

## AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

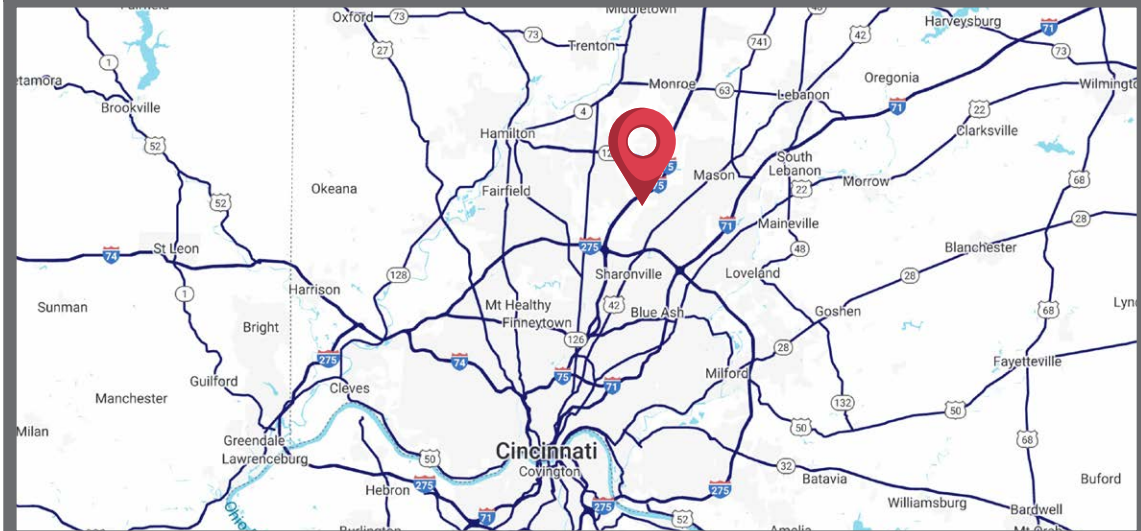
- **Up to 4,185 SF available for lease**
- Situated on a 1-acre parcel with redevelopment and ground lease potential
- Prime location at a signalized intersection near Union Centre Blvd & I-75
- Pylon signage available
- Located within Streets of West Chester, walking distance to AMC Theatre, Main Event, Top Golf, and Bass Pro
- Average household income of \$189,970 within a 1-mile radius
- 5,763 employees within a 1-mile radius (including Cleveland-Cliffs and General Electric)
- Zoned for restaurant, retail, and medical uses  
Nearby national retailers include Bass Pro, IKEA, Barnes & Noble, and Duluth Trading Company

### TRAFFIC COUNTS

- 9,287 (25) VPD: Union Centre Blvd
- 132,414 (25) VPD: I-75

### 2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	2,425	43,141	133,161
<b>HOUSEHOLDS</b>	909	16,652	51,691
<b>AVG HH INCOME</b>	\$189,970	\$130,971	\$139,831
<b>EMPLOYEES</b>	5,763	51,111	138,604



### CONTACT

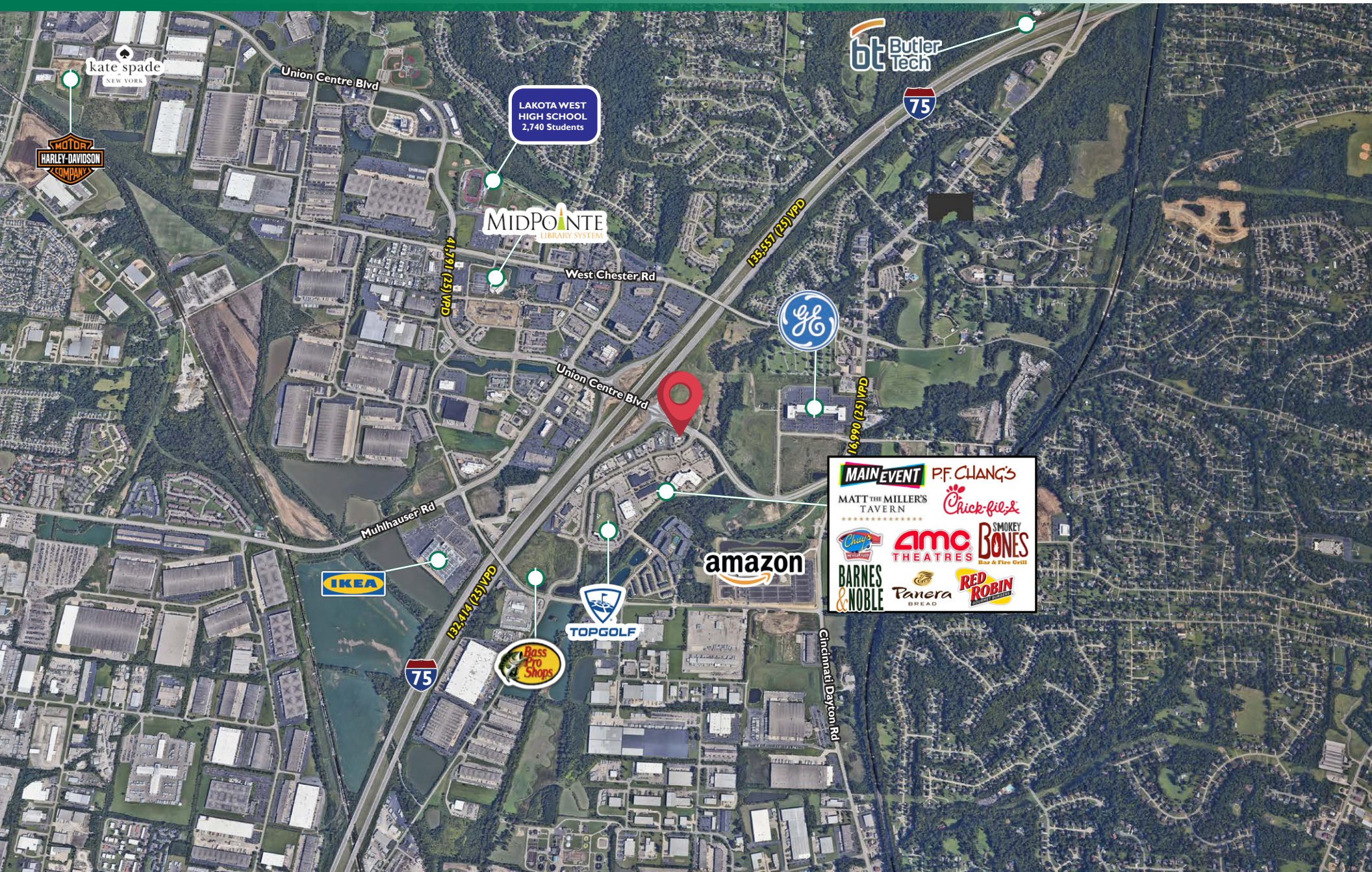
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# Civic Centre Blvd Retail Building

9405 & 9409 CIVIC CENTRE BLVD | WEST CHESTER TWP, OH 45069

**Anchor**  
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242  
513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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**LAKOTA WEST HIGH SCHOOL**  
2,740 Students

**NOBLE APARTMENTS**  
331 Luxury Units  
Fitness Center, Wellness Center with Yoga Studio, Beauty Bar and Dry Sauna, Co working Lounge and Private Conference Room, Podcast Recording Studio, Coffee Bar, Pet Spa, Heated Pool with Grilling Pavilion, 10 Detached Garage Buildings and a Total of 516 Parking Spaces (13 Accessible).

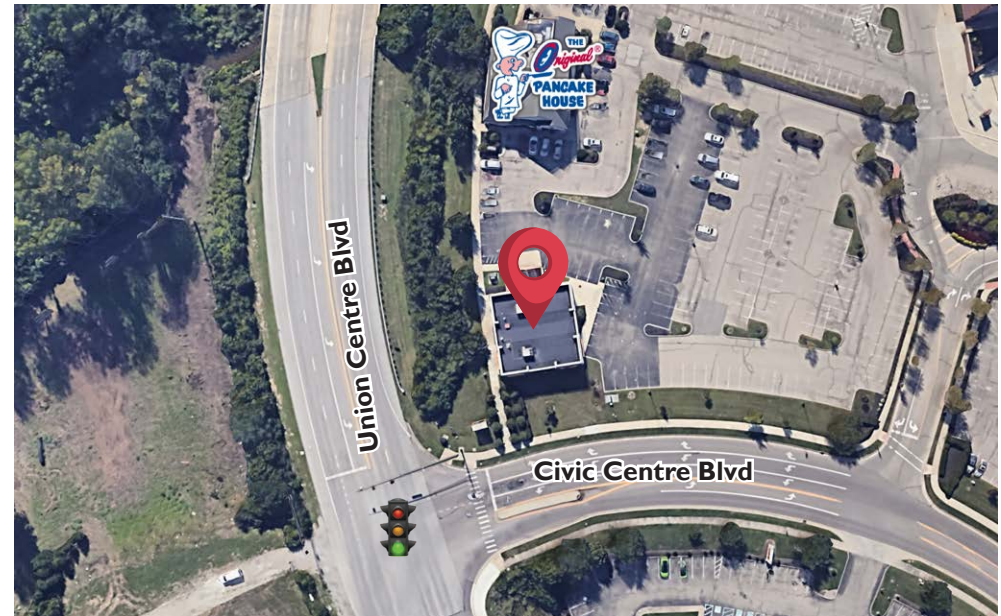
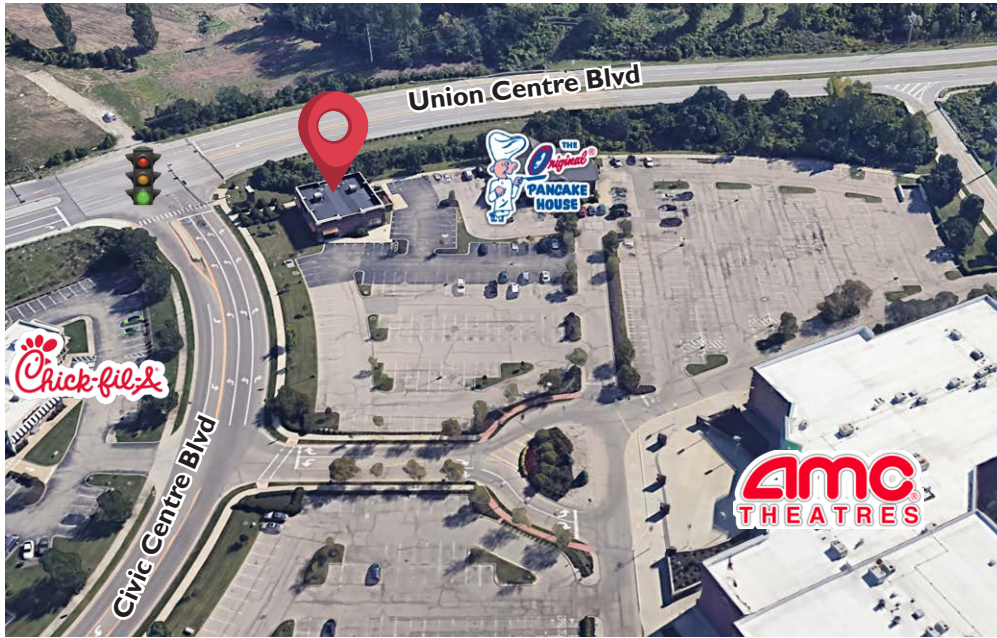
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