



For Lease

1,393 - 7,316 SF | \$25 SF/yr (NNN)

Retail Space



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

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

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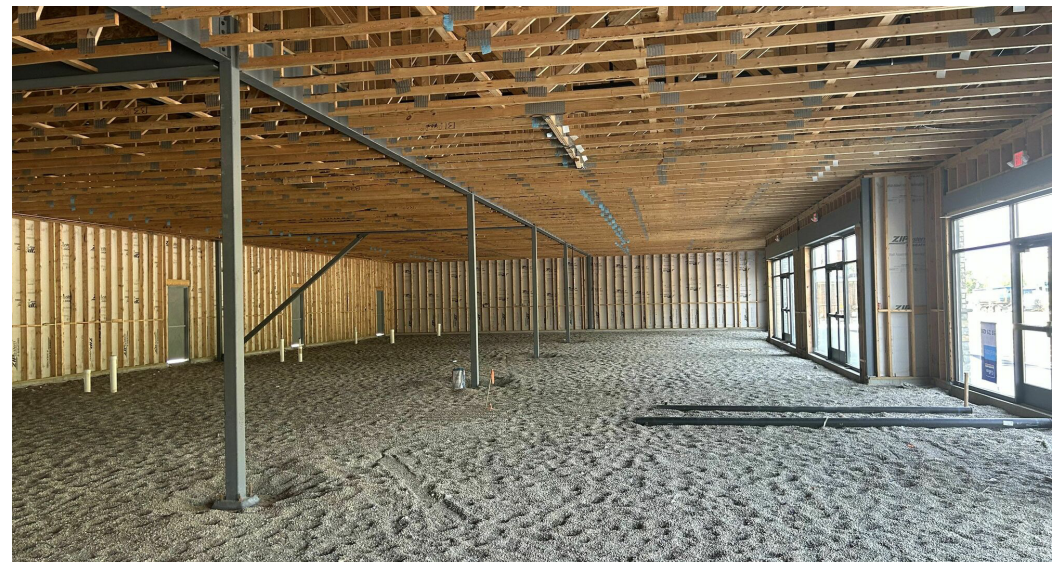
4695 Lake Forest Drive, Suite 100
Cincinnati, OH 45242
513 769 1700 tel
bergmancommercial.com



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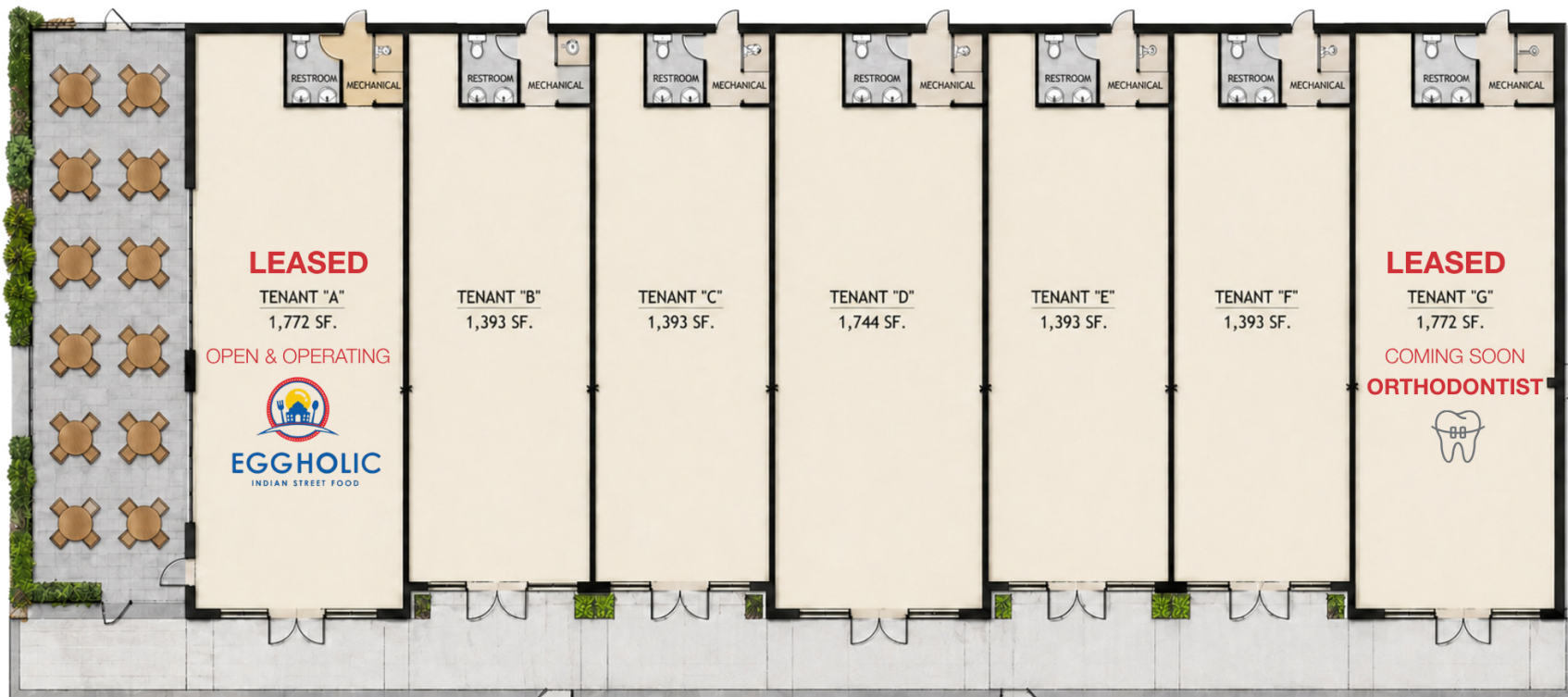
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FLOOR PLAN

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





Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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)

