



US Bank Centre

9334 Union Centre Blvd
Westchester OH 45069

Mark Robbins
Robbins Properties
Principal
(615) 473-7731
mrobbins@robbins-properties.com
TN 216285, KY 198382, AL 140919-0

RP **ROBBINS PROPERTIES**
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- This property is just off I-75 and is just minutes from Cincinnati.
- It is convenient to residential areas, employment centers, retail shopping, restaurants and downtown Cincinnati.
- There is a total of 18,236 square feet with the following tenants: Aladdin's Eatery, Yummy Bowl and Allure Nails.



Suite	Space	Floor	Size	Lease Type
9334	US Bank	1	6,740 SF	NNN
9334	VACANT	2	6,432 SF	NNN
9336	Yummy Bowl	1	1,500 SF	NNN
9340	Allure Nails	1	1,240 SF	NNN
9344	Aladdin's Eatery	1	2,324 SF	NNN

PROPERTY FEATURES

GLA (SF)	18,236
LAND ACRES	2.017
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	93
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Subway
SOUTH	Starbucks, Mellow Mushroom
EAST	Chipotle, Smoothie King
WEST	Shell

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

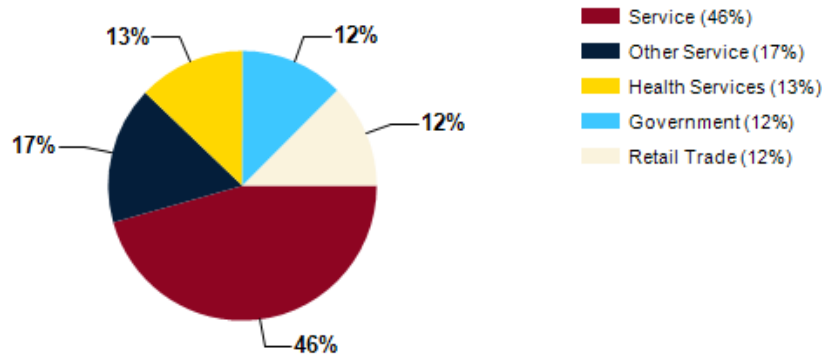


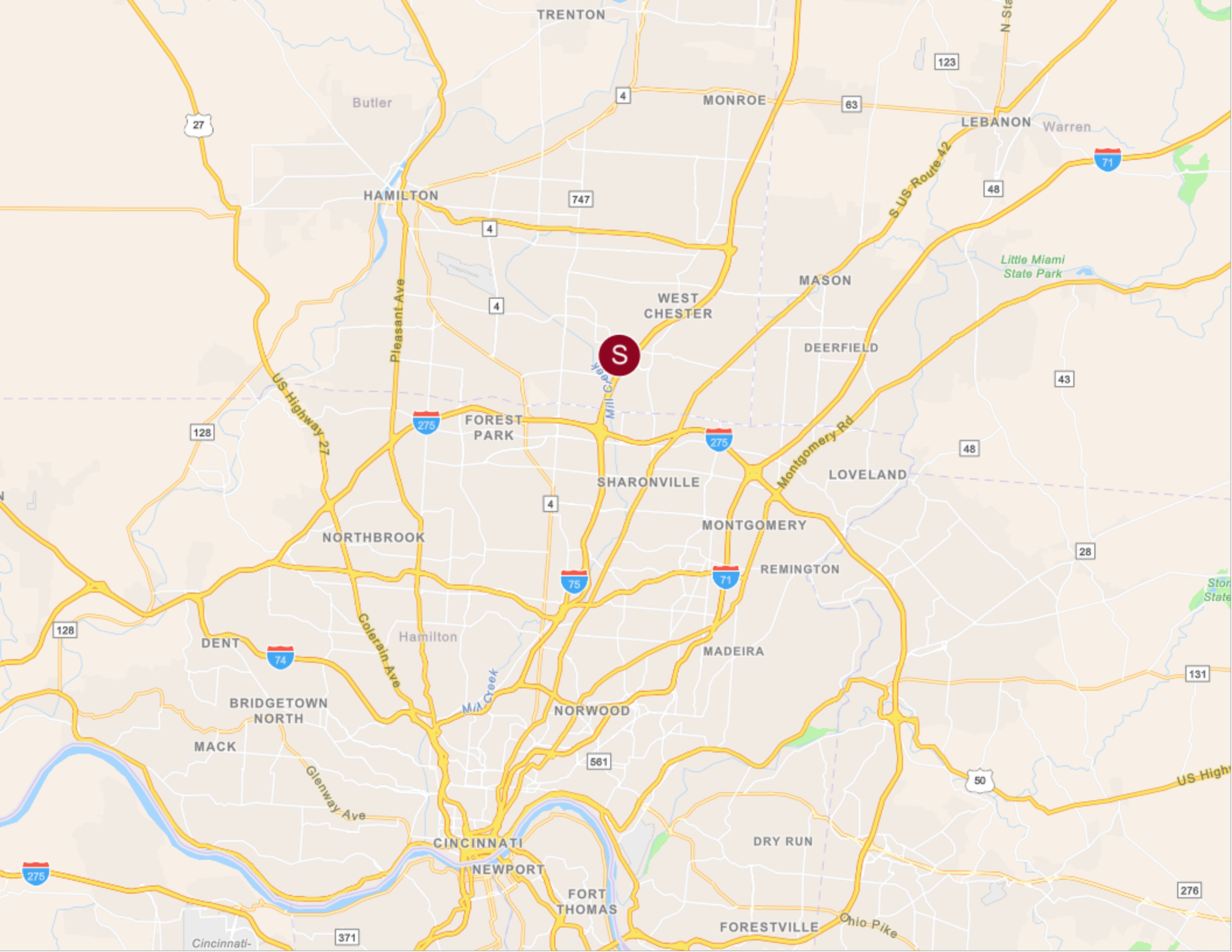
- The property is located in the Union Centre area of West Chester, Ohio, which is a prominent commercial and business district in the Greater Cincinnati region.
- Union Centre Boulevard is a major thoroughfare in the area, known for its high traffic volume and visibility, making it an ideal location for businesses seeking exposure.
- The surrounding area features a mix of retail, office, and dining establishments, including popular national chains like Target, Lowe's, and Starbucks, as well as local favorites like The Spicy Olive and Dingle House Irish Pub.
- West Chester is a rapidly growing community with a strong economy and a diverse population, offering a solid customer base for businesses located in the area.
- The property's proximity to major highways, such as I-75 and I-275, provides convenient access for both customers and employees, enhancing its appeal as a prime commercial location.

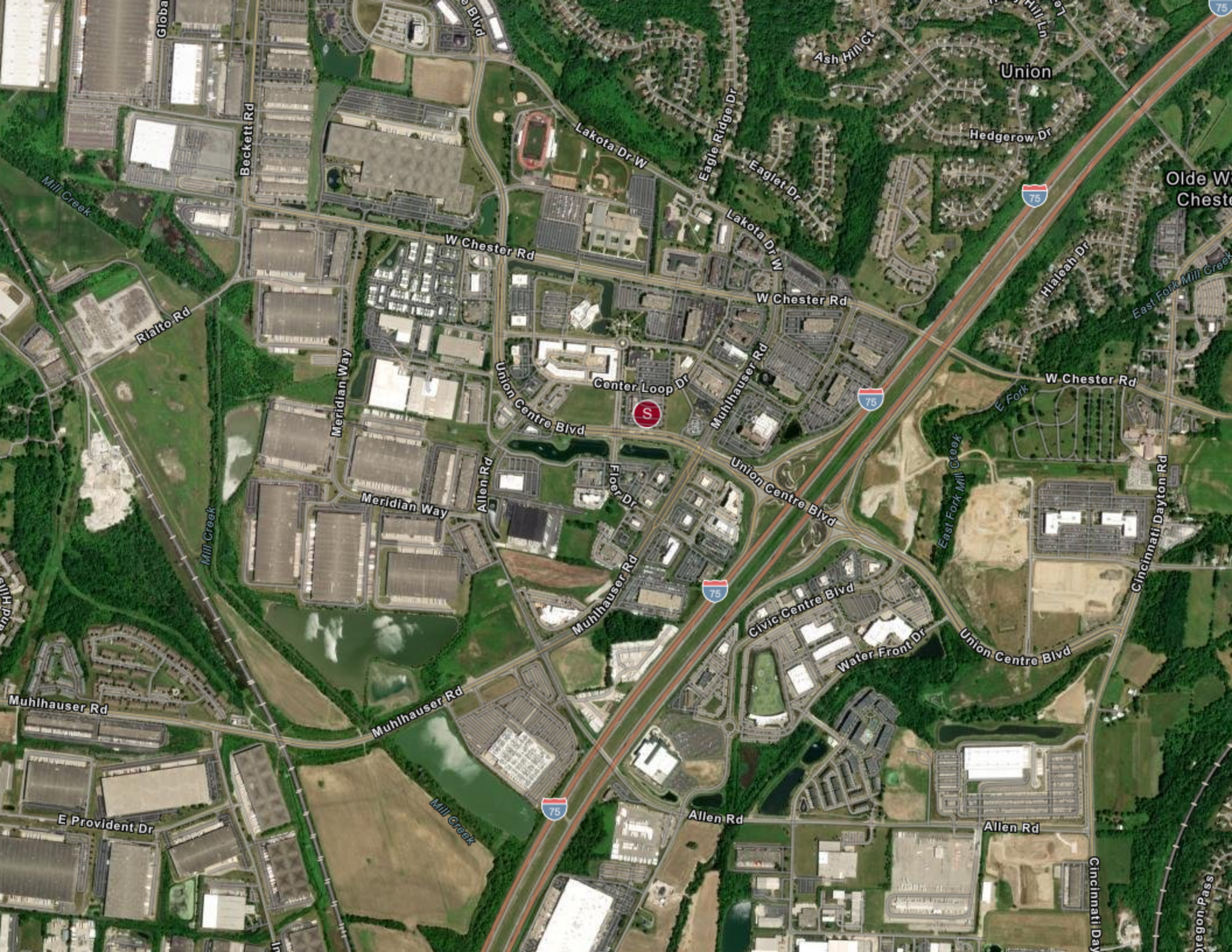
Largest Employers

GE Aerospace	2,150
West Chester Hospital (UC Health)	1,487
Cornerstone Brands	1,000
Resilience	916
Tyson Foods	901
SanMar Corporation	700
Procter & Gamble	558
Humana/RightSourceRX	531

Major Industries by Employee Count







Global

Beckett Rd

Mill Creek

Rialto Rd

Mill Creek

Meridian Way

Meridian Way

Allen Rd

Center Loop Dr

Muhhauser Rd

Union Centre Blvd

Center Loop Dr

Muhhauser Rd

75

Civic Centre Blvd

Water Front Dr

Union Centre Blvd

Muhhauser Rd

E Provident Dr

Muhhauser Rd

Mill Creek

75

Allen Rd

Allen Rd

Cincinnati Day

Oregon Pass

Lakota Dr W

Eagle Ridge Dr

Eaglet Dr

Lakota Dr W

W Chester Rd

Ash Hill Ct

Union

Hedgerow Dr

75

Olde W
Chesto

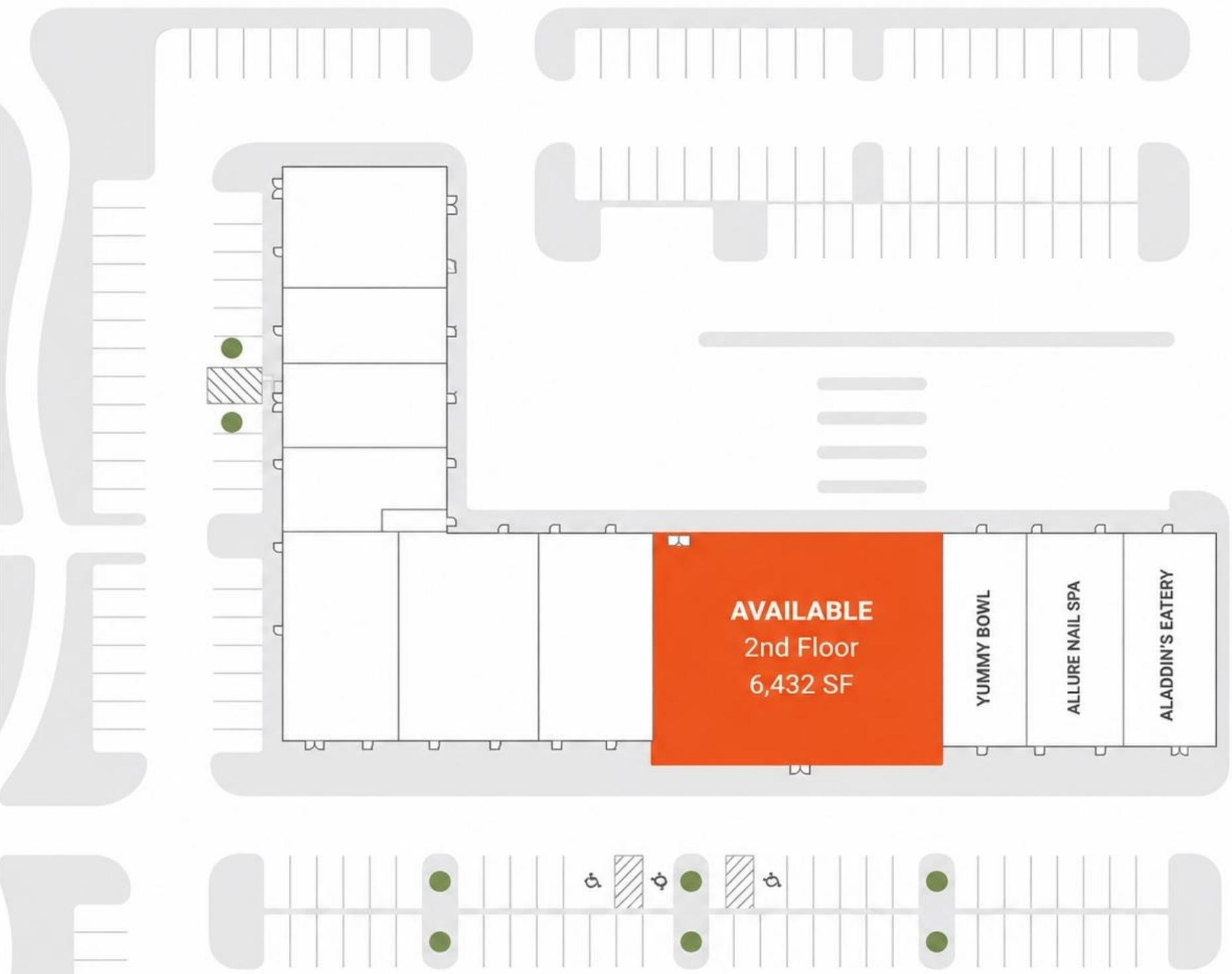
Hialeah Dr

East Fork Mill Creek

W Chester Rd

East Fork Mill Creek

Cincinnati Dayton Rd



AVAILABLE
2nd Floor
6,432 SF

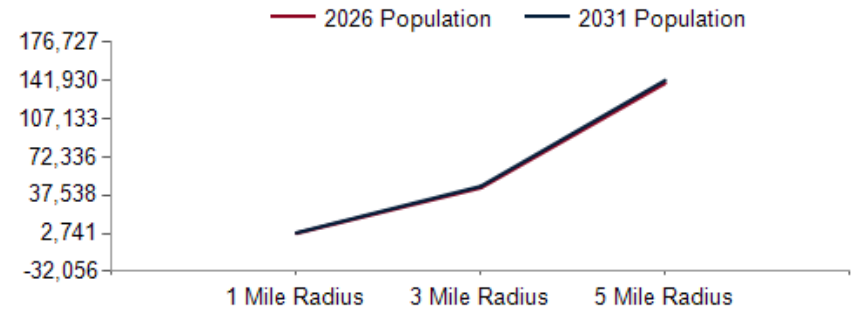
YUMMY BOWL

ALLURE NAIL SPA

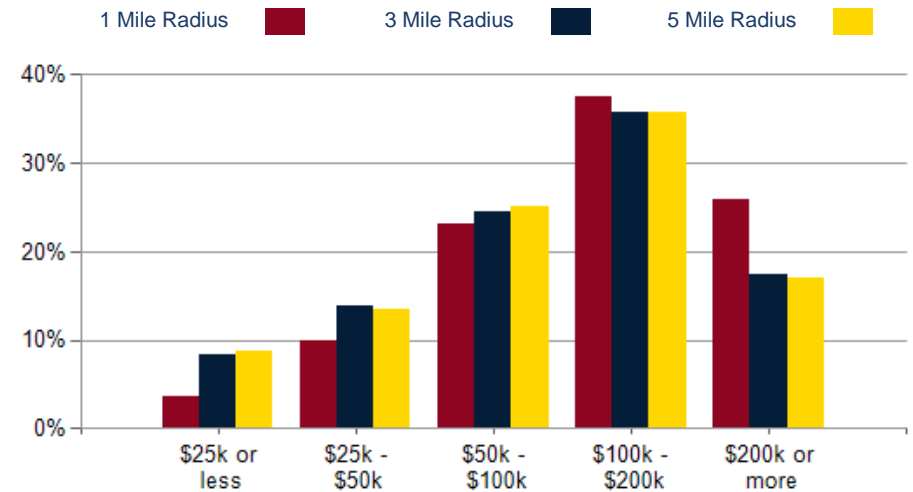
ALADDIN'S EATERY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,403	38,336	118,935
2010 Population	2,433	41,105	129,341
2026 Population	2,741	44,158	139,318
2031 Population	3,216	45,583	141,930
2026 African American	284	5,609	20,739
2026 American Indian	9	467	891
2026 Asian	378	4,366	13,041
2026 Hispanic	125	5,273	13,931
2026 Other Race	37	2,655	7,692
2026 White	1,833	27,307	85,996
2026 Multiracial	197	3,700	10,578
2026-2031: Population: Growth Rate	16.25%	3.20%	1.85%

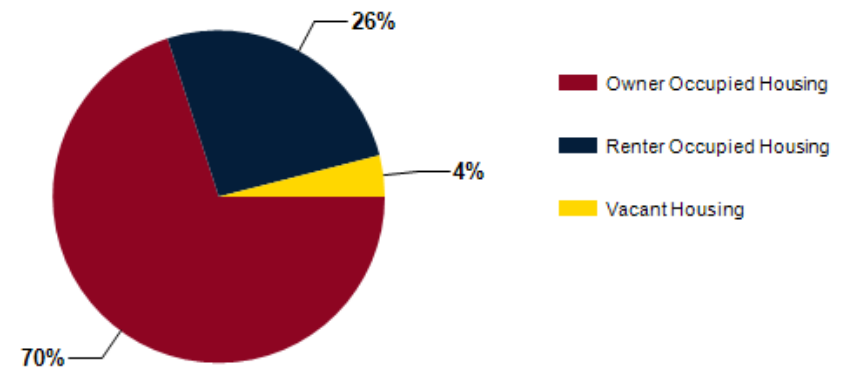
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	34	893	2,778
\$15,000-\$24,999	13	525	1,879
\$25,000-\$34,999	65	1,026	3,012
\$35,000-\$49,999	64	1,334	4,247
\$50,000-\$74,999	97	1,957	7,081
\$75,000-\$99,999	204	2,186	6,327
\$100,000-\$149,999	323	3,885	12,177
\$150,000-\$199,999	165	2,155	6,943
\$200,000 or greater	336	2,942	9,097
Median HH Income	\$125,397	\$105,680	\$104,290
Average HH Income	\$159,327	\$131,145	\$132,121



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

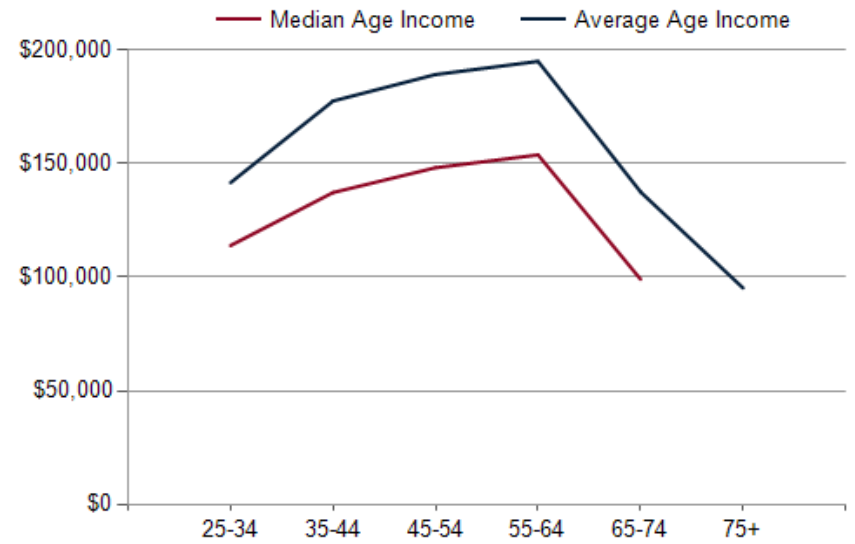
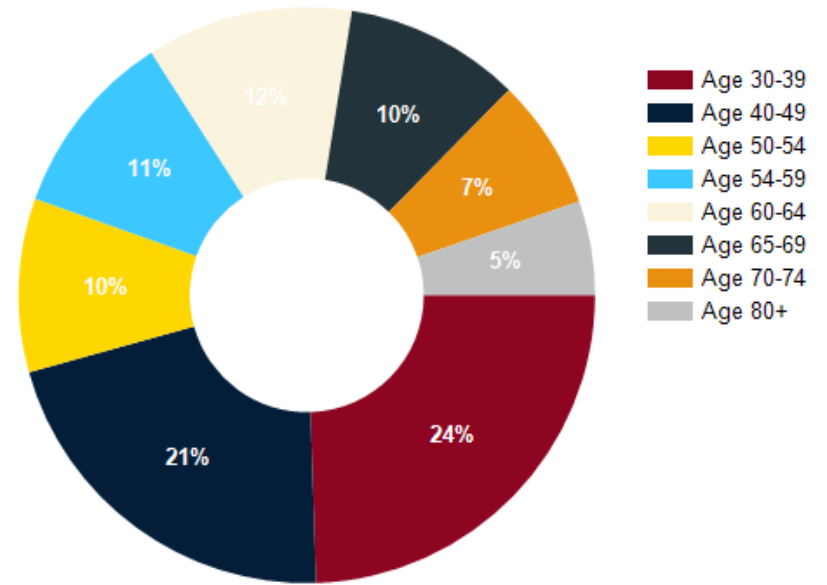


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	209	3,059	8,964
2026 Population Age 35-39	208	3,164	9,389
2026 Population Age 40-44	201	3,078	9,371
2026 Population Age 45-49	160	2,481	7,932
2026 Population Age 50-54	166	2,473	8,261
2026 Population Age 55-59	179	2,431	8,343
2026 Population Age 60-64	197	2,731	9,200
2026 Population Age 65-69	168	2,457	8,253
2026 Population Age 70-74	125	1,964	6,656
2026 Population Age 75-79	90	1,514	5,128
2026 Population Age 80-84	42	876	3,220
2026 Population Age 85+	30	701	2,976
2026 Population Age 18+	2,144	33,254	107,716
2026 Median Age	40	38	40
2031 Median Age	41	39	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,933	\$99,005	\$102,497
Average Household Income 25-34	\$141,617	\$116,423	\$123,507
Median Household Income 35-44	\$137,282	\$116,051	\$118,210
Average Household Income 35-44	\$177,604	\$146,274	\$149,852
Median Household Income 45-54	\$148,195	\$124,561	\$124,752
Average Household Income 45-54	\$189,261	\$155,888	\$159,035
Median Household Income 55-64	\$153,846	\$123,686	\$121,835
Average Household Income 55-64	\$195,064	\$156,235	\$155,786
Median Household Income 65-74	\$99,072	\$94,521	\$86,404
Average Household Income 65-74	\$137,561	\$121,904	\$116,874
Average Household Income 75+	\$95,245	\$83,144	\$80,641

Population By Age



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Exclusively Marketed by:

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