

FOR LEASE

8763 Union Centre Blvd West Chester, OH 45069



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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NALBergman

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OFFERING SUMMARY

| | |
|---------------------|--------------------|
| Total Available SF: | 12,691 SF |
| Second Floor SF: | 603 - 4,347 SF |
| Third Floor SF: | 8,344 SF |
| Lease Rate: | \$7.00 SF/yr (NNN) |
| Parking Ratio: | 3.75/1,000 SF |
| Building Size: | 39,996 SF |

PROPERTY OVERVIEW

603 - 12,691 RSF available at the former Kemba Credit Union Headquarters. Anchored by Kemba Credit Union branch office (first floor) and West Chester-Liberty Chamber Alliance (fourth floor). Direct elevator access to suites with Class A finishes. The property features turn-key layouts, an abundance of parking, and ease of accessibility. Tenant Improvement Allowance (TIA) and/or Rent Abatement available for creditworthy tenants pursuing longer term leases.

PROPERTY HIGHLIGHTS

- 0% Earnings Tax in West Chester Township
- TIA & Abated Rent for Creditworthy, Long Term Tenants
- Class A Office Space with Direct Elevator Access
- Monument Signage Opportunity
- Abundance of Parking

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SECOND FLOOR

Potential Layout Options



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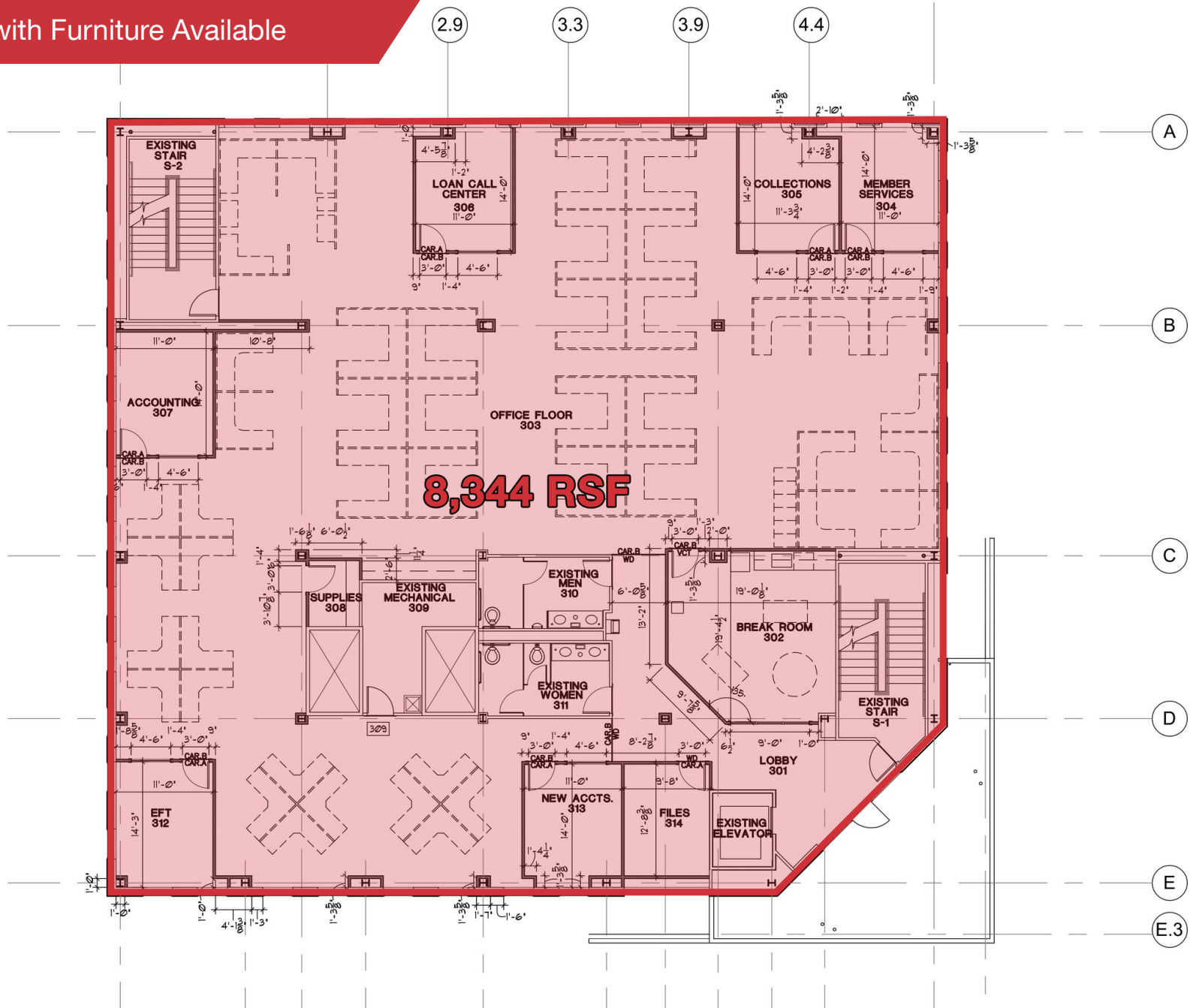
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THIRD FLOOR

Current Plan with Furniture Available



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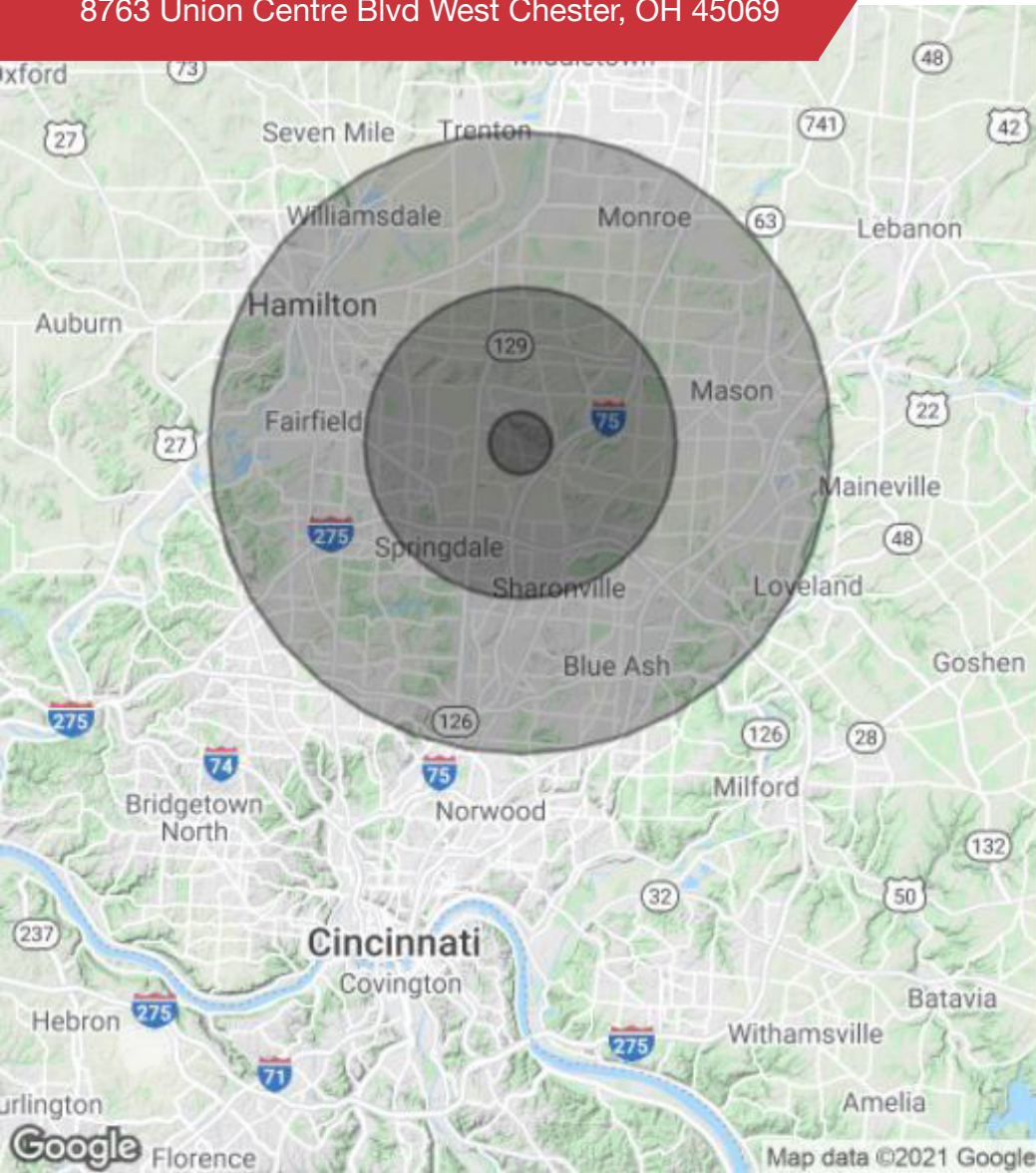
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1 mi radius 3 mi radius 5 mi radius

Population

| | | | |
|---------------------------------------|-------|--------|---------|
| 2021 Estimated Population | 3,104 | 48,623 | 136,934 |
| 2026 Projected Population | 3,394 | 50,257 | 140,437 |
| 2010 Census Population | 2,443 | 44,452 | 129,564 |
| 2000 Census Population | 2,503 | 38,211 | 115,831 |
| Projected Annual Growth 2021 to 2026 | 1.9% | 0.7% | 0.5% |
| Historical Annual Growth 2000 to 2021 | 1.1% | 1.3% | 0.9% |

Households

| | | | |
|---------------------------------------|-------|--------|--------|
| 2021 Estimated Households | 1,225 | 17,744 | 52,192 |
| 2026 Projected Households | 1,370 | 18,585 | 54,003 |
| 2010 Census Households | 907 | 15,799 | 48,367 |
| 2000 Census Households | 918 | 13,572 | 42,894 |
| Projected Annual Growth 2021 to 2026 | 2.4% | 0.9% | 0.7% |
| Historical Annual Growth 2000 to 2021 | 1.6% | 1.5% | 1.0% |

Age

| | | | |
|---------------------------------------|-------|-------|-------|
| 2021 Est. Population Under 10 Years | 11.7% | 14.2% | 13.1% |
| 2021 Est. Population 10 to 19 Years | 14.1% | 14.7% | 14.0% |
| 2021 Est. Population 20 to 29 Years | 13.8% | 13.2% | 12.6% |
| 2021 Est. Population 30 to 44 Years | 19.4% | 20.1% | 19.7% |
| 2021 Est. Population 45 to 59 Years | 22.3% | 19.4% | 19.4% |
| 2021 Est. Population 60 to 74 Years | 14.9% | 14.3% | 15.5% |
| 2021 Est. Population 75 Years or Over | 3.7% | 4.1% | 5.7% |
| 2021 Est. Median Age | 37.3 | 35.8 | 37.6 |

Marital Status & Gender

| | | | |
|---------------------------------|-------|-------|-------|
| 2021 Est. Male Population | 49.3% | 49.9% | 49.0% |
| 2021 Est. Female Population | 50.7% | 50.1% | 51.0% |
| 2021 Est. Never Married | 26.6% | 28.1% | 30.2% |
| 2021 Est. Now Married | 61.1% | 55.5% | 52.0% |
| 2021 Est. Separated or Divorced | 9.1% | 12.1% | 12.4% |
| 2021 Est. Widowed | 3.2% | 4.3% | 5.5% |

Income

| | | | |
|--|-----------|-----------|-----------|
| 2021 Est. HH Income \$200,000 or More | 21.4% | 14.4% | 11.7% |
| 2021 Est. HH Income \$150,000 to \$199,999 | 14.2% | 11.1% | 9.5% |
| 2021 Est. HH Income \$100,000 to \$149,999 | 19.4% | 20.6% | 20.2% |
| 2021 Est. HH Income \$75,000 to \$99,999 | 11.5% | 12.5% | 14.3% |
| 2021 Est. HH Income \$50,000 to \$74,999 | 13.5% | 16.4% | 17.8% |
| 2021 Est. HH Income \$35,000 to \$49,999 | 9.3% | 8.2% | 9.3% |
| 2021 Est. HH Income \$25,000 to \$34,999 | 4.3% | 6.5% | 6.5% |
| 2021 Est. HH Income \$15,000 to \$24,999 | 2.8% | 4.8% | 5.5% |
| 2021 Est. HH Income Under \$15,000 | 3.6% | 5.5% | 5.2% |
| 2021 Est. Average Household Income | \$147,414 | \$123,275 | \$113,226 |
| 2021 Est. Median Household Income | \$112,667 | \$98,967 | \$91,488 |
| 2021 Est. Per Capita Income | \$58,178 | \$44,990 | \$43,205 |
| 2021 Est. Total Businesses | 354 | 2,705 | 7,179 |
| 2021 Est. Total Employees | 9,598 | 49,810 | 119,306 |

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