7%
2025 Est. Population 75 Years or Over	5.5%	4.7%	6.3%
2025 Est. Median Age	33.4	36.5	37.5
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	47.8%	49.2%	49.5%
2025 Est. Female Population	52.2%	50.8%	50.5%
2025 Est. Never Married	25.6%	28.0%	31.1%
2025 Est. Now Married	46.3%	53.5%	49.1%
2025 Est. Separated or Divorced	19.6%	12.4%	13.6%
2025 Est. Widowed	8.5%	6.1%	6.1%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	8.4%	22.2%	16.1%
2025 Est. HH Income \$150,000 to \$199,999	10.4%	12.2%	11.6%
2025 Est. HH Income \$100,000 to \$149,999	22.6%	20.9%	20.8%
2025 Est. HH Income \$75,000 to \$99,999	10.6%	11.3%	12.7%
2025 Est. HH Income \$50,000 to \$74,999	17.5%	11.6%	14.1%
2025 Est. HH Income \$35,000 to \$49,999	14.4%	9.1%	9.3%
2025 Est. HH Income \$25,000 to \$34,999	5.4%	4.1%	5.7%
2025 Est. HH Income \$15,000 to \$24,999	4.2%	3.6%	3.6%
2025 Est. HH Income Under \$15,000	6.6%	4.9%	6.0%
2025 Est. Average Household Income	\$107,149	\$146,898	\$130,897
2025 Est. Median Household Income	\$87,137	\$122,748	\$104,992
2025 Est. Per Capita Income	\$44,825	\$53,918	\$49,728
2025 Est. Total Businesses	268	2,763	7,506
2025 Est. Total Employees	4,043	45,410	110,662