

PRIME DEVELOPMENT OPPORTUNITY AT WEST CHESTER PLAZA SEC OF TYLERSVILLE ROAD & COX ROAD WEST CHESTER, OH 45069

PREMIER DEVELOPMENT OPPORTUNITY IN WEST CHESTER

HIGHLIGHTS

- 4.3 acres of prized commercial land available for sale/development
- Adjacent to 147,388 SF shopping center anchored by a 123,000 SF Kroger Marketplace
- Ideally located at the highly coveted intersection of Cox Road and Tylersville Road in West Chester within minutes of I-75 & I-129
- Immediate proximity to Children's Hospital, The Christ Hospital & UC Health-West Chester
- Retailers in the area include Kohl's, Costco, Target, Fresh Market, Ross Dress for Less, Meijer, Lowe's, Home Depot, TJ Maxx, Michaels, Petsmart, Ulta, Dick's Sporting Goods & many more
- Restaurants in the area include Chipotle, Starbucks, Panera, BoneFish Grill, McAlister's Deli, Texas Roadhouse, Longhorn Steakhouse, Chick-fil-A, Outback, Firebird's, Shake Shack, Torchy's Tacos, Raising Cane's & more

TRAFFIC COUNTS

- 34,122 VPD on Tylersville Road west of location
- 21,079 VPD on Tylersville Road east of location
- 131,344 VPD on I-75 north of location

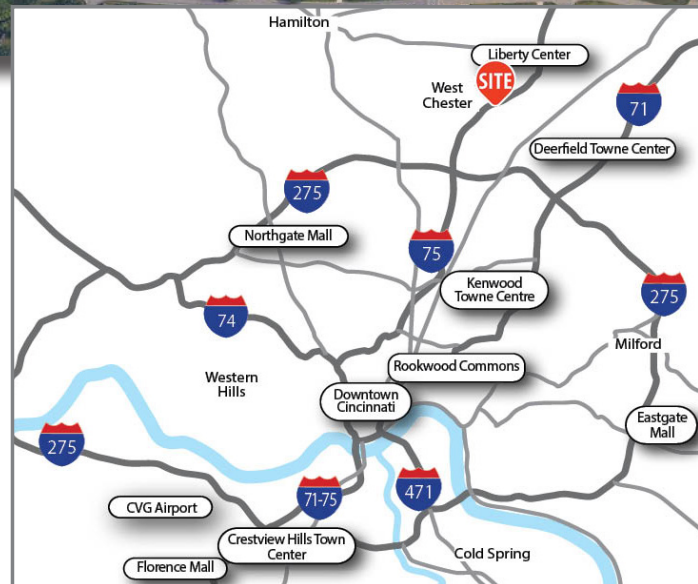
DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	5,772	62,369	147,517
Households	2,252	23,246	54,971
Average HH Income	\$129,706	\$159,895	\$169,141
Daytime Employees	8,849	26,461	86,706

CONTACT

Ryan Ertel 513-784-1106
rertel@anchor-associates.com

Anchor
ASSOCIATES



**ANCHOR
ASSOCIATES**

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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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.

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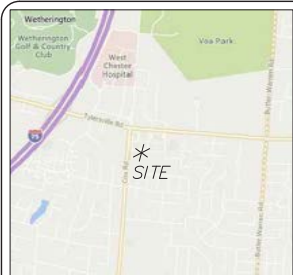
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VICINITY MAP
N.T.S.



1" = 60'
BASIS OF BEARINGS
WEST CHESTER PLAZA, SECTION ONE
PLAT DEVELOPE 1666, PG. A-2
LEGEND
INDICATES RIGHT OF WAY
INDICATES CONCRETE PAVEMENT
INDICATES PAVEMENT STRIPING
INDICATES PROPOSED LIGHT POLE



THOMAS
GRAHAM
ASSOCIATES, INC.

• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: MARCH 5, 2024
Scale: 1" = 60'
Job No: 7303

Revisions
No. Date

SITE LAYOUT PLAN
SECTION 16, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

Sheet
C1.0
Job No: 7303-18
Kroger
Scale: 975-A
Drawn By: J. TRENKAMP
ROAD REFINANCE: 7303.975-A.TA.DWG

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513-521-4760
Fax # 521-2439

Date: DEC. 17, 2024
Scale: 1" = 60'
Job No: 7303

Revisions

No. Date

SITE PLAN EXHIBIT

SECTION 4, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

Drawn by: S. TREKAMP
Sheet
Job No: 7303-18

