

RETAIL SPACE AVAILABLE | FOR LEASE



2,747 SQFT | 9558 CIVIC CENTRE BLVD, WEST CHESTER TOWNSHIP, OH 45069



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9558 CIVIC CENTRE BLVD

FOR LEASE 3CRE

THE OFFERING:

3CRE is pleased to present 9558 Civic Centre Blvd – Suite C, a 2,747-square-foot commercial space available for lease in West Chester, Ohio. This recently developed 2017 asset features a pre-existing restaurant/bakery buildout, offering an exceptional, turnkey setup for a culinary or specialty food operator looking to capitalize on significant upfront infrastructure savings. Situated alongside premier co-tenants, including Matt the Miller's Tavern (Suite A) and Sonder Brewing Taphaus & Kitchen (Suite D), the property positions new tenants directly within a proven, high-traffic hospitality destination.

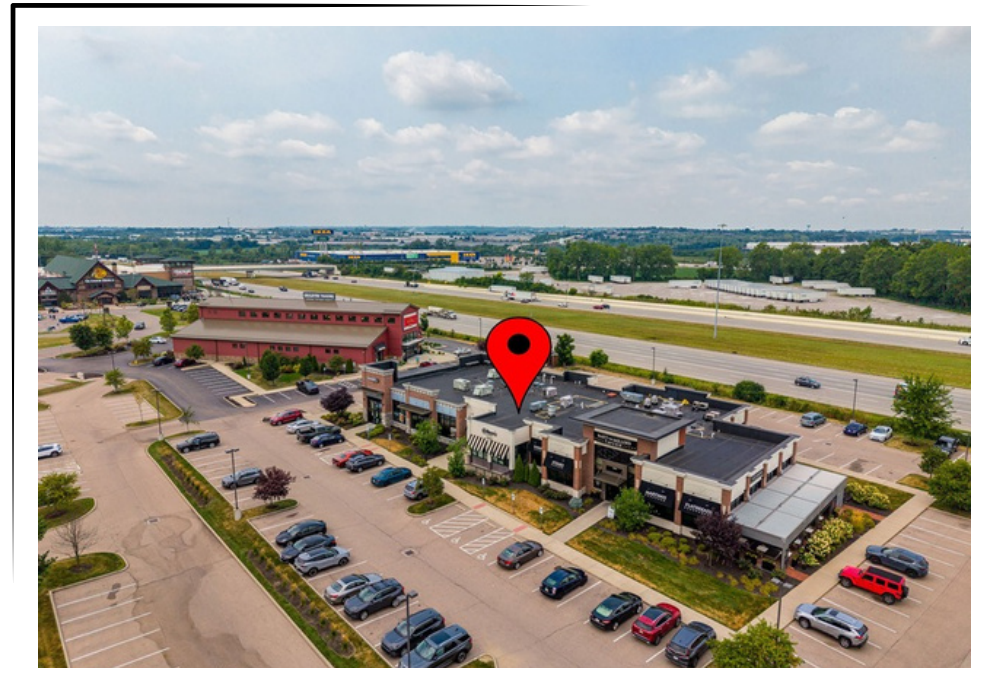
Strategically positioned just off the Union Centre Boulevard exit on I-75, the property benefits from prime visibility, outstanding highway accessibility, and heavy daily vehicle counts within West Chester's primary retail and commercial corridor. Located in one of Greater Cincinnati's most affluent and rapidly growing submarkets, the asset is surrounded by high-density corporate centers, thriving residential neighborhoods, and major regional attractions (including Topgolf and AMC Theatres). The synergistic tenant mix and strong surrounding demographics ensure a continuous flow of day-to-night foot traffic, making this a rare leasing opportunity in a dominant suburban market.

PROPERTY HIGHLIGHTS:

Available Space: Suite C — 2,747 SF (NNN Lease)

Lease Rate: \$42.50 + \$11.50 (NNN)

- **Property Features:** Modern 2017 build with a turnkey 2nd-generation restaurant/bakery layout.
- **Anchor Co-Tenants:** Shares the center with Matt the Miller's Tavern and Sonder Brewing.
- **Prime Location:** High-visibility West Chester location with immediate access to I-75 at Union Centre Boulevard, surrounded by premier regional attractions, shopping, dining, and entertainment.
- **Strong Demographics:** High day-to-night foot traffic from nearby corporate hubs and retail.





9558 Civic Centre Blvd, West Chester Township, OH 45069

Suite	Square Feet	Space Type	Asking Rate	Additional Rent	Lease Structure
Suite C	2,747 SqFt	In-line	\$42.50	\$11.50	Triple-Net

EXISTING TENANTS:

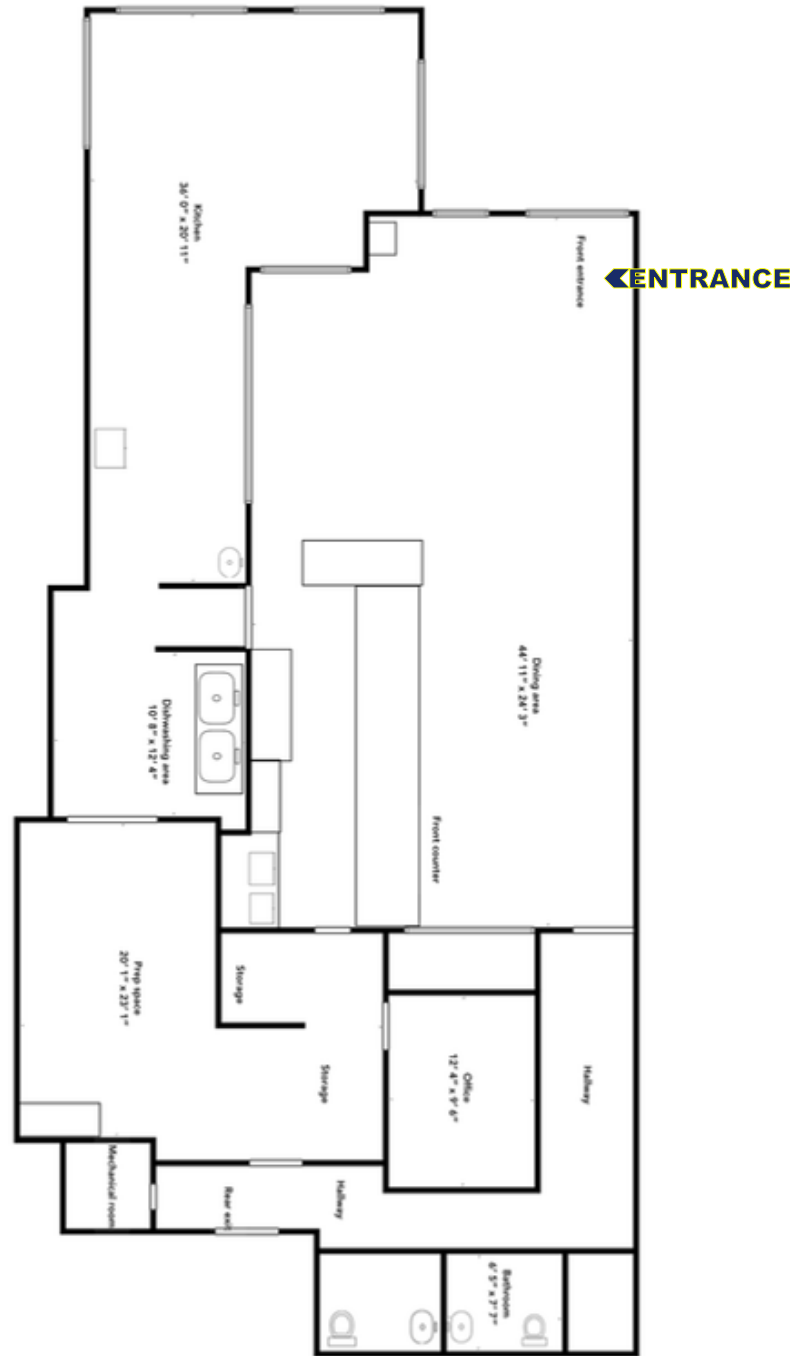


Sonder Brewing is an award-winning craft brewery and taproom dedicated to crafting high-quality, thoughtful beer that brings people together. Operating as a vibrant community hub in West Chester since 2018, Sonder remains a trusted favorite where locals and visitors gather to share great drinks, good food, and unforgettable moments.



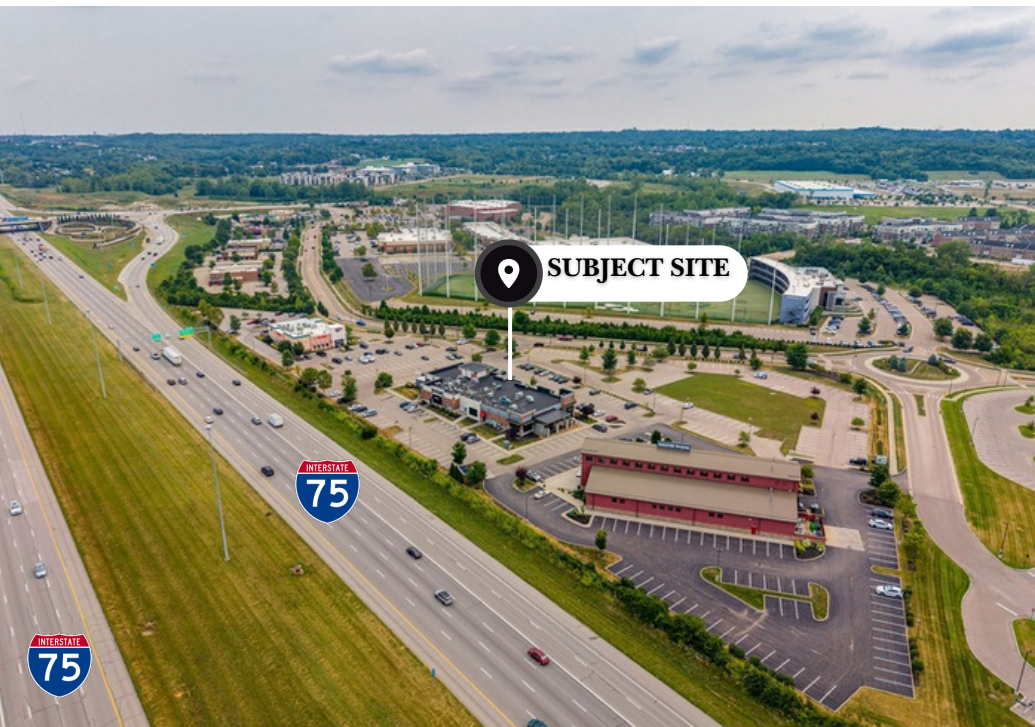
Matt the Miller's Tavern in West Chester is a chef-driven gastropub offering an elevated twist on classic tavern favorites. Known for its comfortable atmosphere, extensive craft beer tap list, and signature menu items, Matt the Miller's remains a go-to destination for everyday dining and special occasions alike.

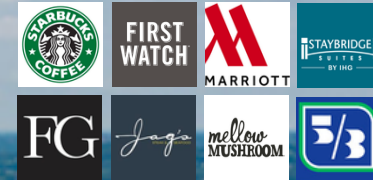






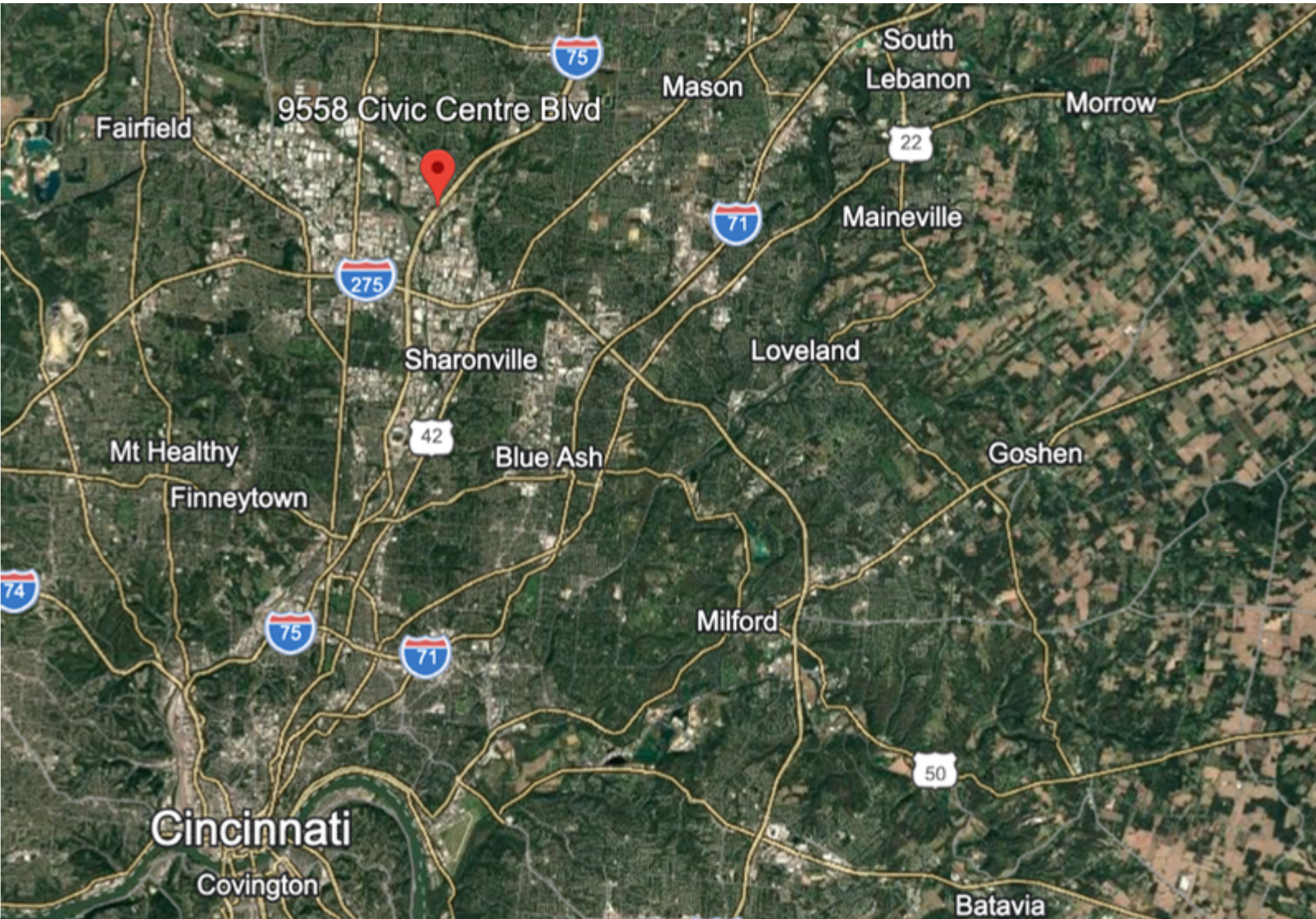






SUBJECT SITE





WEST CHESTER, *Ohio*

	1 MILE	3 MILE	5 MILE
POPULATION	2,043	38,852	140,566
AVERAGE HOUSEHOLD INCOME	\$142,086	\$116,510	\$121,123
NUMBER OF HOUSEHOLDS	825	15,103	53,985
MEDIAN AGE	38.3	38	39.8
TOTAL BUSINESSES	579	4,214	12,440
TOTAL EMPLOYEES	8,139	56,166	145,340

Union Centre Boulevard Exit:





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