

# FOR LEASE

8763 Union Centre Blvd West Chester, OH 45069



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Thomas Zipperstein**  
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**NALBergman**

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## OFFERING SUMMARY

Total Available SF:	12,647 SF
Second Floor SF:	603 - 4,347 SF
Third Floor SF:	8,300 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Parking Ratio:	3.75/1,000 SF
Building Size:	39,996 SF

## PROPERTY OVERVIEW

603 - 12,647 RSF available at the former Kemba Credit Union Headquarters. Anchored by Kemba Credit Union branch office (first floor) and West Chester-Liberty Chamber Alliance (fourth floor). Direct elevator access to suites with Class A finishes. The property features turn-key layouts, an abundance of parking, and ease of accessibility. Tenant Improvement Allowance (TIA) and/or Rent Abatement available for creditworthy tenants pursuing longer term leases.

## PROPERTY HIGHLIGHTS

- 0% Earnings Tax in West Chester Township
- TIA & Abated Rent for Creditworthy, Long Term Tenants
- Class A Office Space with Direct Elevator Access
- Monument Signage Opportunity
- Abundance of Parking

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# SECOND FLOOR

## Potential Layout Options



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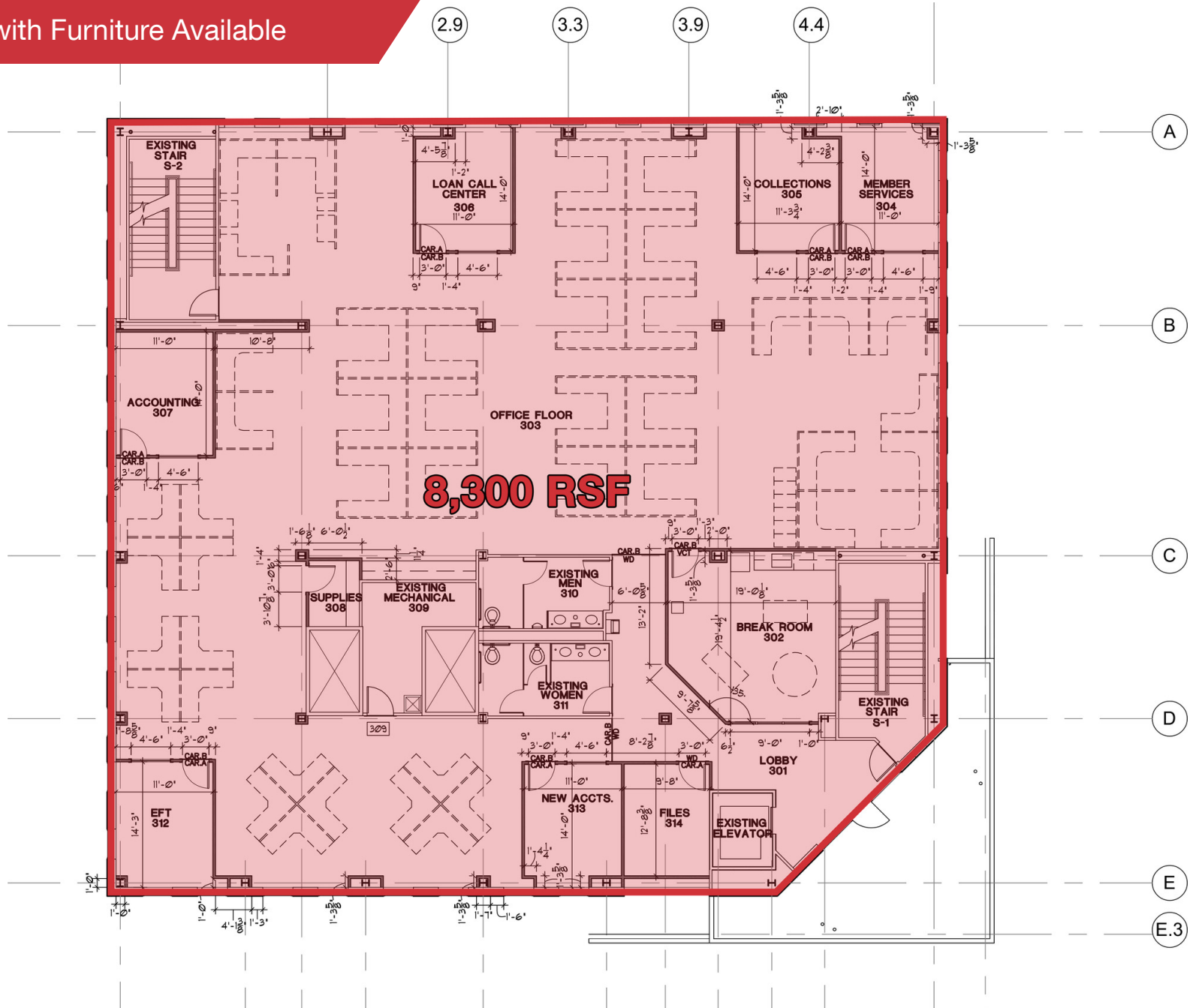
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# THIRD FLOOR

Current Plan with Furniture Available



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Google

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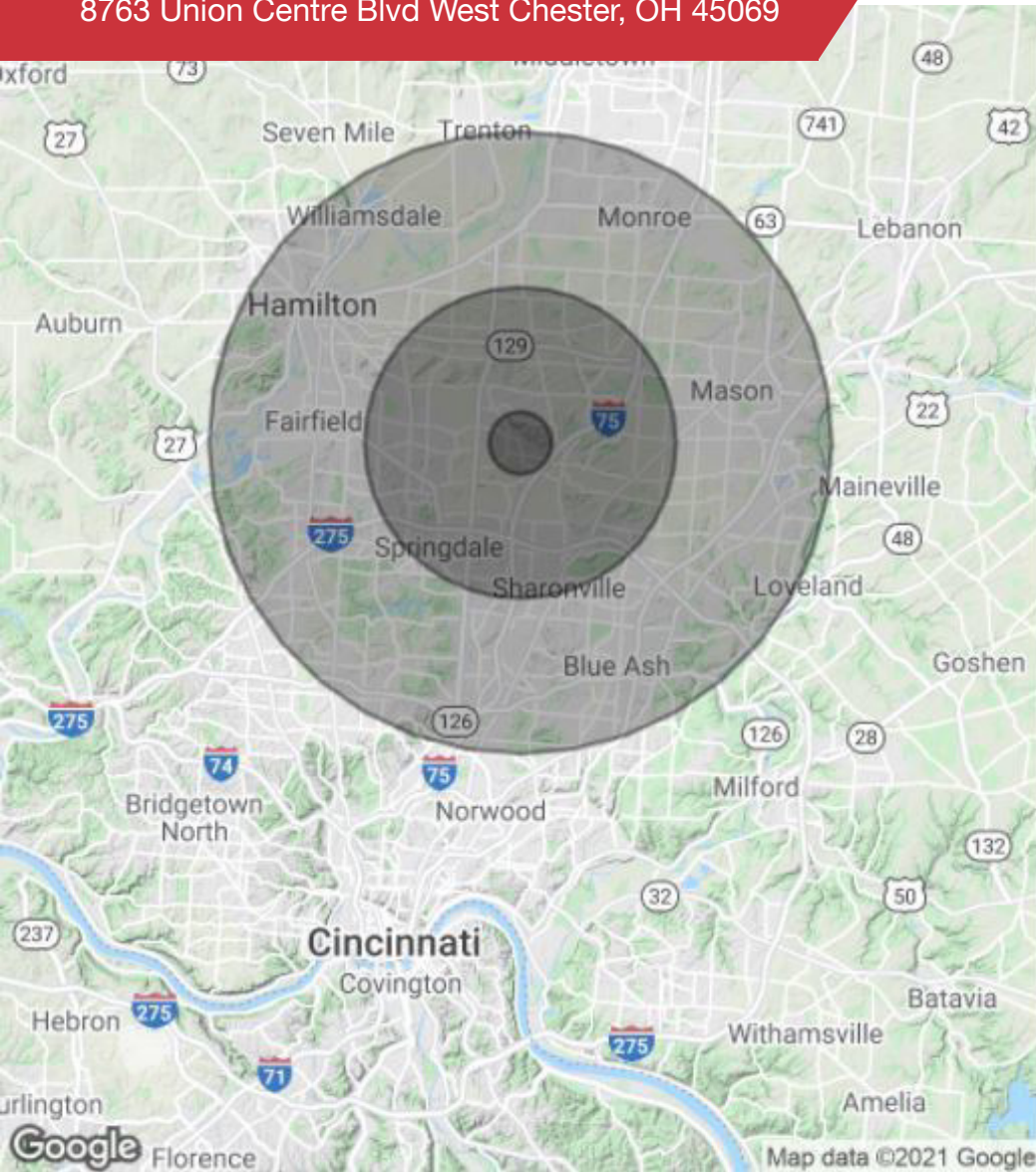
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1 mi radius 3 mi radius 5 mi radius

## Population

2021 Estimated Population	3,104	48,623	136,934
2026 Projected Population	3,394	50,257	140,437
2010 Census Population	2,443	44,452	129,564
2000 Census Population	2,503	38,211	115,831
Projected Annual Growth 2021 to 2026	1.9%	0.7%	0.5%
Historical Annual Growth 2000 to 2021	1.1%	1.3%	0.9%

## Households

2021 Estimated Households	1,225	17,744	52,192
2026 Projected Households	1,370	18,585	54,003
2010 Census Households	907	15,799	48,367
2000 Census Households	918	13,572	42,894
Projected Annual Growth 2021 to 2026	2.4%	0.9%	0.7%
Historical Annual Growth 2000 to 2021	1.6%	1.5%	1.0%

## Age

2021 Est. Population Under 10 Years	11.7%	14.2%	13.1%
2021 Est. Population 10 to 19 Years	14.1%	14.7%	14.0%
2021 Est. Population 20 to 29 Years	13.8%	13.2%	12.6%
2021 Est. Population 30 to 44 Years	19.4%	20.1%	19.7%
2021 Est. Population 45 to 59 Years	22.3%	19.4%	19.4%
2021 Est. Population 60 to 74 Years	14.9%	14.3%	15.5%
2021 Est. Population 75 Years or Over	3.7%	4.1%	5.7%
2021 Est. Median Age	37.3	35.8	37.6

## Marital Status & Gender

2021 Est. Male Population	49.3%	49.9%	49.0%
2021 Est. Female Population	50.7%	50.1%	51.0%
2021 Est. Never Married	26.6%	28.1%	30.2%
2021 Est. Now Married	61.1%	55.5%	52.0%
2021 Est. Separated or Divorced	9.1%	12.1%	12.4%
2021 Est. Widowed	3.2%	4.3%	5.5%

## Income

2021 Est. HH Income \$200,000 or More	21.4%	14.4%	11.7%
2021 Est. HH Income \$150,000 to \$199,999	14.2%	11.1%	9.5%
2021 Est. HH Income \$100,000 to \$149,999	19.4%	20.6%	20.2%
2021 Est. HH Income \$75,000 to \$99,999	11.5%	12.5%	14.3%
2021 Est. HH Income \$50,000 to \$74,999	13.5%	16.4%	17.8%
2021 Est. HH Income \$35,000 to \$49,999	9.3%	8.2%	9.3%
2021 Est. HH Income \$25,000 to \$34,999	4.3%	6.5%	6.5%
2021 Est. HH Income \$15,000 to \$24,999	2.8%	4.8%	5.5%
2021 Est. HH Income Under \$15,000	3.6%	5.5%	5.2%
2021 Est. Average Household Income	\$147,414	\$123,275	\$113,226
2021 Est. Median Household Income	\$112,667	\$98,967	\$91,488
2021 Est. Per Capita Income	\$58,178	\$44,990	\$43,205
2021 Est. Total Businesses	354	2,705	7,179
2021 Est. Total Employees	9,598	49,810	119,306

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