NEW STORE FRONTS, NEW PARKING, NEW PYLON
NEW HARDSCAPE...SAME GREAT LOCATION!
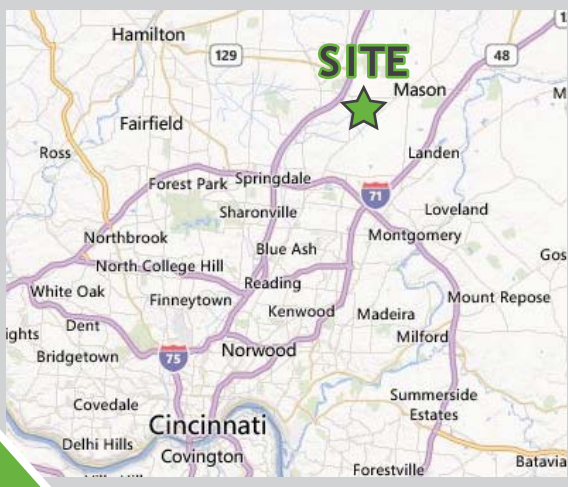

TYLERSVILLE POINTE

Tylersville Pointe Redevelopment

Tylersville Road & Cox Road, West Chester, OH 45069

- Located in Greater Cincinnati's West Chester Township which is the Economic Center of the Cincinnati-Dayton Metroplex with a Population of Over 3 Million

- West Chester is the Largest Township in the State of Ohio by Population and has been named to Money Magazine's list of Best Places to Live in America four consecutive times and five years overall (2017).

- West Chester is the Employment Epicenter in the Region with Over 6,000 Businesses and 90,000 Employees

- Conveniently Located off I-75 in West Chester, OH at Tylersville Road & Cox Road with Exposure to over 67,000 Vehicles Per Day

Demographics:
(3 & 5 mile radius/ 2018 Estimates)

Population	63,652
Average HH Income	$131,036
Number of Households	23,219
Number of Employees	29,059
Population (2019 est.)	143,915
Average HH Income	$131,180
Number of Households	53,132
Number of Employees	87,416

MIDLAND ATLANTIC PROPERTIES

For additional information contact:

Nicole Chimento
nchimento@midlandatlantic.com
Phone.513.792.5000

www.midlandatlantic.com
🐦 @midlandatlantic

Cincinnati Office
8044 Montgomery Road, Suite 370, Cincinnati, OH 45236

MIDLAND ATLANTIC PROPERTIES • DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Tylersville Pointe Development
Tylersville Road & Cox Road, West Chester, OH 45069

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Phone.513.792.5000

LEASING PLAN - OPTION 1

SIGNALIZED INTERSECTION

TYLERSVILLE ROAD
(54,000 ADT)

AVAILABLE
1,500 & 2,700 S.F.

OUTPARCEL 1
0.6 ACRES

MONUMENT SIGN TO REMAIN

42 PARKING SPACES PROVIDED (10/1000)

at&t

TACO BELL

A RETAIL / RESTAURANT 1,500 SF

B RETAIL 2,700 SF

fIRST first financial bank

DUMPSTER ENCLOSURE

AVAILABLE
1/31/20

4,950 SF

2,250 SF

3,600 SF

7,050 SF

1,200 SF

2,400 SF

ACCESS EASEMENT

COX ROAD
(31,000 ADT)

WAFFLE HOUSE

1,530 SF

2,010 SF

2,400 SF

1,560 SF

7,470 SF

8,400 SF

BIG LOTS!

40,523 SF

MR. MECHANIC AUTO SERVICE CENTER

ACCESS EASEMENT

N75°28'30"W 577.83'

MIDLAND ATLANTIC
PROPERTIES

Tylersville Pointe Redevelopment
Tylersville Road & Cox Road, West Chester, OH 45069

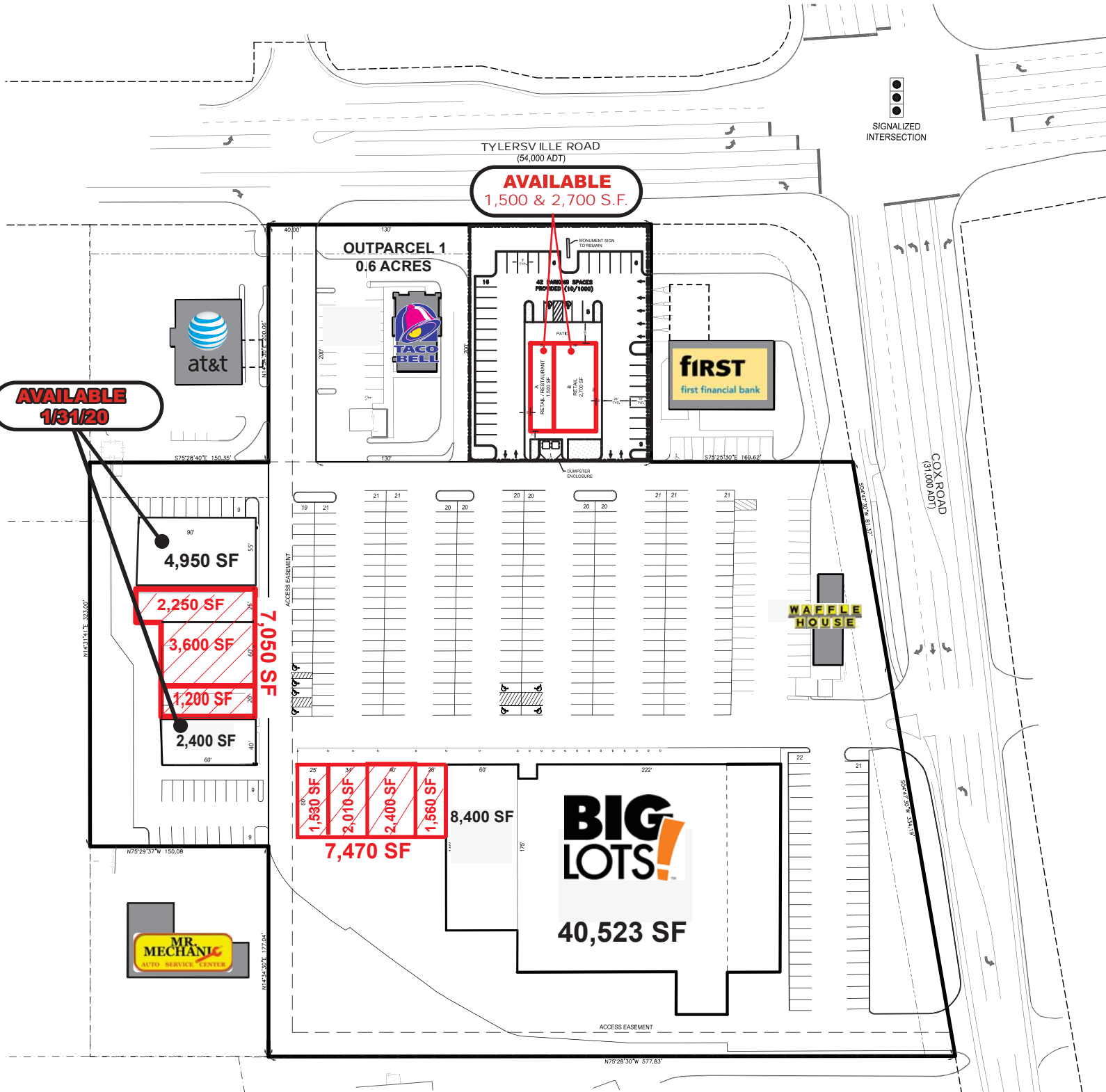For additional information contact:
Nicole Chimento
nchimento@midlandatlantic.com
Phone.513.792.5000

LEASING PLAN - OPTION 2

ANCHOR, JR. ANCHOR, SMALL SHOP SPACE & OUTPARCEL AVAILABLE

SIGNALIZED INTERSECTION

TYLERSVILLE ROAD
(54,000 ADT)

AVAILABLE
1,500 & 2,700 S.F.

at&t

OUTPARCEL 1
0.6 ACRES

TACO BELL

MONUMENT SIGN TO REMAIN

42 PARKING SPACES PROVIDED (10/1000)

PATIO

A RETAIL / RESTAURANT 1,500 SF

B RETAIL 2,700 SF

fiRST
first financial bank

DUMPSTER ENCLOSURE

AVAILABLE
1/31/20

COX ROAD
(31,000 ADT)

ACCESS EASEMENT

4,950 SF

2,250 SF

7,050 SF

3,600 SF

1,200 SF

2,400 SF

WAFFLE HOUSE

MR. MECHANIC
AUTO SERVICE CENTER

ANCHOR A
22,500 SF

8,400 SF

ANCHOR
40,523 SF

ACCESS EASEMENT

N75°28'30"W 577.83'

MIDLAND ATLANTIC
P R O P E R T I E S