



Retail Space

For Sale & Lease

9774 Cincinnati Columbus Road West Chester Township, OH 45241



4695 Lake Forest Drive, Suite 100
Cincinnati, OH 45242
513 769 1700 tel
bergmancommercial.com



Gates Of West Chester

9774 Cincinnati Columbus Road
 West Chester Township, Ohio 45241

Property Highlights

- New Construction (2024): Class A retail strip center totaling approximately 10,800 SF
- Seven (7) Total Suites; Five (5) Currently Available
- Available suites range from 1,393 SF to 1,772 SF and may be combined
- Total Available Space: Approximately 7,316 SF
- Delivered in Gray Shell Condition (gravel floors, exposed ceilings, open studs)
- Modern façade with full-height glass storefronts
- Strong frontage and visibility on US-42 with monument signage
- Excellent accessibility, minutes from I-275
- Robust surrounding demographics
- Suitable for retail, restaurant, professional office, or medical uses
- Triple Net (NNN) lease structure with competitive market terms

Offering Summary

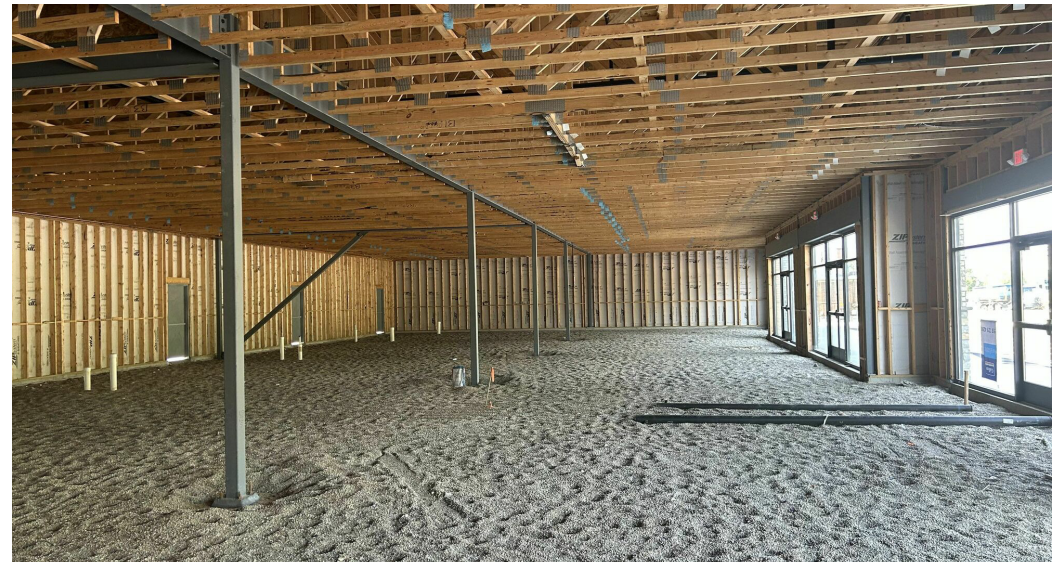
Sale Price:	\$5,900,000
Lease Rate:	\$25 SF/yr (NNN)
Building Size:	10,800 SF
Available SF:	1,393 - 7,316 SF
Lot Size:	1.8 Acres

For More Information

Billy Gillman

O: 513 604 4530

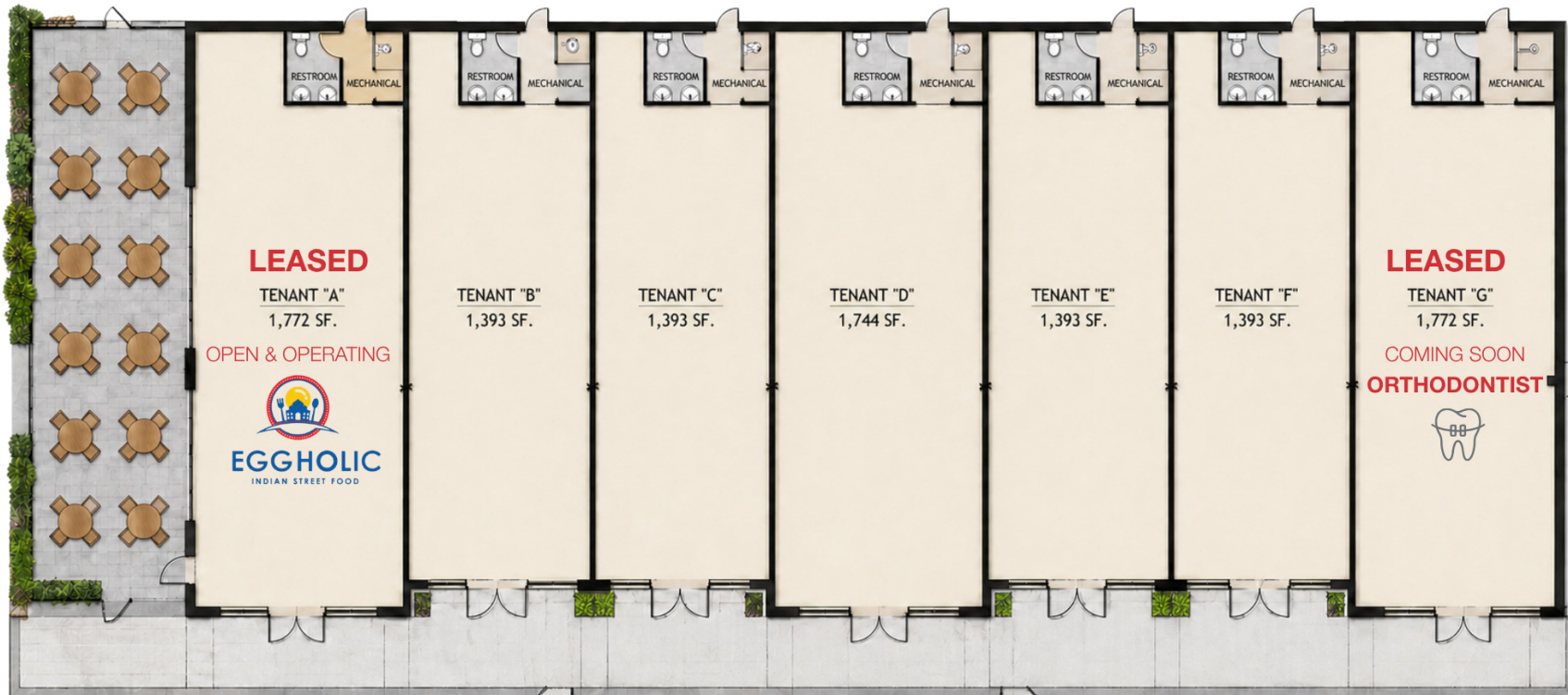
billy@bergman-group.com | OH #SAL.2005012929





FLOOR PLAN

7 Tenant Spaces
10,800 SF Total Building
+/- 1,200 SF Outdoor Dining Area





Population	3 Miles	5 Miles	10 Miles
Total Population	47,095	150,900	586,051
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	18,327	58,496	227,850
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$137,910	\$143,594	\$129,342
Average House Value	\$354,128	\$394,853	\$348,515

2020 American Community Survey (ACS)