

WEST CHESTER PLAZA REDEVELOPMENT SEC OF TYLERSVILLE ROAD & COX ROAD WEST CHESTER, OH 45069

NEW KROGER MARKETPLACE DEVELOPMENT COMING SOON

HIGHLIGHTS

- New 147,388 SF shopping center anchored by a 123,000 SF Kroger Marketplace, Kroger Fuel Center & two premium retail buildings comprising of approximately 24,000 SF available for lease
- Multiple endcaps with outside dining areas available. One endcap available with a single-lane drive-thru. 4.3 acres of residual land available for sale/development
- 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 & many 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

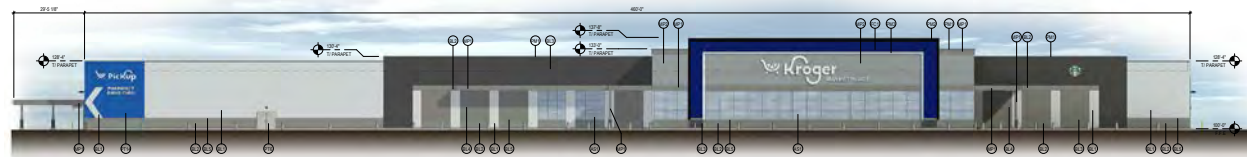
CONTACT

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rertel@anchor-associates.com

Anchor
ASSOCIATES



NEW BUILDING



**ANCHOR
ASSOCIATES**

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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ASSOCIATES

tga
THOMAS
GRAHAM
ASSOCIATES, INC.
 • Engineers
 • Surveyors
 803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4700
 Fax # 521-2439

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

No. Date

SITE LAYOUT PLAN
 SECTION 4, TOWN 3, FRAME 2
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OHIO

Kroger Store # **975-A**
 Drawn By **S. TRENNKAMP**
 Sheet
C1.0
 Job No: 7303-18



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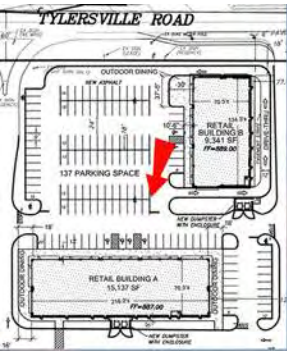
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SPACE	TENANT	SF
100	KROGER MARKETPLACE - COMING SOON	122,910
110	KROGER FUEL CENTER	3,500
Building A - Suite A	AVAILABLE	2,475
Building A - Suite B	AVAILABLE	1,602
Building A - Suite C	AVAILABLE	1,678
Building A - Suite D	AVAILABLE	1,678
Building A - Suite E	AVAILABLE	1,678
Building A - Suite F	AVAILABLE	1,678
Building A - Suite G	AVAILABLE	1,678
Building A - Suite H	AVAILABLE	2,484
Building B - Suite A	AVAILABLE	2,491
Building B - Suite B	AVAILABLE	1,677
Building B - Suite C	AVAILABLE	1,678
Building B - Suite D	AVAILABLE	1,673
Land Available	AVAILABLE	4.3 AC

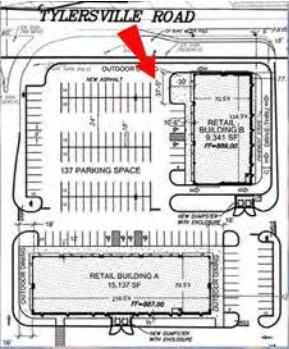
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