

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

For Lease
2,204 SF & 4,500 SF Available

HIGHLIGHTS

- Super regional 450,000 SF Target anchored center
- 2,204 SF available & 4,500 SF coming available Spring 2024
- Co-tenants include Michael's, PetSmart, TJ Maxx, The Fresh Market, Office Depot, Ulta as well as many other national, regional and local tenants
- Conveniently located off I-75 in West Chester, OH at Tylersville Rd and Cox Rd with over 30,000 VPD
- Excellent access with multiple curb cuts
- Traffic signals at main entrances

TRAFFIC COUNTS

- 30,086 VPD on Tylersville Road
- 105,375 VPD on I-75

DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	5,399	62,972	150,328
Households	2,104	22,617	54,656
Average HH Income	\$133,423	\$162,489	\$166,977
Daytime Employees	8,939	25,491	83,589

CONTACT: 513-784-1106
 Jason Gibson jgibson@anchor-associates.com
 Ryan Ertel rtel@anchor-associates.com



ANCHOR ASSOCIATES

4901 Hunt Road
 Suite 102
 Blue Ash, OH 45242
 513-784-1106
www.anchor-associates.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS



LIBERTY CENTER

- EXPRESS
- Dillard's
- Cobb
- WHITE|BLACK
- DICK'S
- Victoria's Secret
- Northstar
- Brio
- KONA GRILL
- COOPER'S HAWK
- Funny Bone
- BIBI BOP
- FLY
- H&M
- OLD NAVY

- DOLLAR TREE
- Caporal
- Donatos PIZZA
- McDonald's

- LaRosa's
- SONIC
- Mike's CARWASH
- SHERWIN WILLIAMS
- KUMON
- WAFFLE HOUSE

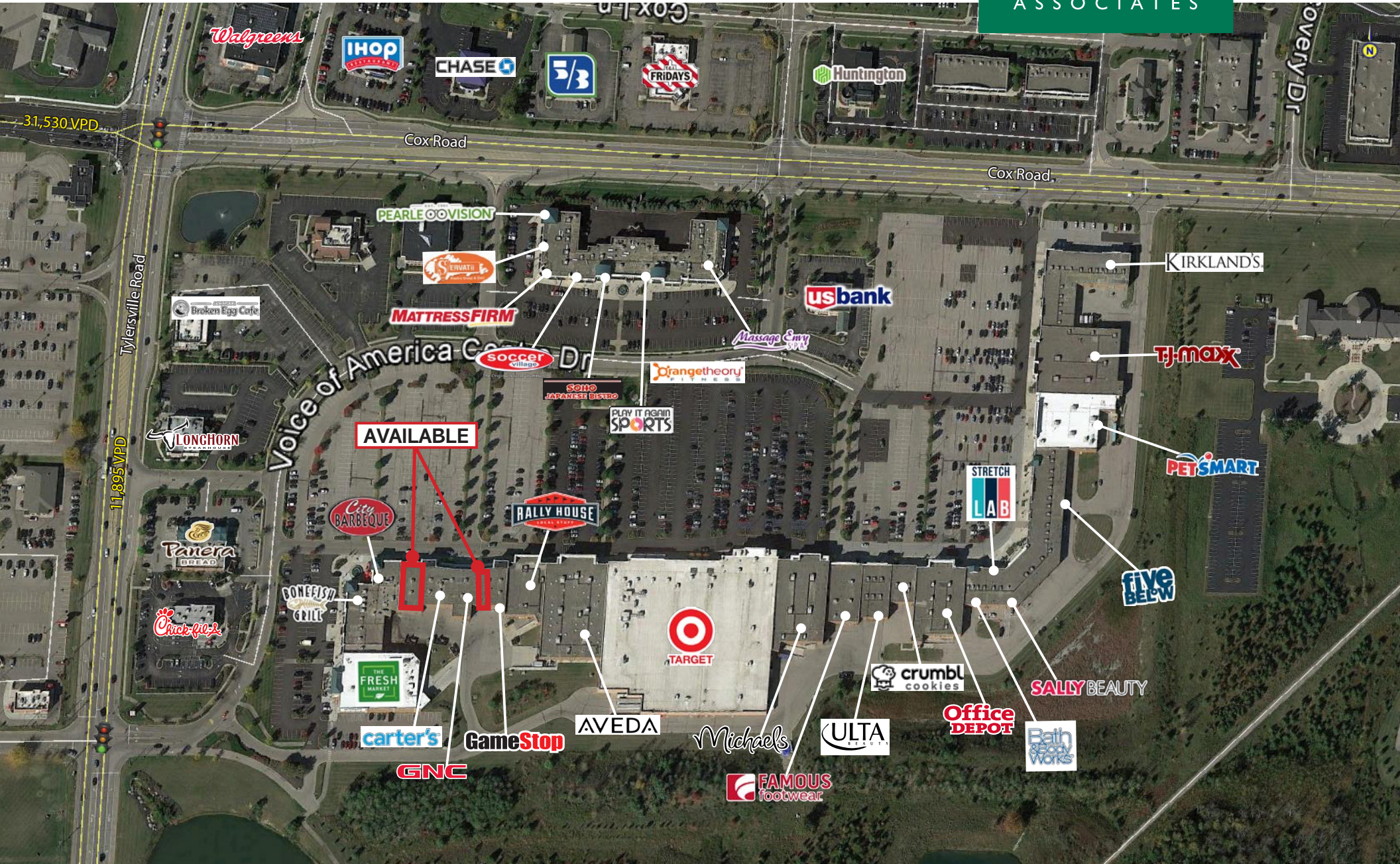
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- TJ-maxx
- Office DEPOT
- PETSMART
- Michaels
- BONEFISH GRILL
- ULTA
- Chick-fil-A
- RALLY HOUSE
- TARGET
- THE FRESH MARKET
- crumbl cookies
- STRETCH LAB
- LONGHORN STEAKHOUSE
- Broken Egg Cafe

SITE

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.



Suite	Tenant	SF	12&13	Five Below	7,765	25	Target	125,454	37	Bone Fish	5,500	50	Servatti Pastry Shop	1,600
1	Spectrum	4,000	14	Simply Floors	4,675	26	Aveda Institute	28,226	38	Wild Birds Unlimited	1,864	51	Great Clips	1,600
2	Club Pilates	1,510	15	Ambiance Salon & Spa	5,588	27	Rally House	9,566	39&40a	EFX Lighting	5,340	01	Chick-Fil-A	1.38AC
3	Baker Chiropractic	2,014	16	Sally Beauty	1,600	28	EB Games	2,204	40b	The Fresh Market	20,342	02	Panera	6,154
4	Velocity Lacrosse	1,418	17	Stretch Lab	1,600	29	AVAILABLE	2,204	41	Ideal Image	4,569	03	Chipotle	2,400
5	Kirkland's	5,500	18	Bath & Body Works	4,821	30	Cookie Cutters	1,520	42	Massage Envy	4,379	04	Longhorn Steakhouse	1.45AC
6	Leslie Pool Supplies	3,233	19	Office Depot	18,000	31	Carter's	4,000	43	Orange Theory Fitness	2,775	05	Another Broken Egg	1.727 AC
7	AFC	4,763	20	Scrubs & Beyond	2,428	32	GNC	1,530	44	Play It Again Sports	4,239	06	Geisha Asian Restaurant	1.85AC
8	TJMaxx	30,000	21	Crumbl Cookies	2,428	33	Wayback Burgers	1,570	45	Soho Japanese	7,900	07	Sibcy Cline	1.48AC
9	Petsmart	20,013	22	Ulta	10,000	34	Clean Eatz	2,800	46	Soccer Village	3,644	08	Union Savings Bank	1.15AC
10	Trek	4,025	23	Famous Footwear	10,000	35	AVAILABLE	4,500	48	Fleet Feet	1,274			
11	Maurice's	4,027	24	Michael's Arts & Crafts	21,403	36	City BBQ	4,525	49	Mattress Firm	5,560			

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