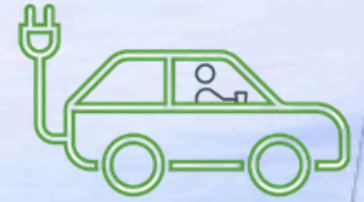


BUSINESS & REAL ESTATE | INNOVATURES LLC



# FOR SALE ► \$259,900

7428 TYLERSVILLE ROAD, WEST CHESTER TOWNSHIP, OH 45069



**SINA DANESH**  
SENIOR ADVISOR | BUSINESS BROKER  
513-824-5406  
SINA@3CRE.COM





**EXTERIOR OFFERING VIDEO**

7428 Tylersville Road in West Chester Township presents a rare opportunity to acquire both the real estate and an established EV charging business for \$259,900. Located just 400 feet from I-75, the property features existing charging infrastructure with utilities already installed and fully paid for by the current owner, creating a seamless opportunity for future expansion. The site currently includes Level 3 DC Fast Chargers, capable of charging most EV batteries from 20% to 80% in approximately 15 to 40 minutes. The business operates on ChargeLab, a leading EV charging management platform that provides smart charging software, payment integration, and scalable network management. Both Tesla and non-Tesla electric vehicles can charge at Innovatures LLC’s station. In addition to the existing chargers, the property includes four (4) additional charging spaces already prepared for future installation, allowing for a total of eight (8) charging stations. All necessary ductwork and conduit for the future charging spaces are already in place, significantly reducing future construction and installation costs. This offering provides a strong investment opportunity in the rapidly growing electric vehicle industry.

**REAL ESTATE & BUSINESS**

\$259,900

**SUBMARKET**

West Chester Township

**ESTABLISHED**

2024



## CHARGING UNITS:

EV chargers installed at the site are "Level 3" DC Fast Chargers with average charging times ranging from 15 minutes to 40 minutes when charging the battery from 20% to 80%. Charging times are dependent on an EV's battery capacity and performance. Note, ANY electric vehicle (non-Tesla and Tesla) can charge at Innovatures LLC's charging station.

## HARDWARE:

- Two (2) ABB Terra 184 kWh
- Manual & Technical Spec. [\[PDF\]](#)



## SOFTWARE:

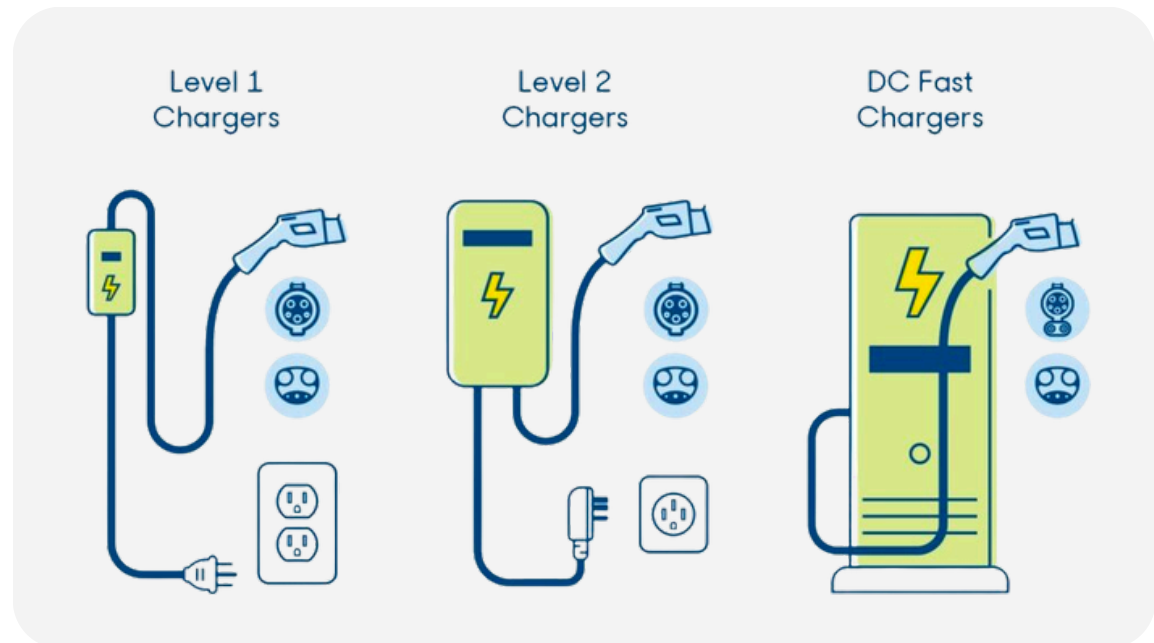
- Provided by [ChargeLab](#)



## CONNECTOR TYPE:

Innovatures LLC's EV charging units provide EV charging for CCS equipped (Combined Charging System) electric vehicles. Adaptors may be used for NACS equipped vehicles.

## CCS EQUIPPED:



# ⚡ CHARGELAB

## SOFTWARE OPERATIONS & REVENUE

### ➤ DRIVER EXPERIENCE:

Seamlessly initiate charging sessions via three primary channels:

- **QR Initiation:** *Scan physical charger stickers for instant access.*
- **Mobile Ecosystem:** *Native iOS & Android apps for power users.*
- **Web Browser:** *Universal app access without software downloads.*

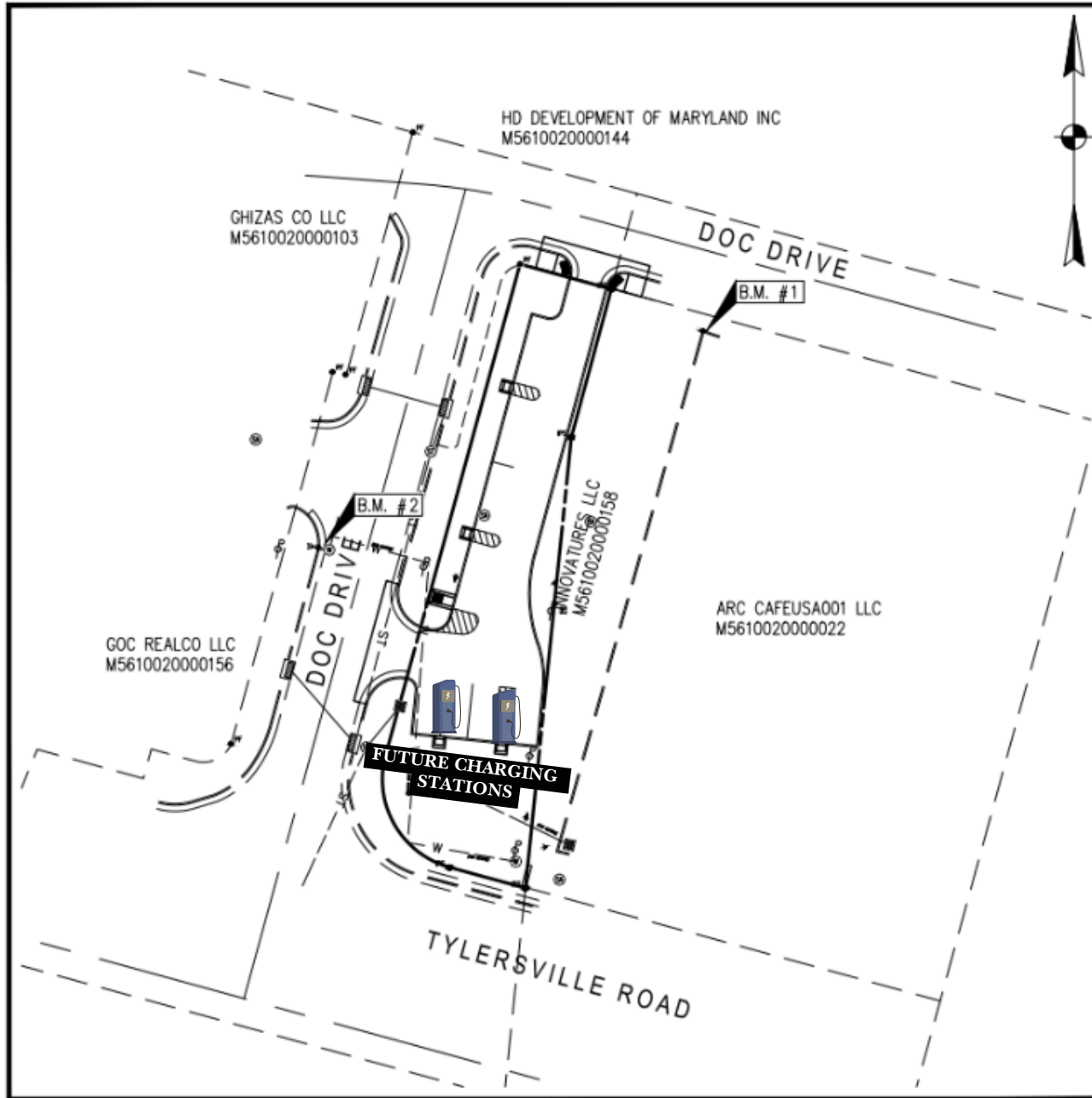
### ➤ REVENUE FOR THE OWNER:

- **Automated Collection:** *Payment processed during app-based session.*
- **Site Remittance:** *Funds remitted to owners in the first week of every month.*
- **Owner Controls:** *Configure rates via the "Owner App" to drive ROI.*
- *Charge Lab's owner platform/app has a number features including viewing charging activity, payment management, reports, and more.*

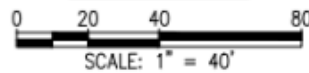


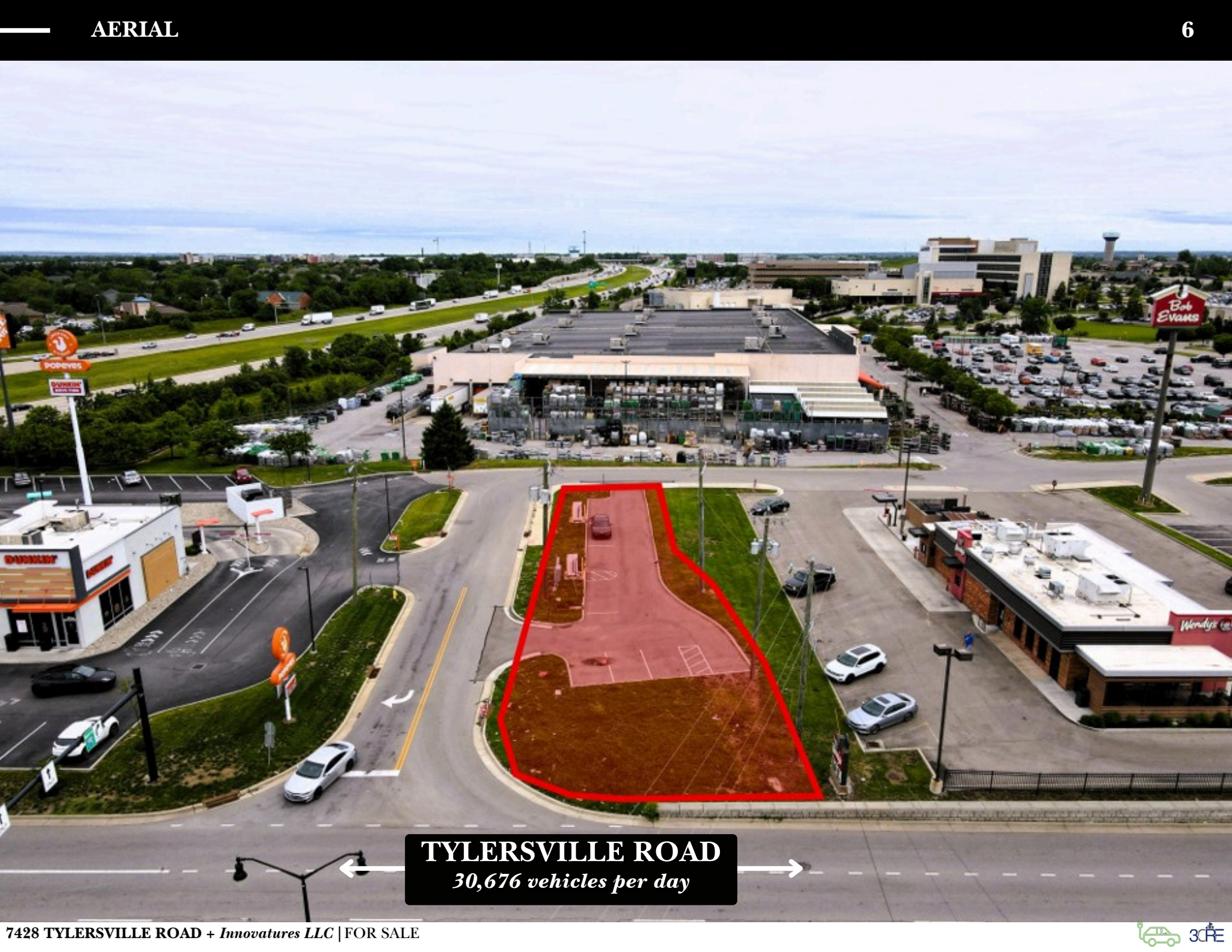
**Scan To Charge**  
Instant EV Session Initiation





INDEX MAP





**TYLERSVILLE ROAD**  
*30,676 vehicles per day*





# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.27 MM**  
POPULATION

**81K**  
HOUSEHOLD  
INCOME

**3.6%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report

**1 MILE**

**3 MILE**

**5 MILE**

**POPULATION**

6,382

63,174

149,886

**AVERAGE HOUSEHOLD INCOME**

\$126,204

\$141,292

\$148,971

**NUMBER OF HOUSEHOLDS**

2,440

22,923

54,453

**MEDIAN AGE**

43.2

40.8

40.8

**TOTAL BUSINESSES**

1,035

3,876

8,411

**TOTAL EMPLOYEES**

8,239

28,868

83,034



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SENIOR ADVISOR

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