

West Chester Twp - Land - Tylersville Road

7182 Tylersville Road | Westchester Township, OH | 45069



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Butler	Commercial Land	C-PUD	1.82 AC	\$425,000

Property & Location Highlights:

- 1.82 AC commercial land site available for sale
- Priced at \$425,000
- Zoned C-PUD allowing for a wide range of commercial uses including retail, medical, office, restaurant, and service-based businesses
- Level topography with previously developed site conditions, offering ease of development
- Prime frontage along Tylersville Road with strong daily traffic counts exceeding 14,000 vehicles per day
- Located just minutes from I-75 providing excellent regional accessibility and connectivity

- Positioned in the heart of West Chester's primary retail and commercial corridor
- Surrounded by national and regional retailers including Meijer, Target, Lowe's, and numerous dining and service users
- Close proximity to dense residential neighborhoods supporting strong daytime and evening population
- High household incomes in the immediate area with ~\$97K median household income within 1 mile
- Strong consumer spending and growth trends in the surrounding trade area
- Ideal for retail, medical, or service-oriented development in a high-demand submarket

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

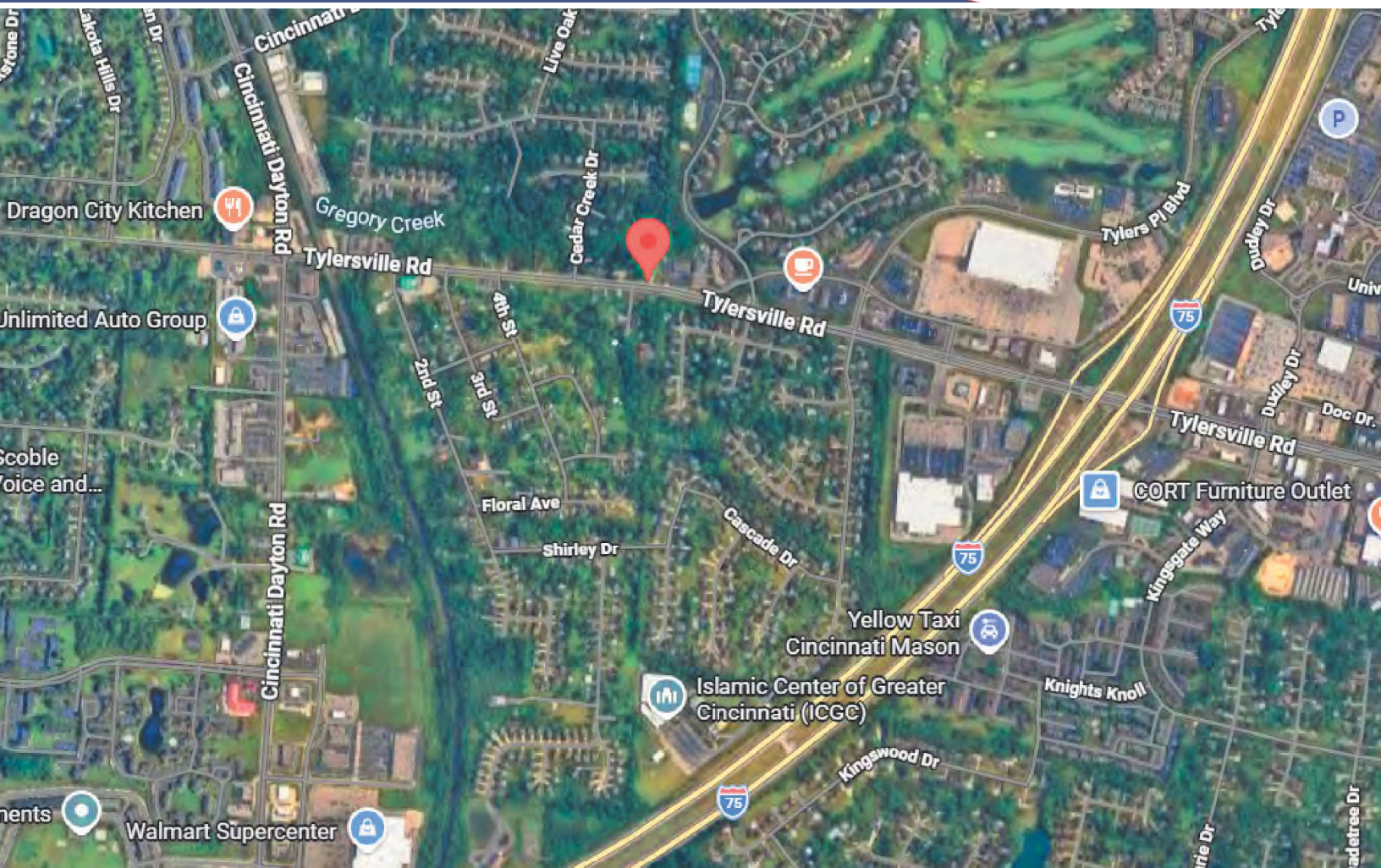
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