

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

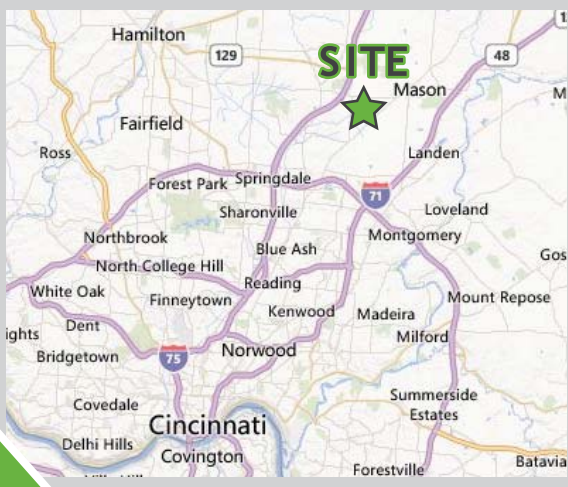
Wetherington
Country Club



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



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MIDLAND ATLANTIC
PROPERTIES

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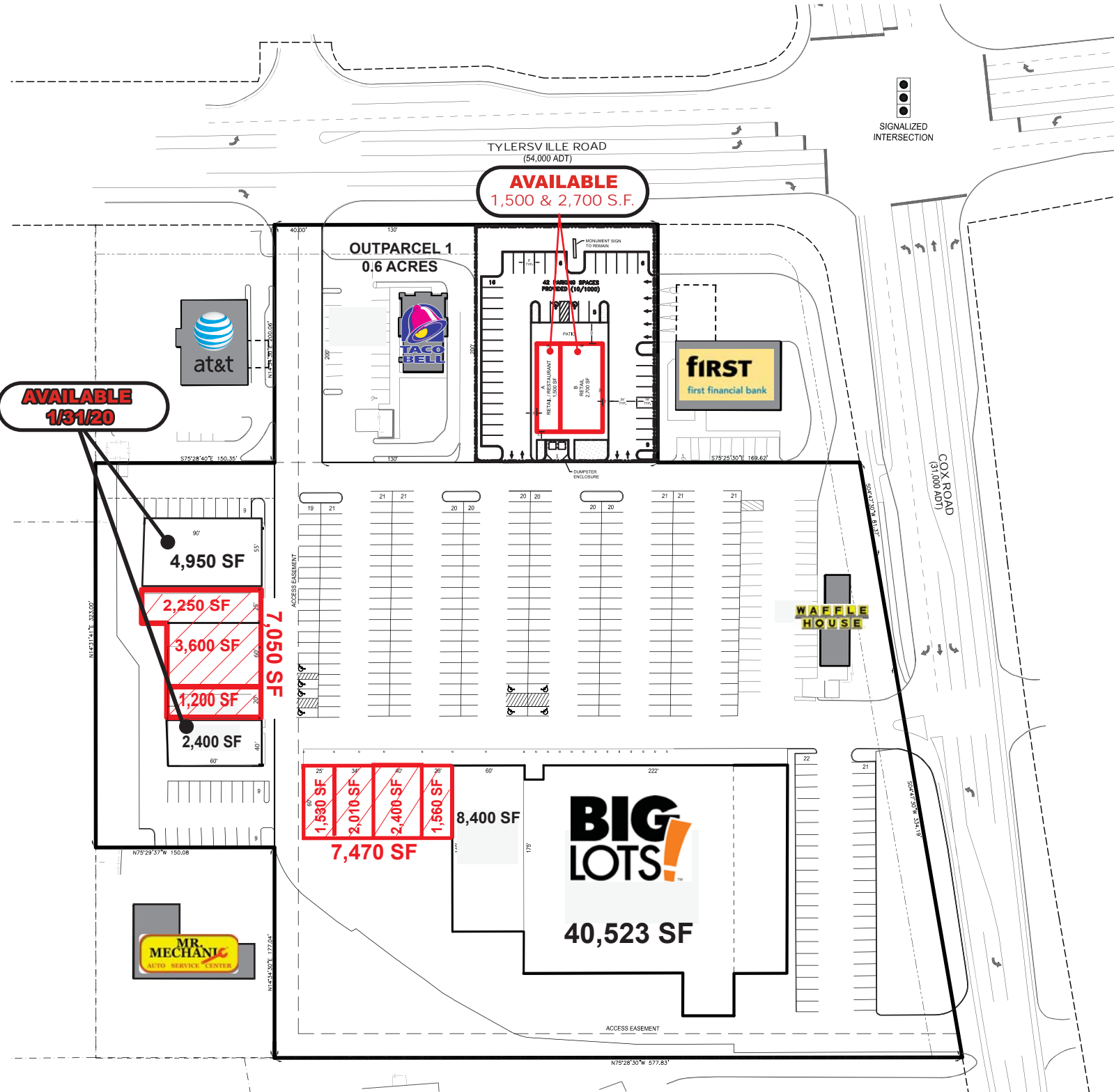


Tylersville Pointe Development

Tylersville Road & Cox Road, West Chester, OH 45069

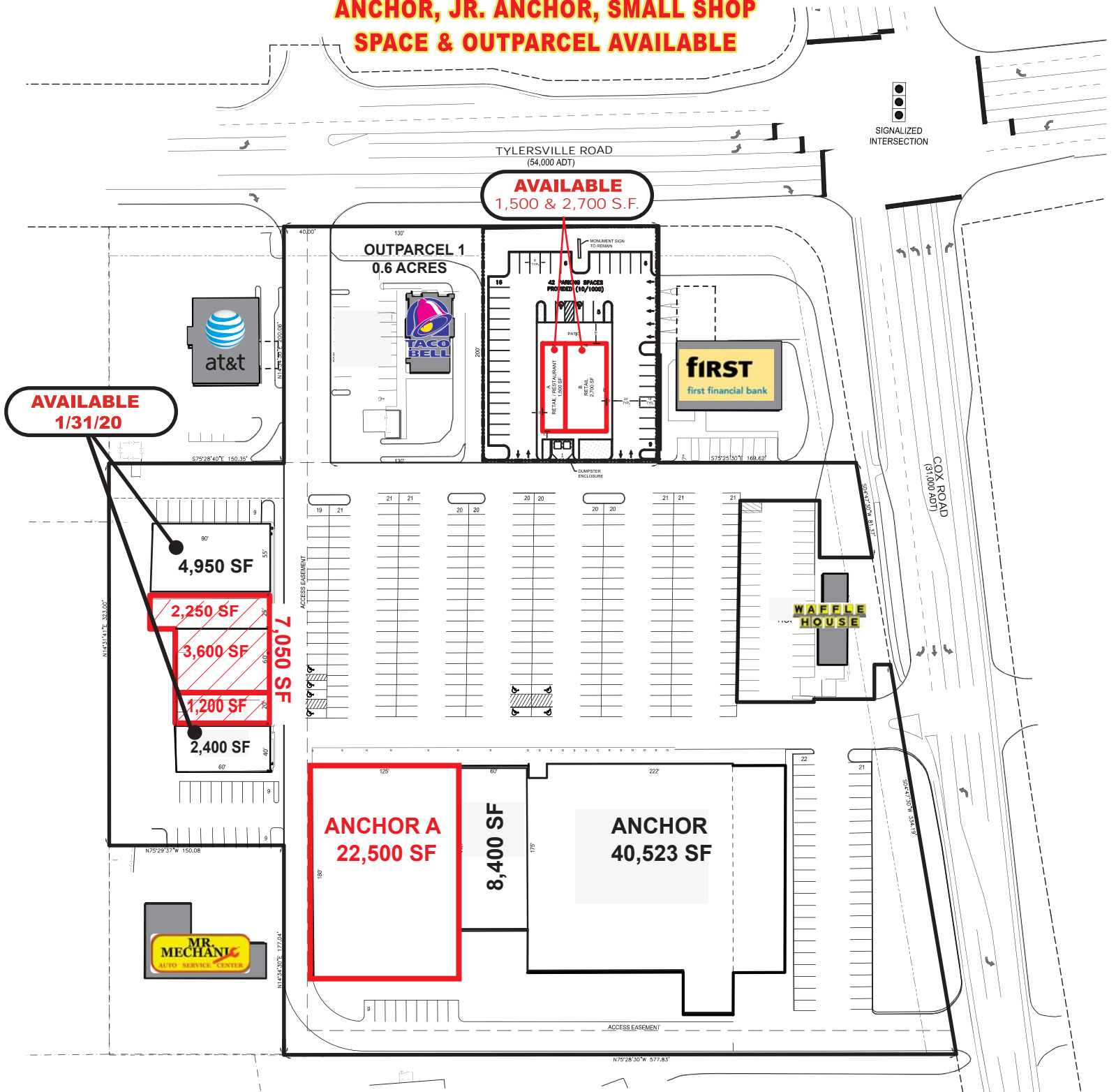
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LEASING PLAN - OPTION 1



LEASING PLAN - OPTION 2

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



Tylersville Pointe Redevelopment

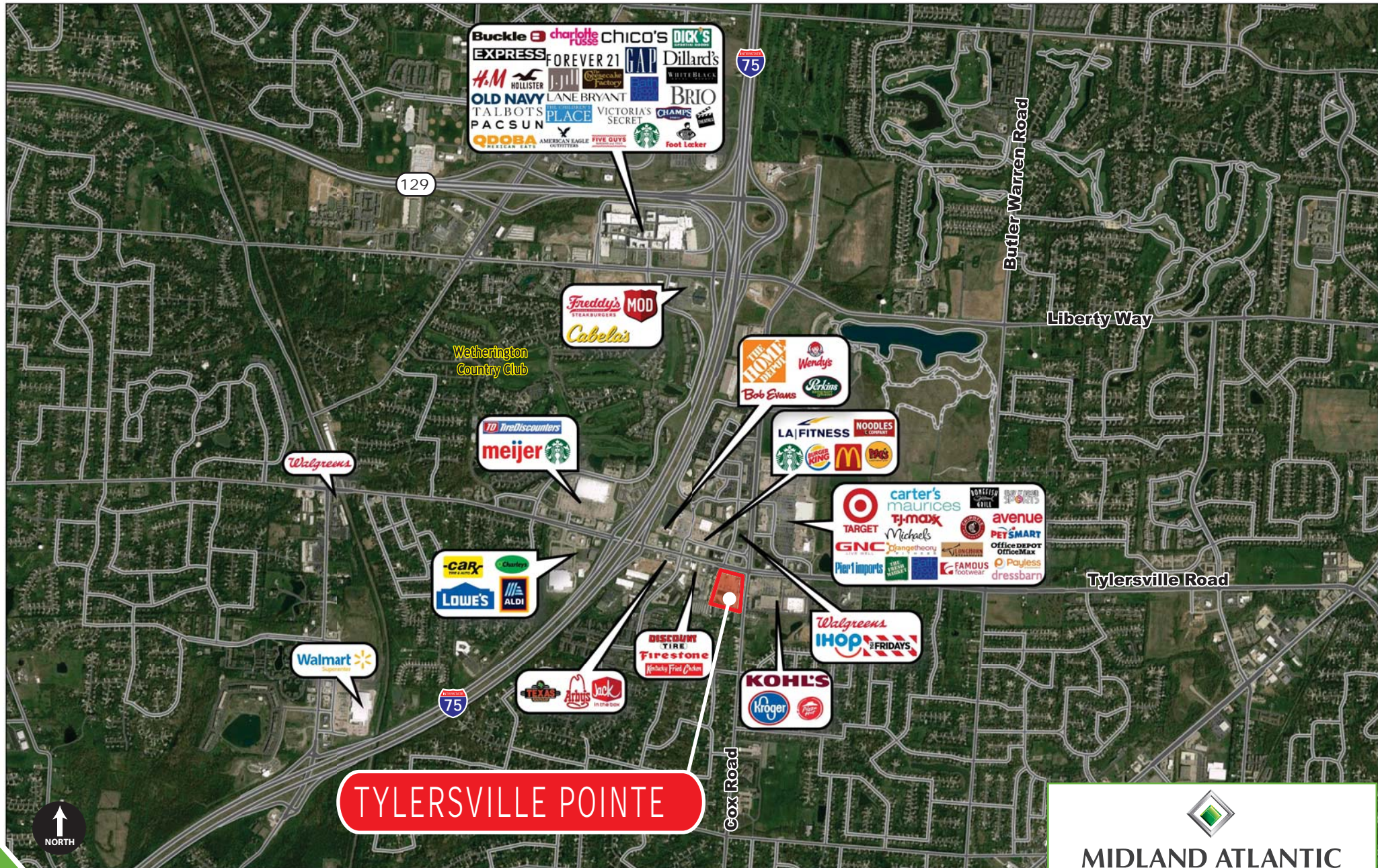
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TYLERSVILLE POINTE



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.3529/-84.3648

RF1

Cox Rd & Tylersville Rd

	1 mi radius	3 mi radius	5 mi radius	7 mi radius	
POPULATION	2018 Estimated Population	5,452	63,652	143,915	239,591
	2023 Projected Population	5,597	66,390	149,741	248,044
	2010 Census Population	5,257	59,606	133,105	223,954
	2000 Census Population	5,277	49,272	108,006	177,291
	Projected Annual Growth 2018 to 2023	0.5%	0.9%	0.8%	0.7%
	Historical Annual Growth 2000 to 2018	0.2%	1.6%	1.8%	2.0%
HOUSEHOLDS	2018 Estimated Households	2,144	23,219	53,132	89,408
	2023 Projected Households	2,174	24,098	54,940	91,921
	2010 Census Households	1,976	20,924	47,193	80,042
	2000 Census Households	1,862	16,822	37,028	63,046
	Projected Annual Growth 2018 to 2023	0.3%	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2018	0.8%	2.1%	2.4%	2.3%
AGE	2018 Est. Population Under 10 Years	11.4%	13.3%	13.4%	13.3%
	2018 Est. Population 10 to 19 Years	14.1%	16.4%	16.0%	15.1%
	2018 Est. Population 20 to 29 Years	11.4%	10.2%	10.2%	11.3%
	2018 Est. Population 30 to 44 Years	16.8%	19.3%	19.7%	20.2%
	2018 Est. Population 45 to 59 Years	21.8%	21.8%	22.1%	21.3%
	2018 Est. Population 60 to 74 Years	17.2%	13.4%	13.6%	13.6%
	2018 Est. Population 75 Years or Over	7.3%	5.5%	5.0%	5.1%
	2018 Est. Median Age	40.8	38.1	38.2	37.6
MARITAL STATUS & GENDER	2018 Est. Male Population	47.9%	49.5%	49.4%	50.0%
	2018 Est. Female Population	52.1%	50.5%	50.6%	50.0%
	2018 Est. Never Married	26.2%	25.4%	24.9%	26.3%
	2018 Est. Now Married	51.4%	56.3%	58.6%	56.8%
	2018 Est. Separated or Divorced	15.4%	12.6%	11.7%	12.0%
	2018 Est. Widowed	7.0%	5.6%	4.8%	4.9%
INCOME	2018 Est. HH Income \$200,000 or More	9.6%	15.7%	15.7%	14.3%
	2018 Est. HH Income \$150,000 to \$199,999	6.0%	12.4%	13.3%	12.3%
	2018 Est. HH Income \$100,000 to \$149,999	17.4%	19.4%	20.4%	20.4%
	2018 Est. HH Income \$75,000 to \$99,999	15.1%	13.0%	13.4%	13.5%
	2018 Est. HH Income \$50,000 to \$74,999	19.7%	16.0%	15.2%	15.3%
	2018 Est. HH Income \$35,000 to \$49,999	13.5%	9.8%	9.2%	9.9%
	2018 Est. HH Income \$25,000 to \$34,999	6.0%	5.4%	4.9%	5.3%
	2018 Est. HH Income \$15,000 to \$24,999	8.8%	5.1%	4.5%	4.9%
	2018 Est. HH Income Under \$15,000	3.9%	3.2%	3.4%	4.1%
	2018 Est. Average Household Income	\$102,670	\$131,036	\$131,180	\$123,941
	2018 Est. Median Household Income	\$81,118	\$107,180	\$104,971	\$99,369
	2018 Est. Per Capita Income	\$40,417	\$47,842	\$48,459	\$46,543
	2018 Est. Total Businesses	649	2,879	6,043	12,517
2018 Est. Total Employees	7,469	29,059	87,416	198,377	

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FULL PROFILE

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MIDLAND ATLANTIC
PROPERTIES

Lat/Lon: 39.3529/-84.3648

RF1

Cox Rd & Tylersville Rd		1 mi radius	3 mi radius	5 mi radius	7 mi radius
RACE	2018 Est. White	81.0%	79.0%	79.5%	78.8%
	2018 Est. Black	6.5%	5.6%	6.1%	7.7%
	2018 Est. Asian or Pacific Islander	8.5%	11.7%	10.7%	9.4%
	2018 Est. American Indian or Alaska Native	0.5%	0.2%	0.2%	0.2%
	2018 Est. Other Races	3.5%	3.6%	3.5%	3.9%
HISPANIC	2018 Est. Hispanic Population	171	2,660	5,994	11,799
	2018 Est. Hispanic Population	3.1%	4.2%	4.2%	4.9%
	2023 Proj. Hispanic Population	3.2%	4.3%	4.2%	5.0%
	2010 Hispanic Population	2.6%	3.5%	3.5%	4.2%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	3,781	41,525	94,332	158,645
	2018 Est. Elementary (Grade Level 0 to 8)	2.6%	1.5%	1.4%	1.6%
	2018 Est. Some High School (Grade Level 9 to 11)	2.3%	2.6%	2.7%	3.4%
	2018 Est. High School Graduate	25.2%	21.7%	18.7%	20.4%
	2018 Est. Some College	21.8%	15.2%	15.2%	16.1%
	2018 Est. Associate Degree Only	6.8%	7.6%	7.7%	7.7%
	2018 Est. Bachelor Degree Only	25.3%	31.3%	32.1%	30.4%
	2018 Est. Graduate Degree	15.9%	20.0%	22.3%	20.5%
HOUSING	2018 Est. Total Housing Units	2,207	23,743	54,332	91,633
	2018 Est. Owner-Occupied	78.9%	78.1%	78.8%	75.5%
	2018 Est. Renter-Occupied	18.2%	19.7%	19.0%	22.0%
	2018 Est. Vacant Housing	2.9%	2.2%	2.2%	2.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.9%	0.8%	1.2%	1.3%
	2010 Homes Built 2000 to 2004	12.2%	22.1%	24.2%	23.7%
	2010 Homes Built 1990 to 1999	25.8%	33.8%	32.6%	29.3%
	2010 Homes Built 1980 to 1989	23.3%	17.6%	19.9%	19.3%
	2010 Homes Built 1970 to 1979	30.5%	15.8%	14.9%	14.8%
	2010 Homes Built 1960 to 1969	10.9%	7.1%	5.7%	7.2%
	2010 Homes Built 1950 to 1959	1.4%	6.4%	5.8%	6.8%
	2010 Homes Built Before 1949	3.2%	4.9%	4.7%	5.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.6%	1.2%	0.8%
	2010 Home Value \$500,000 to \$999,999	4.7%	7.8%	6.2%	6.6%
	2010 Home Value \$400,000 to \$499,999	5.5%	7.8%	7.5%	6.8%
	2010 Home Value \$300,000 to \$399,999	6.6%	14.6%	17.9%	15.7%
	2010 Home Value \$200,000 to \$299,999	28.0%	32.6%	35.3%	32.5%
	2010 Home Value \$150,000 to \$199,999	29.8%	24.2%	23.0%	23.9%
	2010 Home Value \$100,000 to \$149,999	18.1%	12.4%	11.0%	13.6%
	2010 Home Value \$50,000 to \$99,999	14.9%	7.0%	6.5%	7.7%
	2010 Home Value \$25,000 to \$49,999	0.4%	0.3%	0.4%	0.8%
	2010 Home Value Under \$25,000	0.4%	1.0%	1.3%	1.4%
	2010 Median Home Value	\$202,888	\$245,317	\$241,862	\$231,090
	2010 Median Rent	\$965	\$958	\$948	\$910

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RF1

Cox Rd & Tylersville Rd

		1 mi radius	3 mi radius	5 mi radius	7 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	4,379	48,535	109,931	184,994
	2018 Est. Civilian Employed	64.0%	66.8%	67.6%	67.3%
	2018 Est. Civilian Unemployed	1.2%	1.6%	1.5%	1.4%
	2018 Est. in Armed Forces	-	0.1%	0.1%	-
	2018 Est. not in Labor Force	34.8%	31.5%	30.8%	31.2%
	2018 Labor Force Males	47.3%	49.0%	48.9%	49.7%
	2018 Labor Force Females	52.7%	51.0%	51.1%	50.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,805	32,213	74,267	124,172
	2010 Mgmt, Business, & Financial Operations	24.7%	24.9%	24.9%	23.4%
	2010 Professional, Related	23.0%	27.5%	29.4%	29.1%
	2010 Service	14.9%	11.8%	10.9%	11.8%
	2010 Sales, Office	24.2%	21.4%	21.6%	21.7%
	2010 Farming, Fishing, Forestry	-	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	5.0%	5.0%	4.4%	4.5%
	2010 Production, Transport, Material Moving	8.2%	9.1%	8.5%	9.4%
	2010 White Collar Workers	71.9%	73.9%	76.0%	74.2%
	2010 Blue Collar Workers	28.1%	26.1%	24.0%	25.8%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.5%	85.9%	85.4%
2010 Drive to Work in Carpool		8.4%	5.1%	5.0%	5.9%
2010 Travel to Work by Public Transportation		2.2%	1.0%	0.8%	0.8%
2010 Drive to Work on Motorcycle		-	0.2%	0.1%	0.1%
2010 Walk or Bicycle to Work		1.2%	0.8%	1.0%	1.0%
2010 Other Means		0.2%	0.3%	0.3%	0.3%
2010 Work at Home		5.4%	6.8%	7.3%	7.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	26.1%	25.9%	26.1%	25.8%
	2010 Travel to Work in 15 to 29 Minutes	48.3%	43.1%	42.4%	43.3%
	2010 Travel to Work in 30 to 59 Minutes	25.8%	28.2%	29.8%	29.9%
	2010 Travel to Work in 60 Minutes or More	2.1%	3.7%	3.8%	4.1%
	2010 Average Travel Time to Work	21.1	21.6	22.0	21.7
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$153 M	\$1.99 B	\$4.55 B	\$7.34 B
	2018 Est. Apparel	\$5.36 M	\$70.6 M	\$161 M	\$259 M
	2018 Est. Contributions, Gifts	\$11.2 M	\$161 M	\$365 M	\$580 M
	2018 Est. Education, Reading	\$6.28 M	\$91.0 M	\$208 M	\$330 M
	2018 Est. Entertainment	\$8.68 M	\$114 M	\$260 M	\$419 M
	2018 Est. Food, Beverages, Tobacco	\$22.9 M	\$289 M	\$662 M	\$1.07 B
	2018 Est. Furnishings, Equipment	\$5.40 M	\$71.8 M	\$164 M	\$264 M
	2018 Est. Health Care, Insurance	\$13.1 M	\$164 M	\$375 M	\$608 M
	2018 Est. Household Operations, Shelter, Utilities	\$47.3 M	\$615 M	\$1.41 B	\$2.27 B
	2018 Est. Miscellaneous Expenses	\$2.22 M	\$27.9 M	\$63.9 M	\$104 M
	2018 Est. Personal Care	\$1.97 M	\$25.5 M	\$58.4 M	\$94.2 M
	2018 Est. Transportation	\$28.7 M	\$362 M	\$830 M	\$1.34 B

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