



RATH EQUITY, LTD.

**5,495 SF BUILDING
FOR LEASE**

7615 VOICE OF AMERICA CENTRE DR
WEST CHESTER TOWNSHIP, OH 45069

LOCATED IN
450,000 SF TARGET
ANCHORED CENTER

PROPERTY OVERVIEW

7615 Voice of America, an exceptional commercial property located in West Chester, Ohio. This prime commercial space offers a range of opportunities for businesses seeking a strategic location, excellent visibility, and modern amenities. With its impressive features and convenient location, this property is perfect for businesses looking to establish a presence in a thriving commercial hub.

LOCATION OVERVIEW

The commercial property is strategically located in West Chester, Ohio, a vibrant and rapidly growing commercial area. It is situated in close proximity to major roads and highways, offering easy access to the surrounding areas and making it convenient for employees, clients, and customers to reach. The property is also surrounded by a thriving business community, including retail centers, restaurants, and other commercial establishments, providing ample opportunities for collaboration and networking.



LEASE PRICE

\$23MG

TOTAL SF

5,495 SF

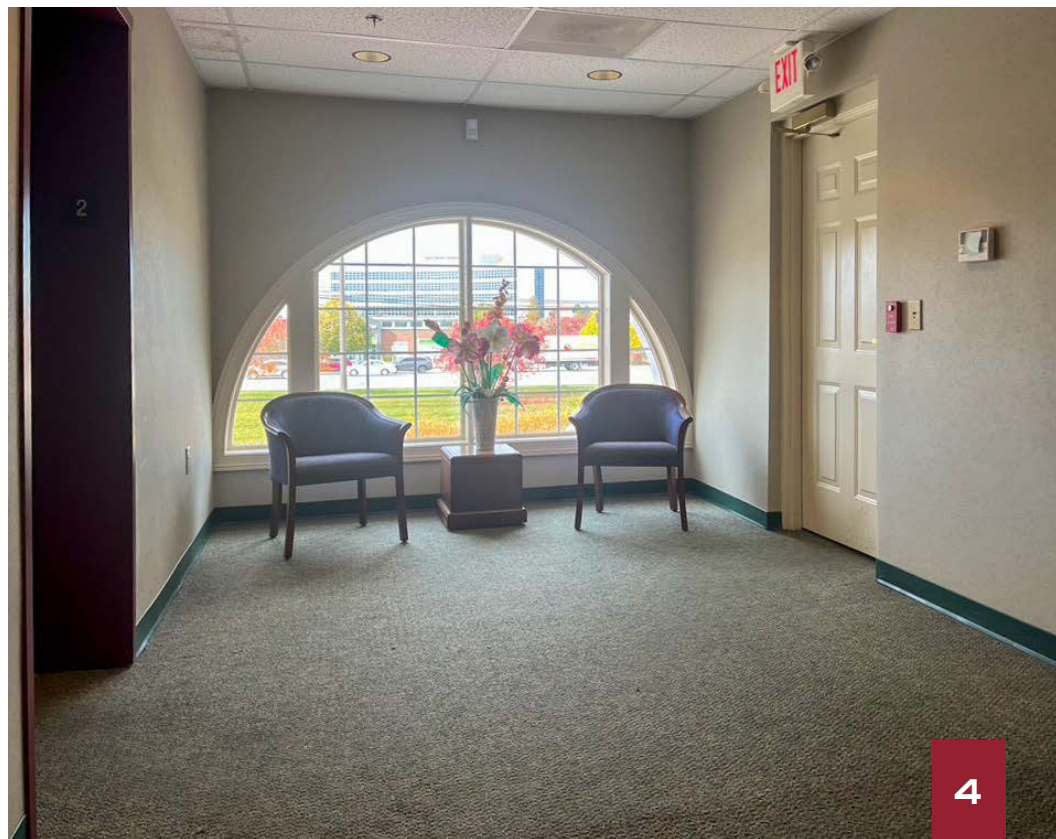
LEASE HIGHLIGHTS

- > 14 private offices
- > Open bullpen
- > Interior suite bathrooms
- > Elevator access
- > Numerous amenities walkable
- > High-speed internet
- > Well-maintained common areas
- > Surveillance cameras and alarm systems

PROPERTY PHOTOS



PROPERTY PHOTOS

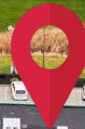


PROPERTY AERIAL

 **75** (105,375 VPD)

West Chester Hospital |  Health.

COX RD (14,760 VPD)



NEARBY AMENITIES



COSTCO
WHOLESALE CLUB

MetroParks
M
MIAMI UNIVERSITY

V.O.A. NATIONAL VOICE OF AMERICA
MUSEUM OF BROADCASTING

TARGET Starbucks crumbl
FAMOUS footwear
Bath & Body Works **MATRESS FIRM**
Panera BREAD **FIVE BEL'W**

CHICK-FIL-E
KROGER

129

INTERSTATE 75



McDonald's
PLATO'S
CLOSET

DICK'S SPORTING GOODS
The Cheesecake Factory
IFLY WILMINGTON
LENSCRAFTERS Public Storage

planet fitness
Chick-fil-E
Cabela's sleep & number.
OLD NAVY **LUSH** FRESH HANDMADE COSMETICS
Freddy's STEAKBURGERS
BUILD-A-BEAR WORKSHOP

ups meijer
HONDROS COLLEGE OF NURSING

TEXAS HOLOGRAMS Jack in the box
Krispy Kreme DOUGHNUTS BIG LOTS!
Cane's IHOP
Arbys

INTERSTATE 75

BUTLER COUNTY VETERANS HWY

LIBERTY WAY

TYLERSVILLE RD (5,460 VPD)

CINCINNATI DAYTON RD

BURGER KING Kroger
Starbucks **SUPERCUTS** UNLIMITED
EUROPEAN WALK CENTER Jersey Mike's TACO BELL

Wetherington
Horse and Country Club

goldfish swimschool
Walmart
LOWE'S SONIC White Castle
DUNKIN' DONUTS ALDI

DOLLAR TREE DONATOS
McDonald's THE WEB extreme entertainment
CVS pharmacy SUBWAY

AREA DEVELOPMENT

CINCINNATI CONSTRUCTION

Since the beginning of 2019, 1.7 million SF of new space has entered the market, predominantly smaller storefront and freestanding retail properties. The largest delivery was a 170,000-SF Menards, the fifth Cincinnati-area location, which opened mid-2019 in Florence, Kentucky. A new downtown Kroger supermarket and food hall opened in September 2019, adding just over 68,000 SF. In Butler County, the 63,000-SF Crossings of Beckett opened in October 2019. The center is located in West Chester, with a modest amount of space occupied by a few small tenants, including a nail salon, Supercuts, and Pet People. Most of the space remained available as of 23Q1.

A notable redevelopment opened in Clifton/Midtown, supported by a \$30 million federal Choice Neighborhood grant. The Avondale Town Center reopened after a \$100 million redevelopment, going from a single-story strip center to a multi-story mixed-use property.

The center was completed in October 2019, with about 78,000 SF of retail space and 119 apartments, both market-rate and low-income units. Retail tenants include a laundromat, day care, a UC Health center, and the Urban League of Greater Southwest Ohio's Center for Social Justice. Around 500,000 SF of space has delivered since the beginning of 2021, including a redevelopment in the Forest Park/West Submarket. Brixmor Property Group, the owner of Western Hills Plaza, demolished the vacant Sears building and invested \$17 million to add 42,000 SF of multi-tenant storefront space. The new space delivered in February and is now fully occupied, with Old Navy, Spectrum, Ulta, and Sleep Outfitters occupying the center. The original power center is currently home to Target, Staples, T.J. Maxx, Bed Bath & Beyond, and Michaels. The pipeline of projects under construction and planned is modest, totaling 409,000 SF as of 23Q1Z.



1 MILE KEY FACTS

DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,880	65,027	144,091
Households	1,442	23,427	52,342
Families	1,029	18,125	39,703
Average Household Size	2.66	2.76	2.74
Owner Occupied Housing Units	1,170	18,748	42,484
Renter Occupied Housing Units	272	4,678	9,858
Median Age	42.2	38.9	39.2
Median Household Income	\$93,455	\$114,384	\$114,885
Average Household Income	\$123,665	\$152,159	\$152,141

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,821	66,660	146,943
Households	1,423	24,087	53,531
Families	1,012	18,606	40,499
Average Household Size	2.65	2.75	2.73
Owner Occupied Housing Units	1,166	19,264	43,553
Renter Occupied Housing Units	257	4,822	9,978
Median Age	42.8	39.4	39.7
Median Household Income	\$104,206	\$127,979	\$129,680
Average Household Income	\$140,934	\$169,769	\$171,822



144,091

5-Mile Population



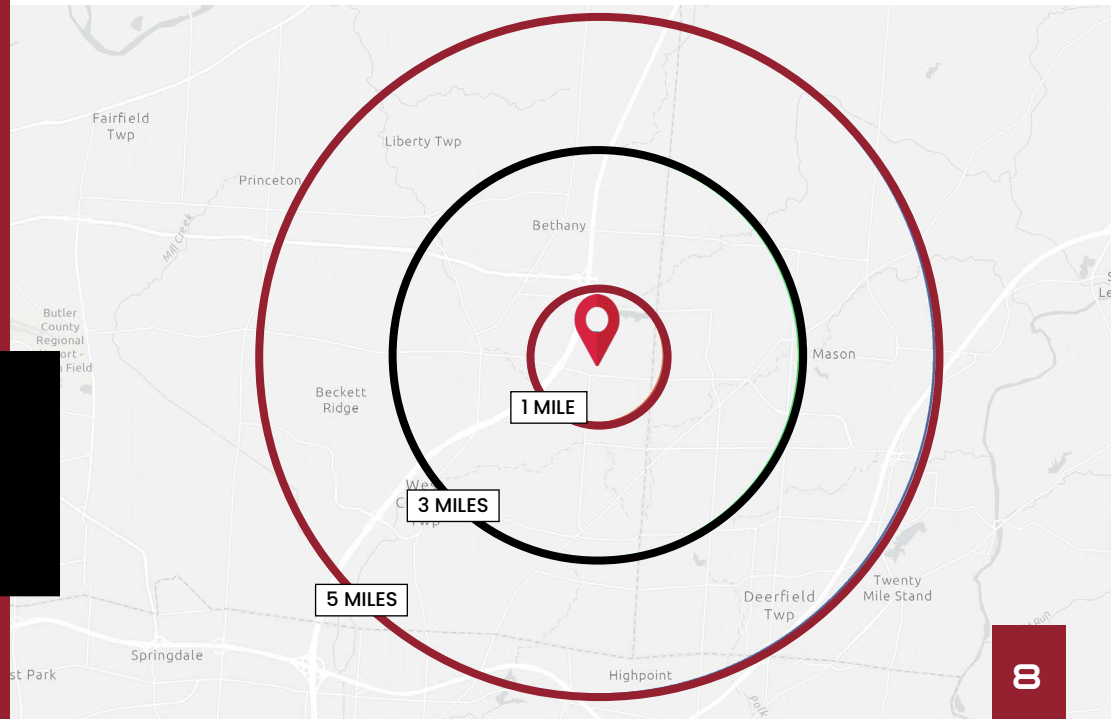
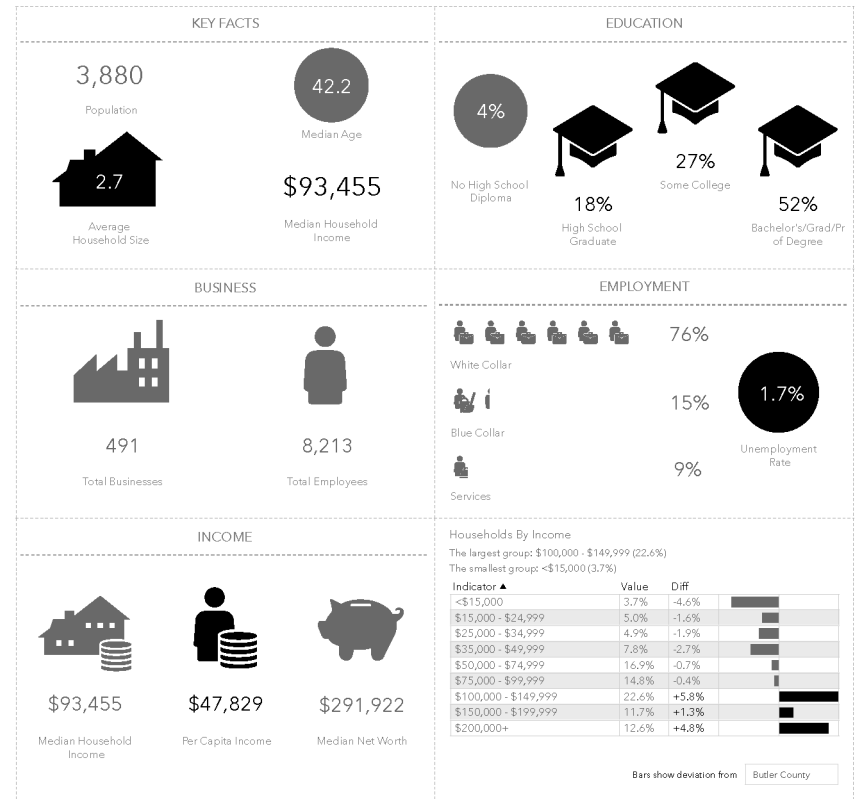
\$114,885

5-Mile Median Household Income



52,342

5-Mile Households



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