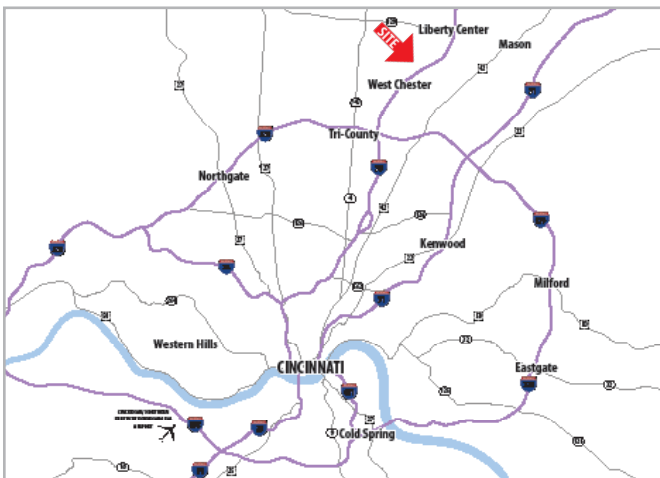


HIGHLANDS MARKET SQUARE

West Chester, Ohio

23 acres plus outparcels available at exit 21 off I-75



LOCATION

I-75 and Cincinnati-Dayton Road | West Chester, Ohio 45069

HIGHLIGHTS

- Walmart Supercenter anchored project
- Located at I-75, exit 21 (Cincinnati-Dayton Road) - 130,000 vpd
- Available for immediate development
- Build to suit, multi-tenant, and additional outlot opportunities
- High traffic in fast growing market across from Butler Tech Campus
- 30,000 VPD on Cincinnati-Dayton Road
- Strong demographics with 141,000 people in five miles, earning over \$125,000 AHI

TRAFFIC COUNT

- 30,000 VPD on Cincinnati-Dayton Road

DEMOGRAPHICS

2018 Estimate	1 Mile	3 Miles	5 Miles
Population	6,012	54,107	141,234
Households	2,346	19,867	51,678
Average HH Income	\$80,840	\$119,646	\$125,079
Daytime Employees	4,677	42,184	107,674

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West Chester, Ohio

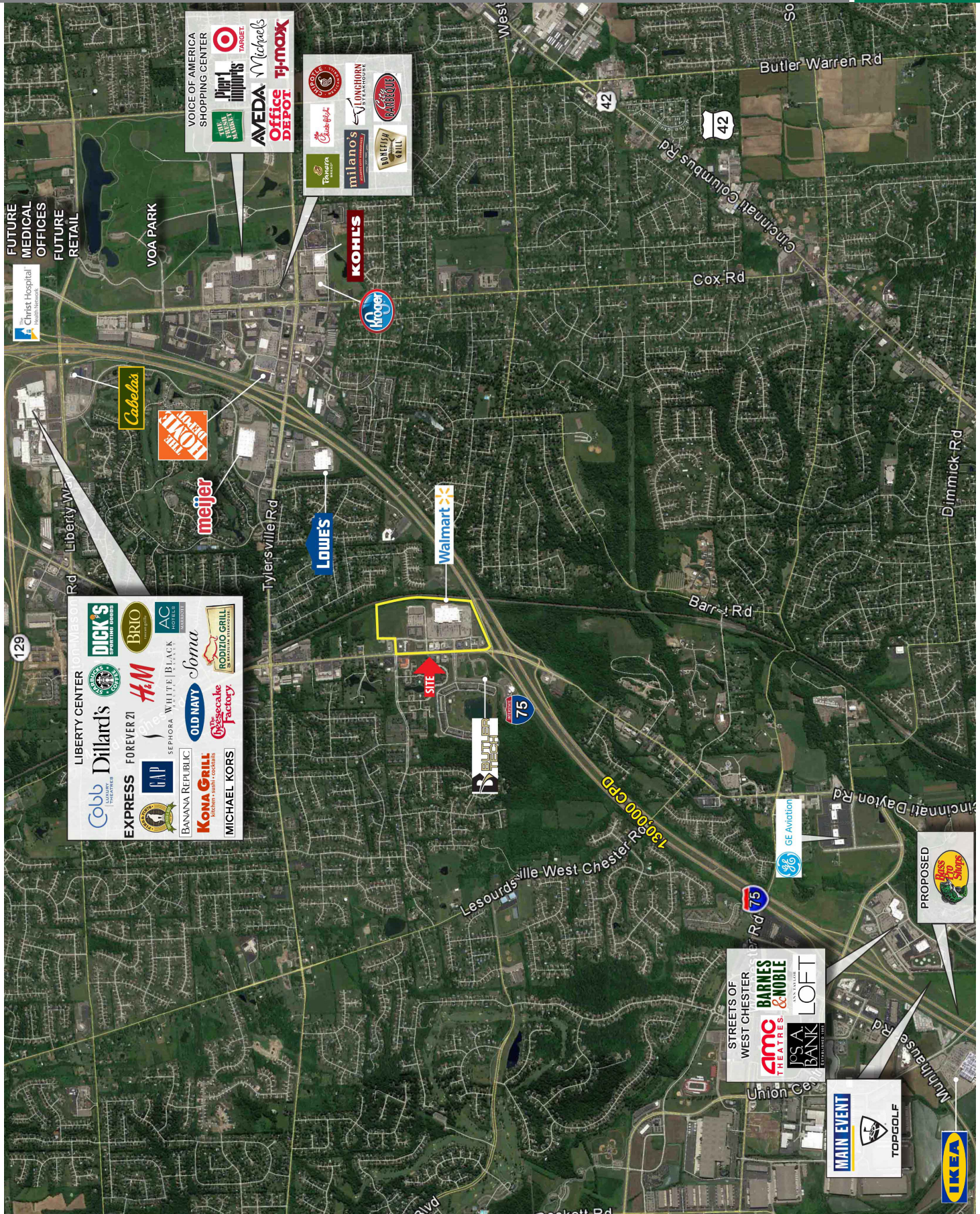
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West Chester, Ohio

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