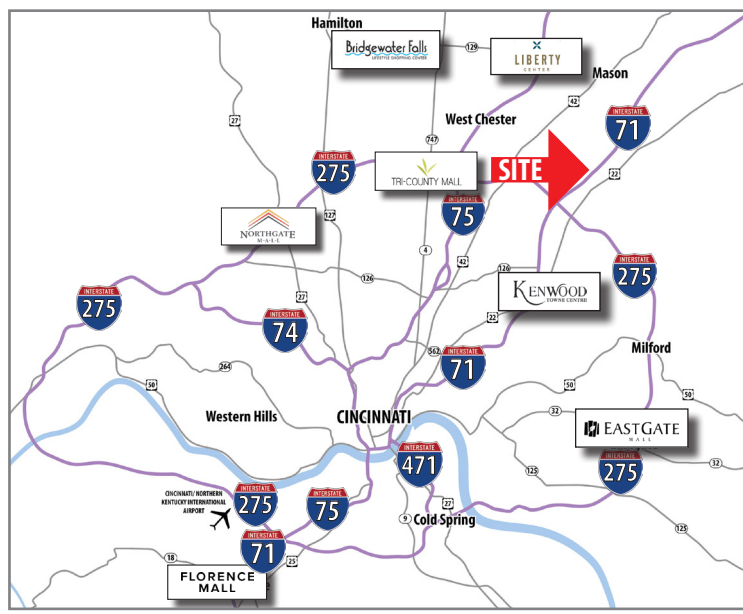


VOICE OF AMERICA
 Tylersville Road & Cox Road
 West Chester, OH 45069



FOR LEASE
2,800 SF - 4,763 SF



HIGHLIGHTS

- Super Regional 450,000 SF Target Anchored Center
- Co-tenants include Michael's, PetSmart, TJ Maxx, The Fresh Market and Office Depot as well as many other national tenants
- Conveniently located off I-75 in West Chester, OH at Tylersville Rd and Cox Rd with over 51,000 VPD
- Strong demographics with over 144,000 people with an average household income of \$127,651 within a 5 mile radius
- Excellent access with multiple curb cuts
- Traffic signals at main entrances

DEMOGRAPHICS

| 2019 Estimates | 1 mile | 3 miles | 5 miles |
|-------------------|-----------|-----------|-----------|
| Population | 5,409 | 63,067 | 144,013 |
| Households | 2,138 | 23,138 | 53,571 |
| Average HH Income | \$101,731 | \$128,098 | \$127,651 |
| Daytime Employees | 7,874 | 29,505 | 89,868 |

TRAFFIC COUNTS

Tylersville Road: 51,009 VPD
 I-75: 131,753 VPD

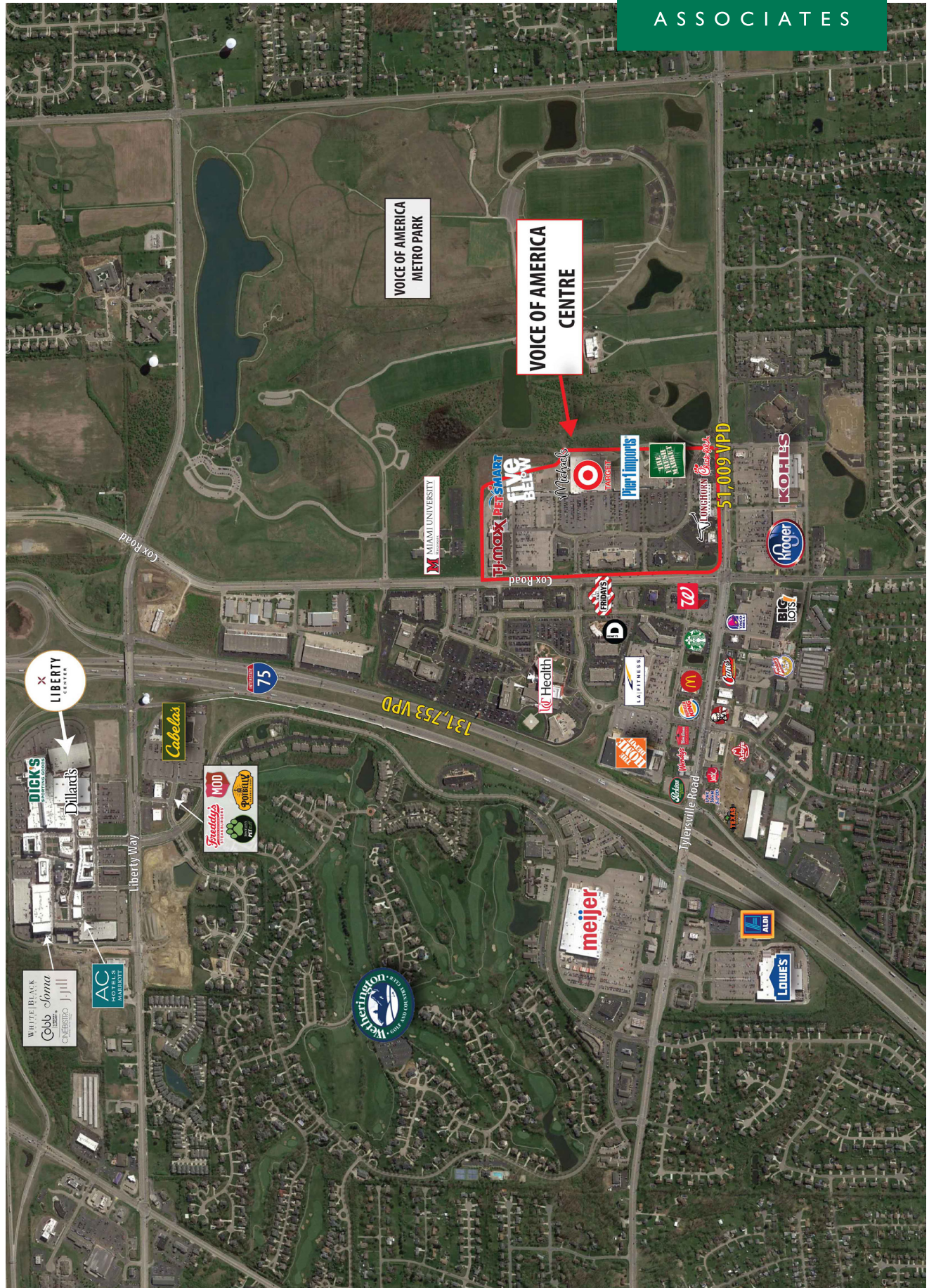
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