

OUTLOT OPPORTUNITY

±1.49 ACRES

West Chester, OH
9500 IKEA Way



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OUTLOT OPPORTUNITY **±1.49 ACRES**

West Chester, OH
9500 IKEA Way

PROPERTY SUMMARY

This ±1.49 acre site is available for sale in Ohio's most populated township, West Chester Township, in southeast Butler County. The site is surrounded by many major office and industrial users. Highlights include:

- Zoned General Business District (B-2)
- Located in Northern Cincinnati along the I-75 corridor and is home to more than 2,500 thriving business and 40,000 employees.
- There is a labor force of more than one million within a 45-minute commute and the township is home to a largely affluent residential base with moderate growth.
- Surrounding retailers include: Top Golf, AMC, Chuy's, Smokey Bones, Main Event, Buffalo Wild Wings and Bravo!
- Excellent visibility along Mulhauser Road



Traffic Counts: ODOT, 2019

PROPERTY PHOTOS

West Chester, OH
9500 IKEA Way

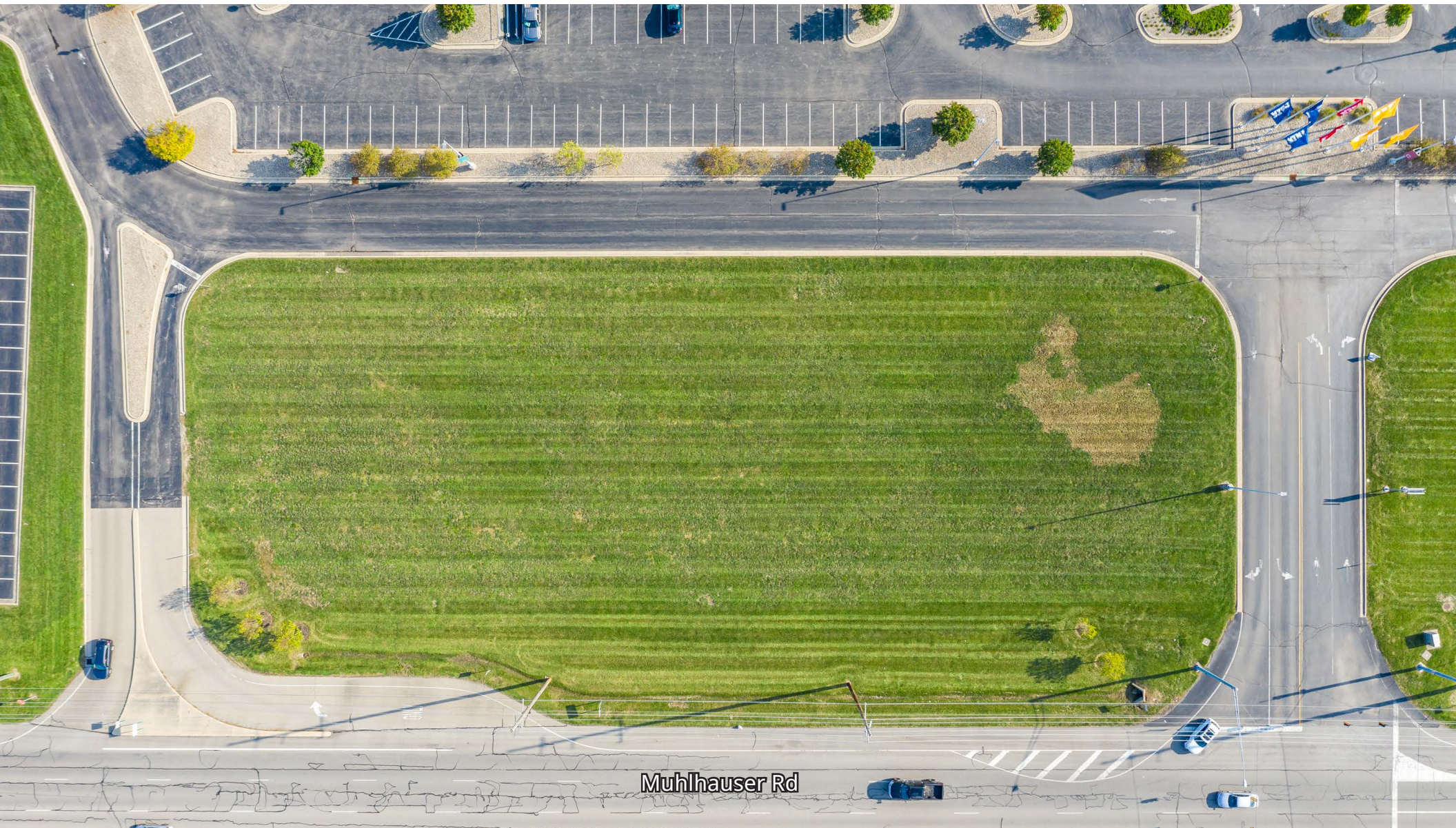


Cincinnati #11 Best City to Travel to in 2021

Source: Travel and Leisure, 2020

PROPERTY PHOTOS

West Chester, OH
9500 IKEA Way



Muhlhauser Rd

#4 Best Children's Hospital in the U.S.

Source: U.S. News, 2021

QUICK STATS 30 MINUTE DRIVE TIME



1,324,645
POPULATION



1,428,038
DAYTIME
POPULATION



\$66,014
MEDIAN HH INCOME



45.1%
HOUSEHOLD INCOME
\$75,000 +



38.7%
BACHELOR'S
DEGREE +



332,509
OWNED HOMES



48,091
BUSINESSES



235
HOTELS
±26,298 Rooms



24
MAJOR MEDICAL
CENTERS



63.4 MSF*
RETAIL



45.5 MSF*
OFFICE



**42 MINUTE
DRIVE**

**Source: CoStar*

TO CINCINNATI/NORTHERN
KENTUCKY INT'L AIRPORT



THE TRADE AREA

DEMOGRAPHICS (3 Miles)

9500 IKEA Way

- **Population:** 36,739
- **Daytime Population:** 71,855
- **Median HH Income:** \$79,014
- **Total Businesses:** 3,197
- **Total Employees:** 70,325

HOTELS

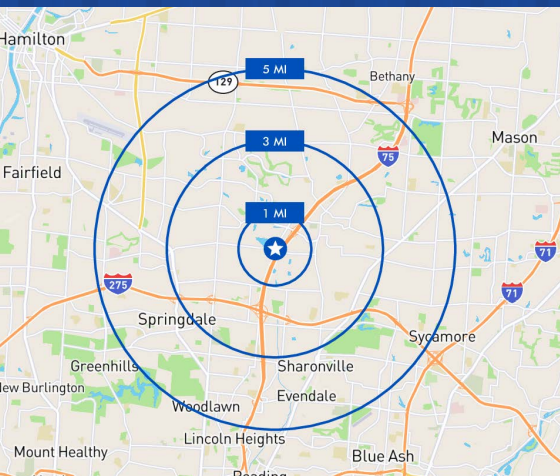
35 Hotels / 4,311 Rooms

NOTABLE RETAILERS



MAJOR EMPLOYERS

1. **GE Aviation** - 2,500 employees
2. **Lakota School District** - 1,722 employees
3. **West Chester Hospital** - 1,054 employees
4. **Cornerstone Group** - 869 employees
5. **Tyson Foods** - 870 employees



Traffic Counts: ODOT, 2019

20 miles north of Downtown Cincinnati

West Chester Awarded "Best Places to Live in America" in 2005, 2010, 2012, 2014, 2016, 2017, 2018

Source: Money Magazine

Cincinnati ranked #1 Best City in the Nation for College Graduates Source: SmartAsset, 2021

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For other opportunities, visit www.cbre.us/ikea

CBRE

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