

# The Streets of West Chester

9465 Civic Centre Blvd  
West Chester, OH 45069

OWNED & OPERATED BY:  
**GNL**  
GLOBAL NET LEASE

**Anchor**  
ASSOCIATES

**FOR LEASE 1,660 SF - 8,500 SF +  
Two Outparcels Available**

## HIGHLIGHTS

- 247,408 SF retail center strategically positioned at the intersection of I-75 and Union Centre Boulevard with over 130,046 vehicles per day in West Chester, Ohio's largest township
- The regional entertainment hub serving the affluent suburbs of northern Cincinnati
- 1,660 SF - 8,500 SF and 2 outlots available for lease
- Area restaurants include P.F. Changs, Bravo, Matt the Miller, Twin Peaks, Smokey Bones, Red Robin, Panera, and Chick-fil-A coming soon. Area attractions include IKEA, Top Golf, Main Event, AMC Theater (18-screens), Barnes & Noble, Duluth Trading, and Bass Pro Shop now open
- Top area employers include BAE Systems, GE Aviation, UC Health, Totes, FKI Logistex and Procter & Gamble

## TRAFFIC COUNTS

- 130,046 VPD on I-75
- 40,565 VPD on Union Centre Blvd, east of site

## DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	2,981	39,560	133,796
Households	1,117	15,372	51,695
Average HH Income	\$152,442	\$137,059	\$135,726
Daytime Employees	6,620	53,248	135,390

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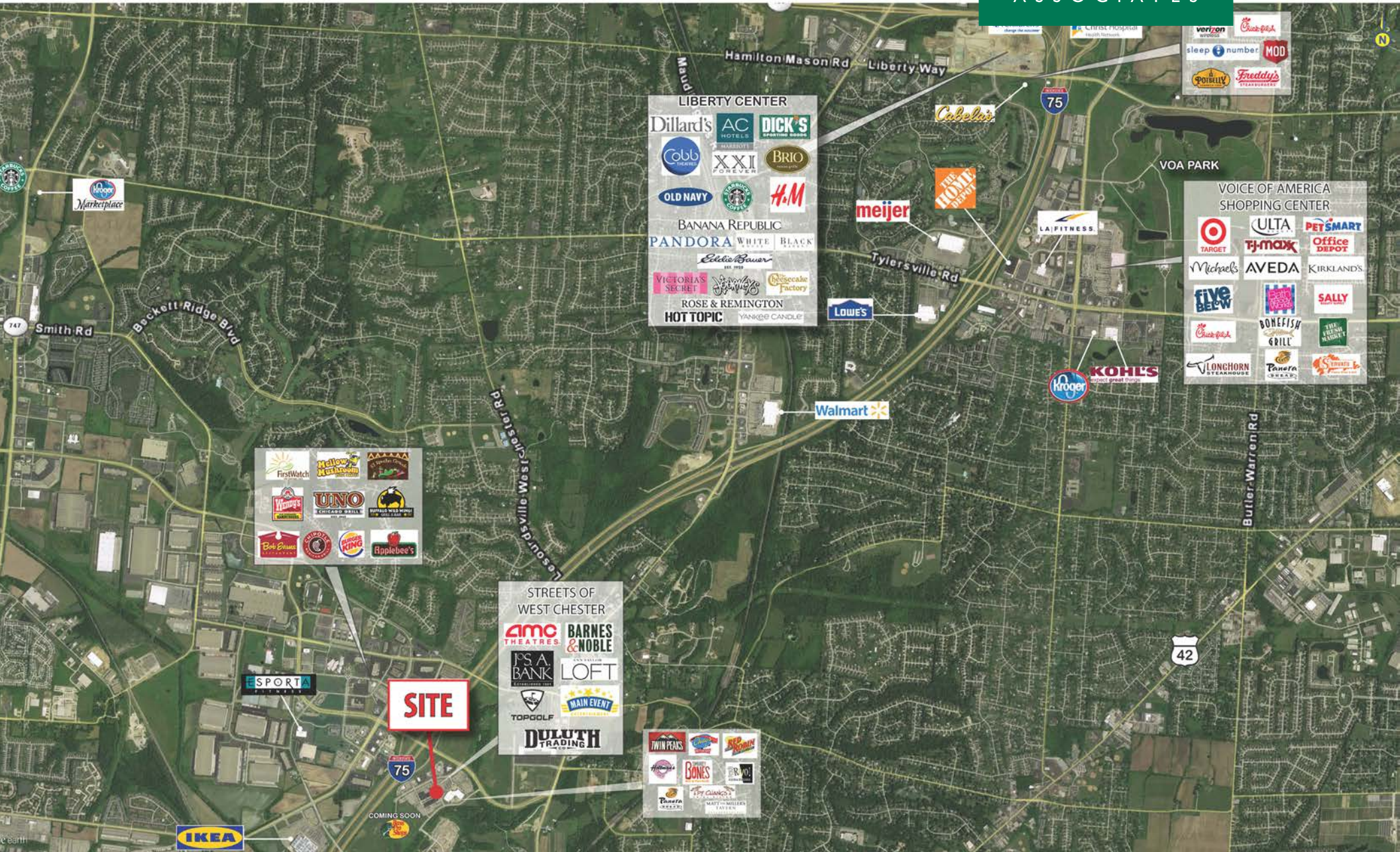
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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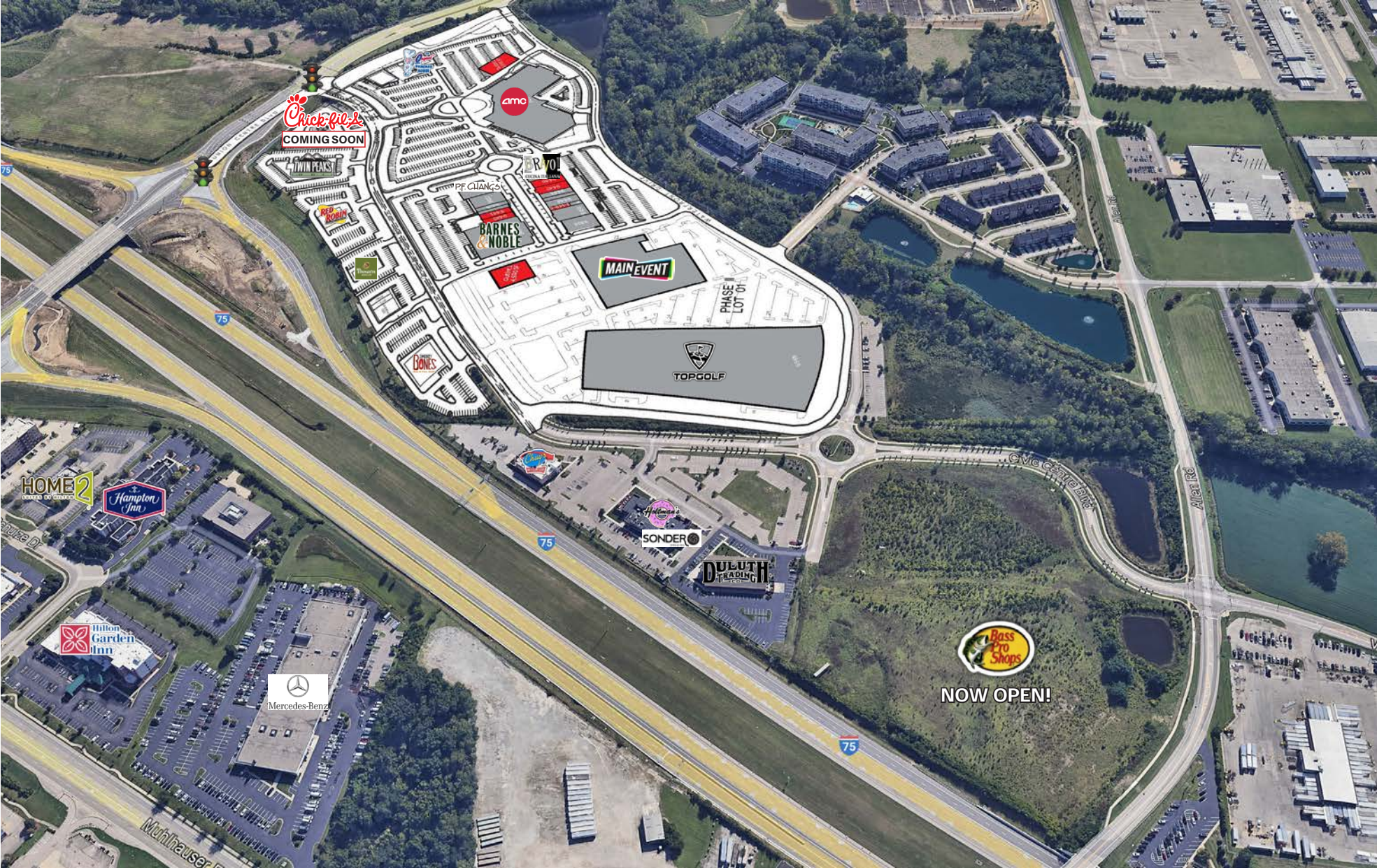
# Anchor ASSOCIATES



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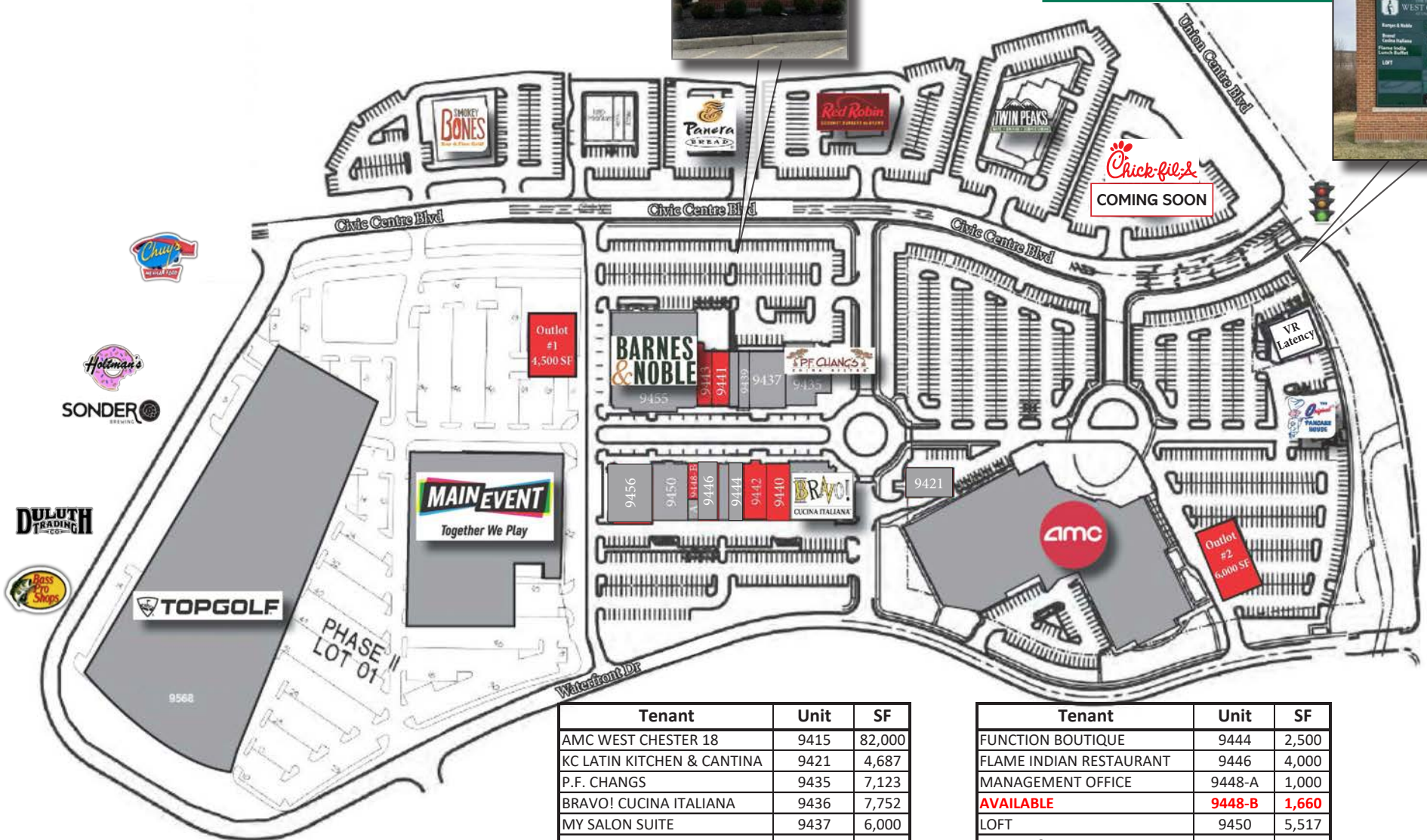
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Tenant	Unit	SF
AMC WEST CHESTER 18	9415	82,000
KC LATIN KITCHEN & CANTINA	9421	4,687
P.F. CHANGS	9435	7,123
BRAVO! CUCINA ITALIANA	9436	7,752
MY SALON SUITE	9437	6,000
AVALON NAIL LOUNGE	9439	2,603
AVAILABLE	9440	4,000
AVAILABLE	9441	3,000
AVAILABLE	9442	4,500
AVAILABLE	9443	3,000

Tenant	Unit	SF
FUNCTION BOUTIQUE	9444	2,500
FLAME INDIAN RESTAURANT	9446	4,000
MANAGEMENT OFFICE	9448-A	1,000
AVAILABLE	9448-B	1,660
LOFT	9450	5,517
BARNES & NOBLE	9455	25,000
VOODOO BREWING COMPANY	9456	7,500
TOP GOLF	9568	65,000

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