

# Fountains Blvd Retail Center

West Chester, OH

## Property Highlights

- + 6,000 SF End Cap Available for Lease
  - Asking: \$15.00/SF + NNN
  - Pylon Signage Available
- + Traffic Counts:
  - I-75: 131,667 AADT
  - Cincinnati Dayton Rd: 28,633 AADT
- + Nearby tenants include: Walmart, Goldfish Swim Academy, Kiddie Academy, Kumon, Autozone, Dunkin, Waffle House, Sonic, Wendy's and Arby's
- + Conveniently located right off of I-75, in between the retail corridors of West Chester and Liberty Township
  - Less than 4 Miles from Southwest Ohio's only Ikea and Topgolf
- + Less than 4 Miles from the Voice of America MetroPark, which spans over 435 Acres

6587-6883 Fountains Blvd  
West Chester Township, OH 45069



## Contact Us

**Mike Seliga**

Associate  
+1 513 369 1394  
mike.seliga@cbre.com

**Lacey Nobbe**

Associate  
+1 513 369 1640  
lacey.nobbe@cbre.com

# Site Overview



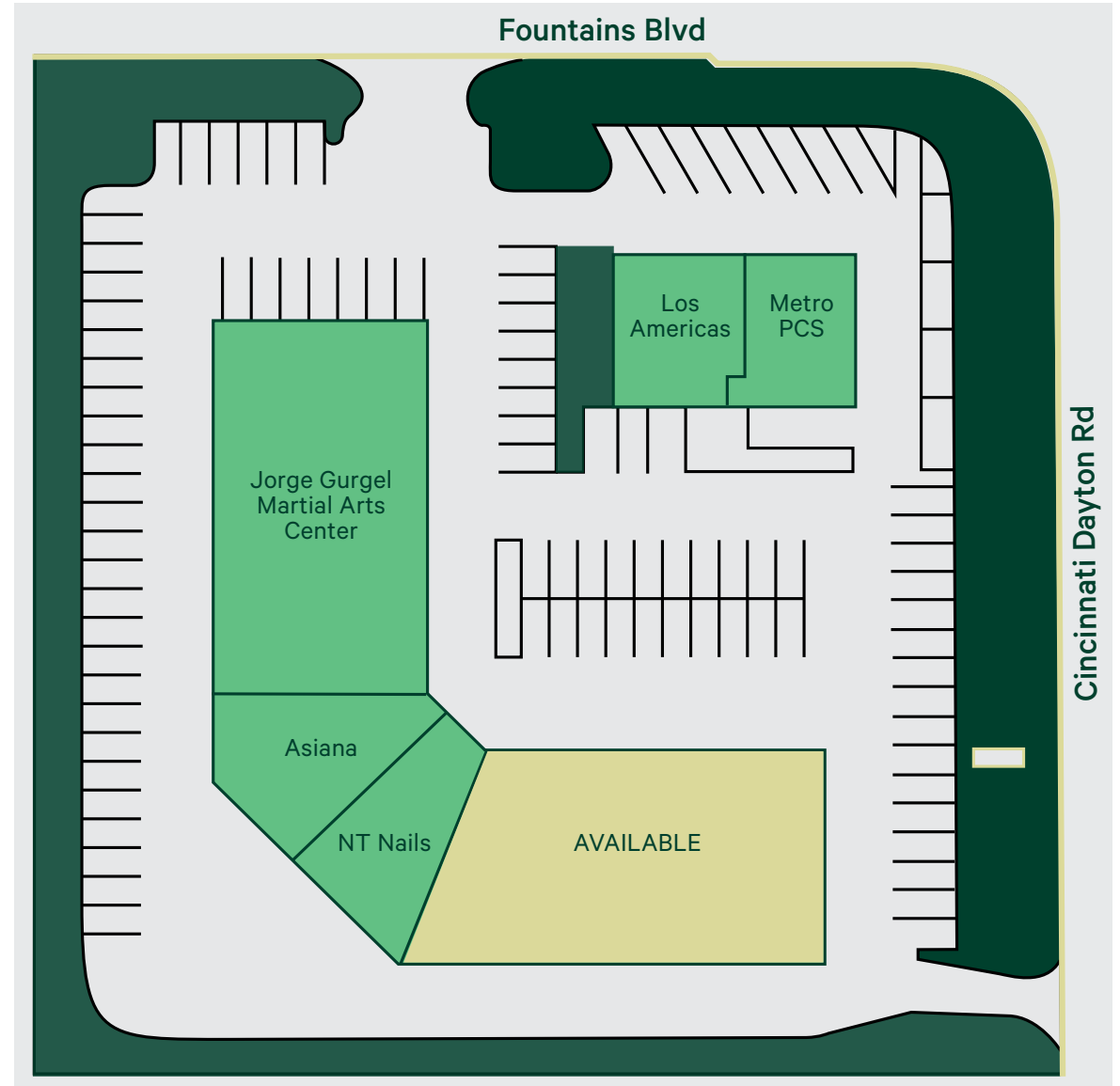
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For Lease

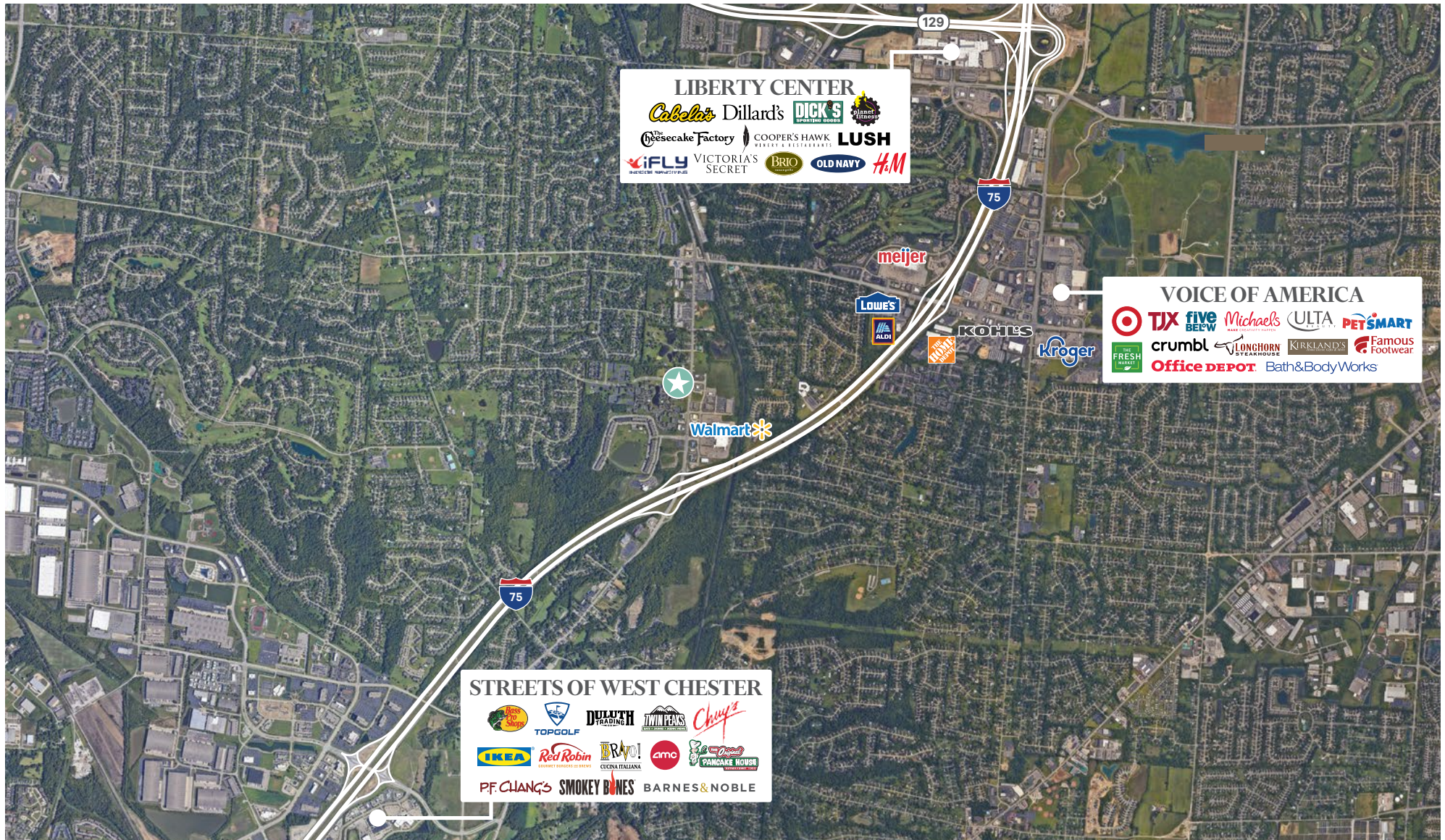
## Site Map

Space #	Tenant	SF
6883B	Los Americas	1,617
6883A	Metro PCS	1,408
6875K	Jorge Gurgel Martial Arts Center	4,000
6875G	Asiana	1,800
6875F	NT Nails	1,486
<b>6875A</b>	<b>AVAILABLE</b>	<b>6,000</b>





# Market Overview



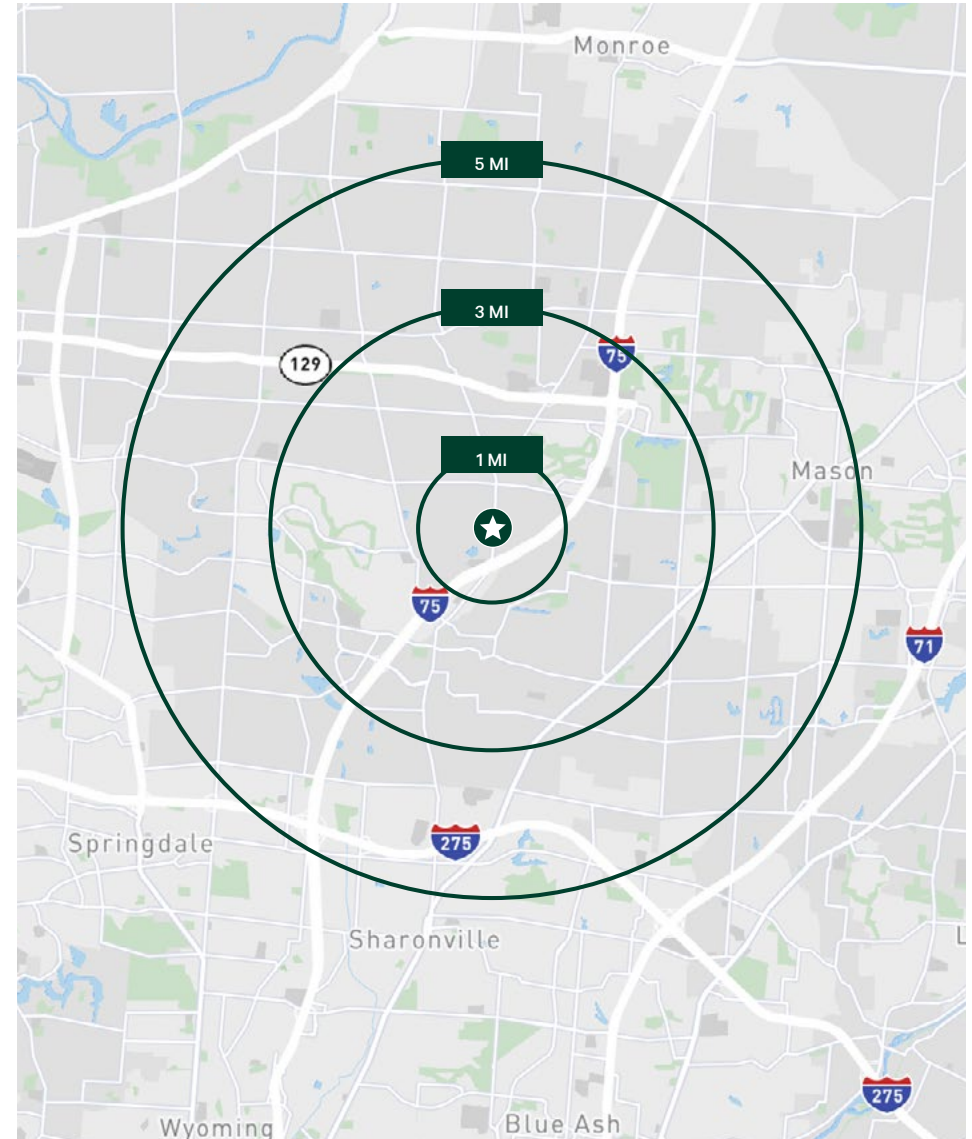
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# Market Insights

2023 Demographics	1 Miles	3 Miles	5 Miles
Population	9,184	56,764	148,249
Daytime Population	7,552	62,844	166,366
Median Age	37.4	40.2	38.3
Households	3,635	21,084	53,342
Average Household Income	\$113,097	\$142,618	\$150,071



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