



Crest
Commercial Realty

**Office
Available**

**7362 Kingsgate Way
West Chester, OH 45069**

FOR LEASE

NO EARNINGS TAX!



Just off I-75 at Tylersville Road Exit.

**Tony
Taylor**

937-222-1600, ext 103
ast@crestrealtyohio.com



**Nick
Miller-Jacobson**

937-222-1600, ext 105
nick@crestrealtyohio.com



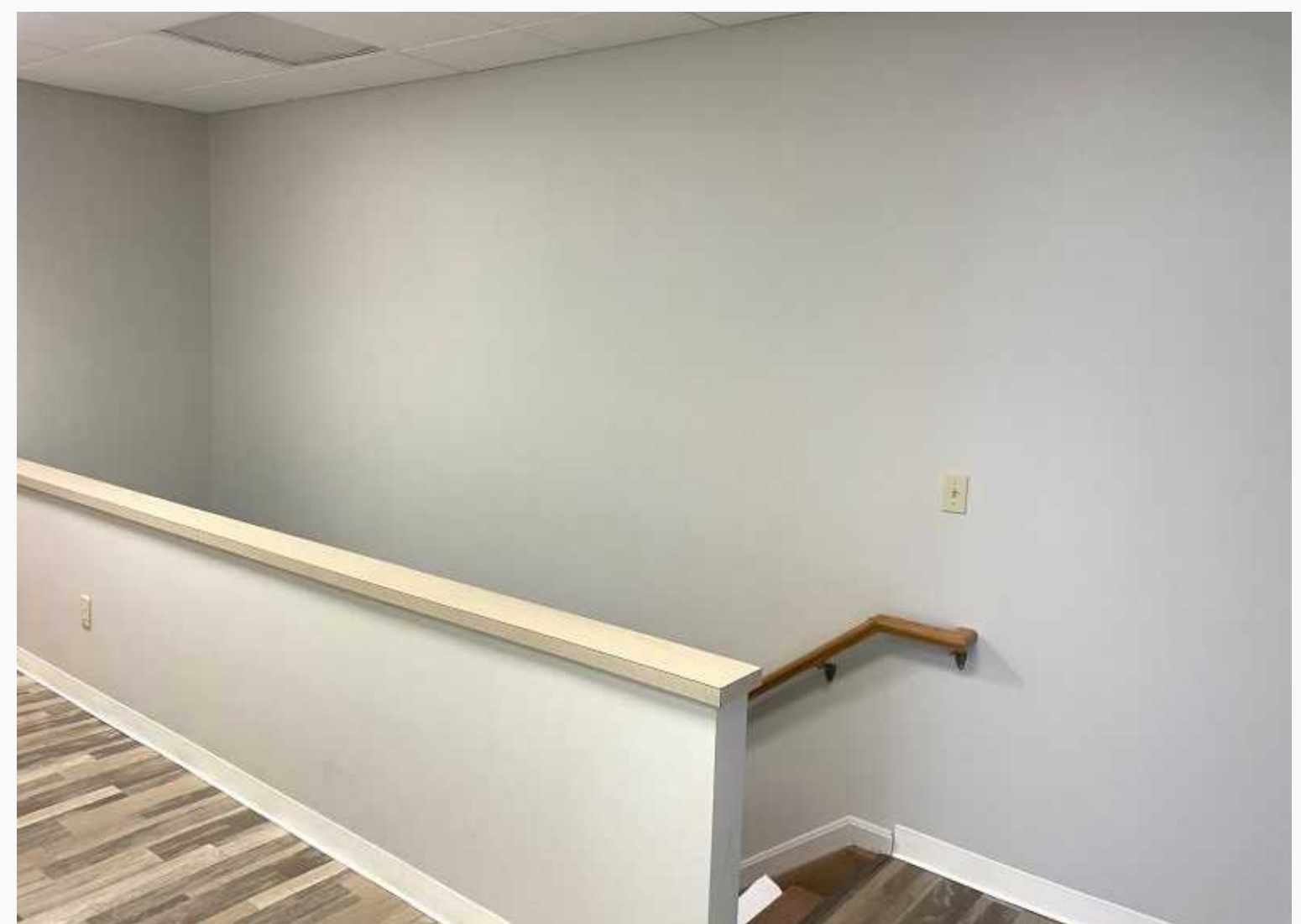
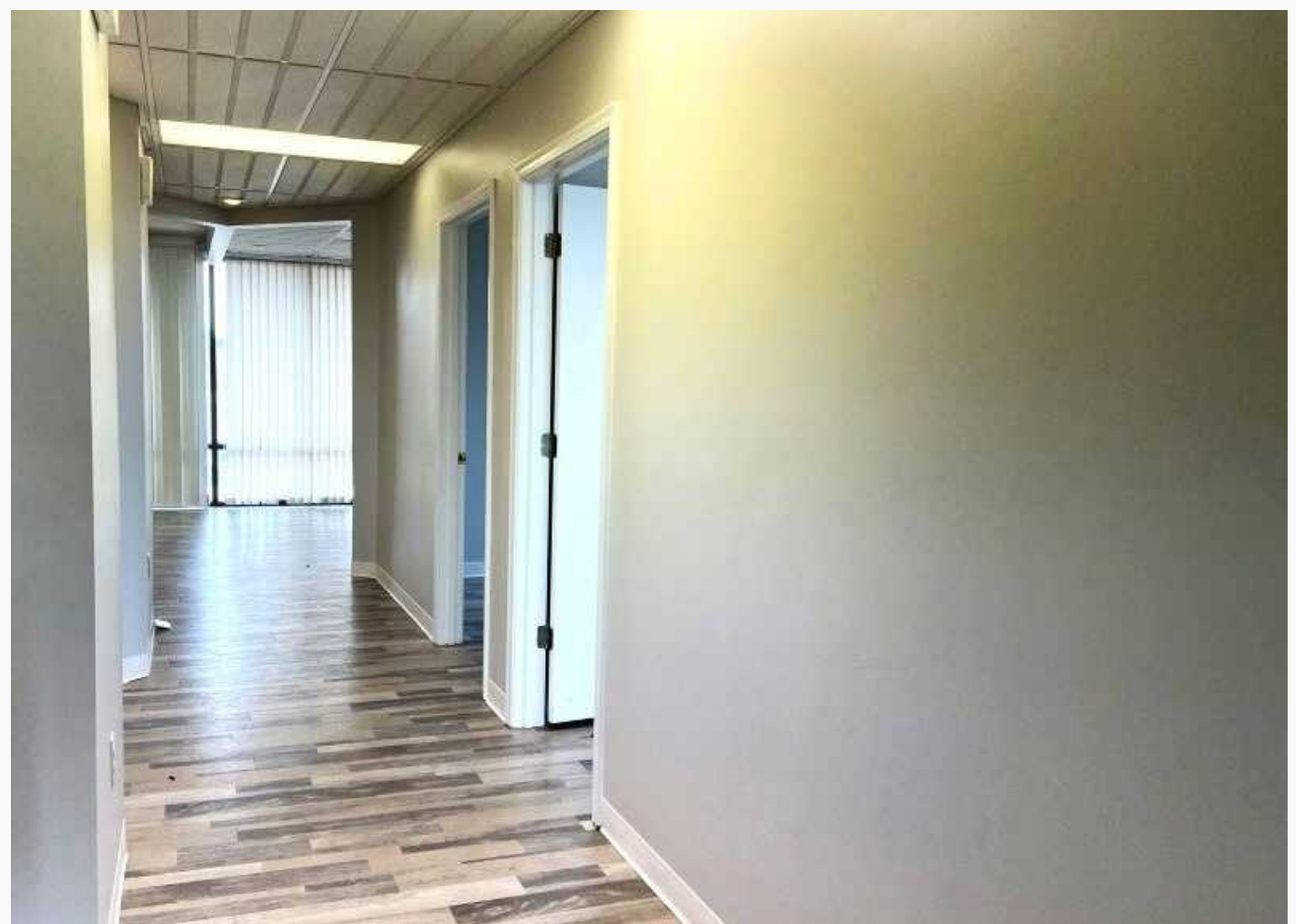
6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

Property Highlights

7362 Kingsgate Way

2,178 SF

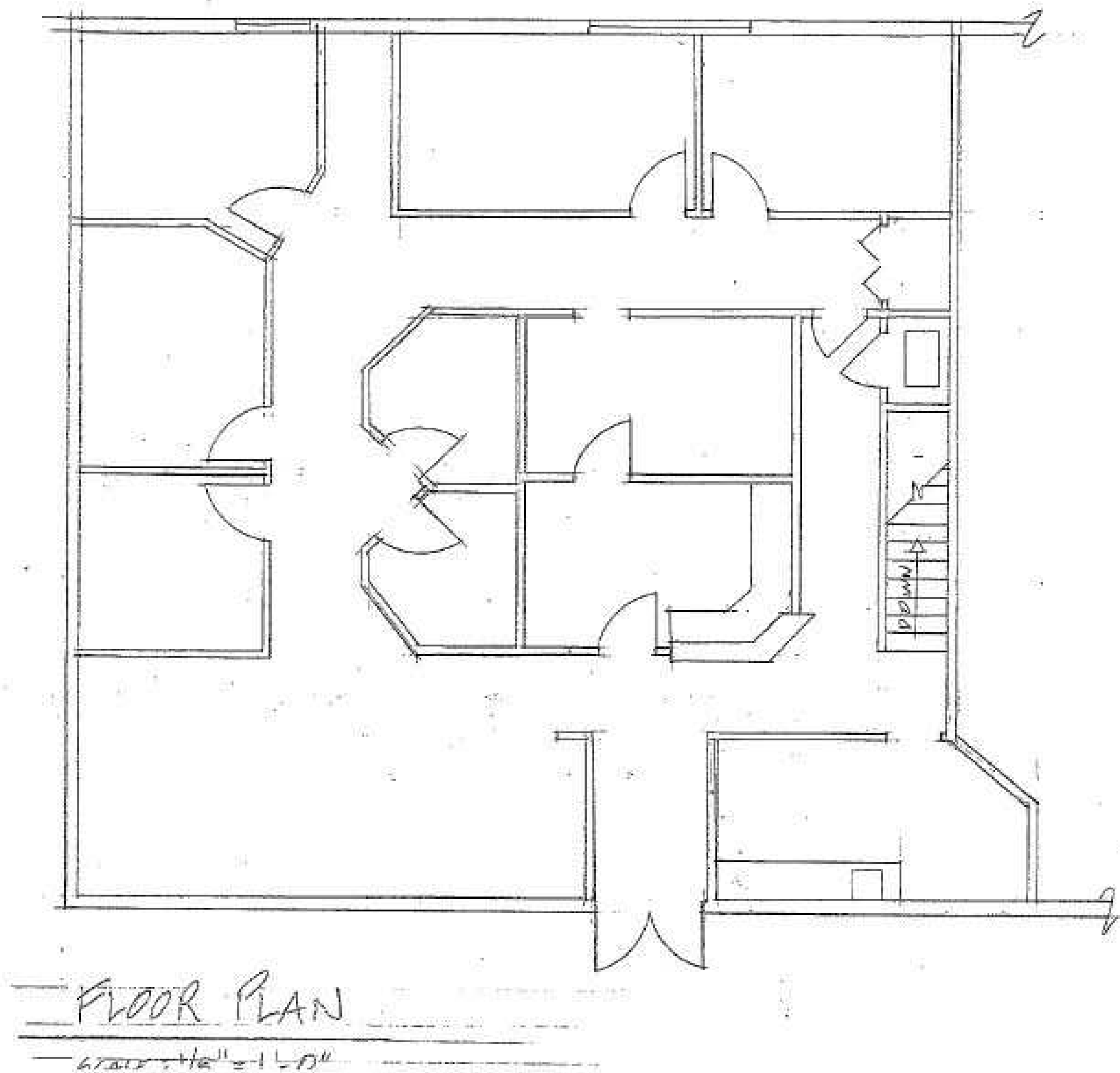
- Multi-tenant building with ample parking.
- Endcap location, dedicated entrance, natural light throughout.
- Private offices and open reception area.
- Three private bathrooms and small kitchenette.
- Includes lower level storage/work area.
- Just 5 minutes from UC Health West Chester Hospital.
- Proximity to I-75.
- NO LOCAL EARNINGS TAX.
- Zoned B-1
- Lease Rate: \$15/per SF ~ Modified Gross.



Floorplans

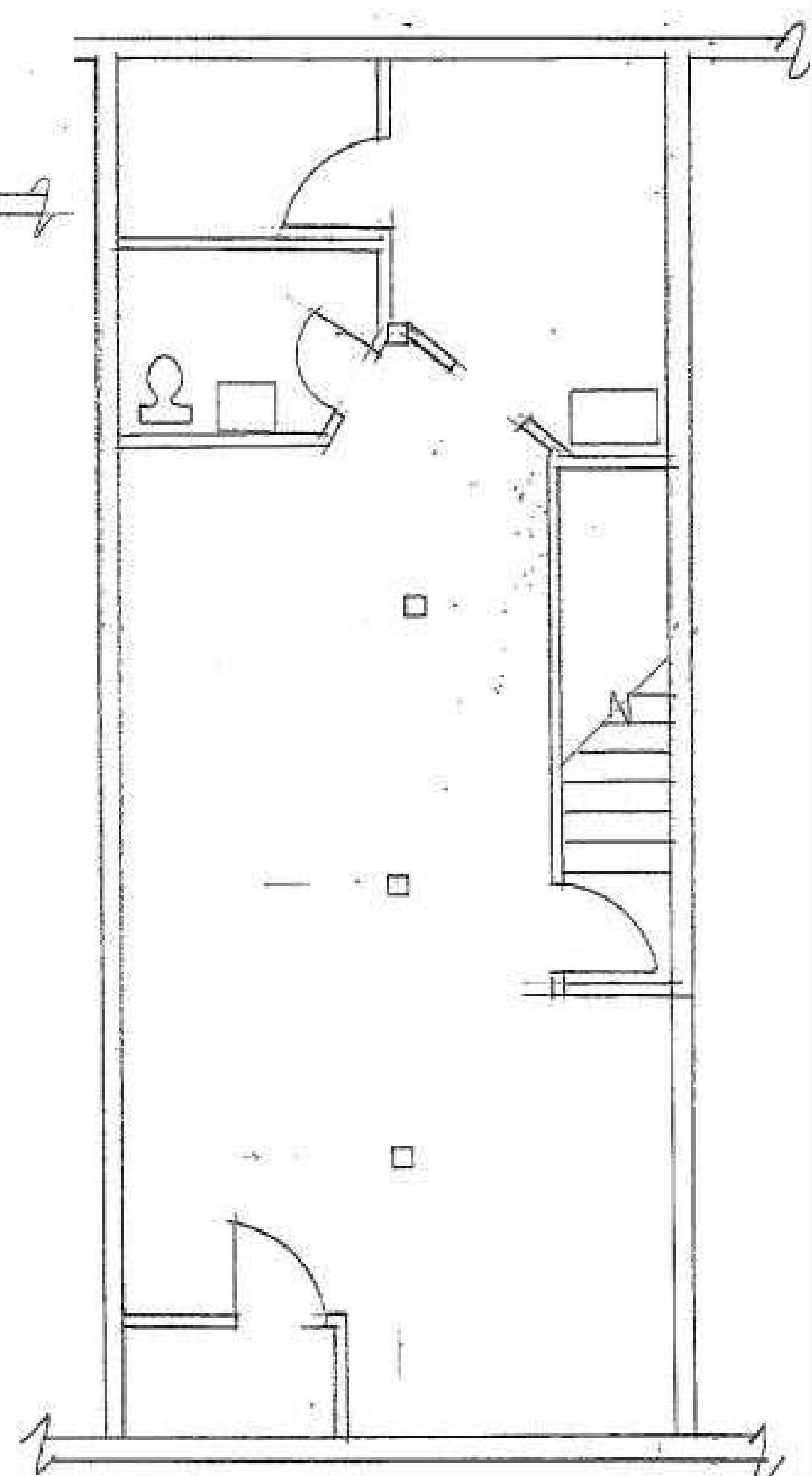
7362 Kingsgate Way

First Floor



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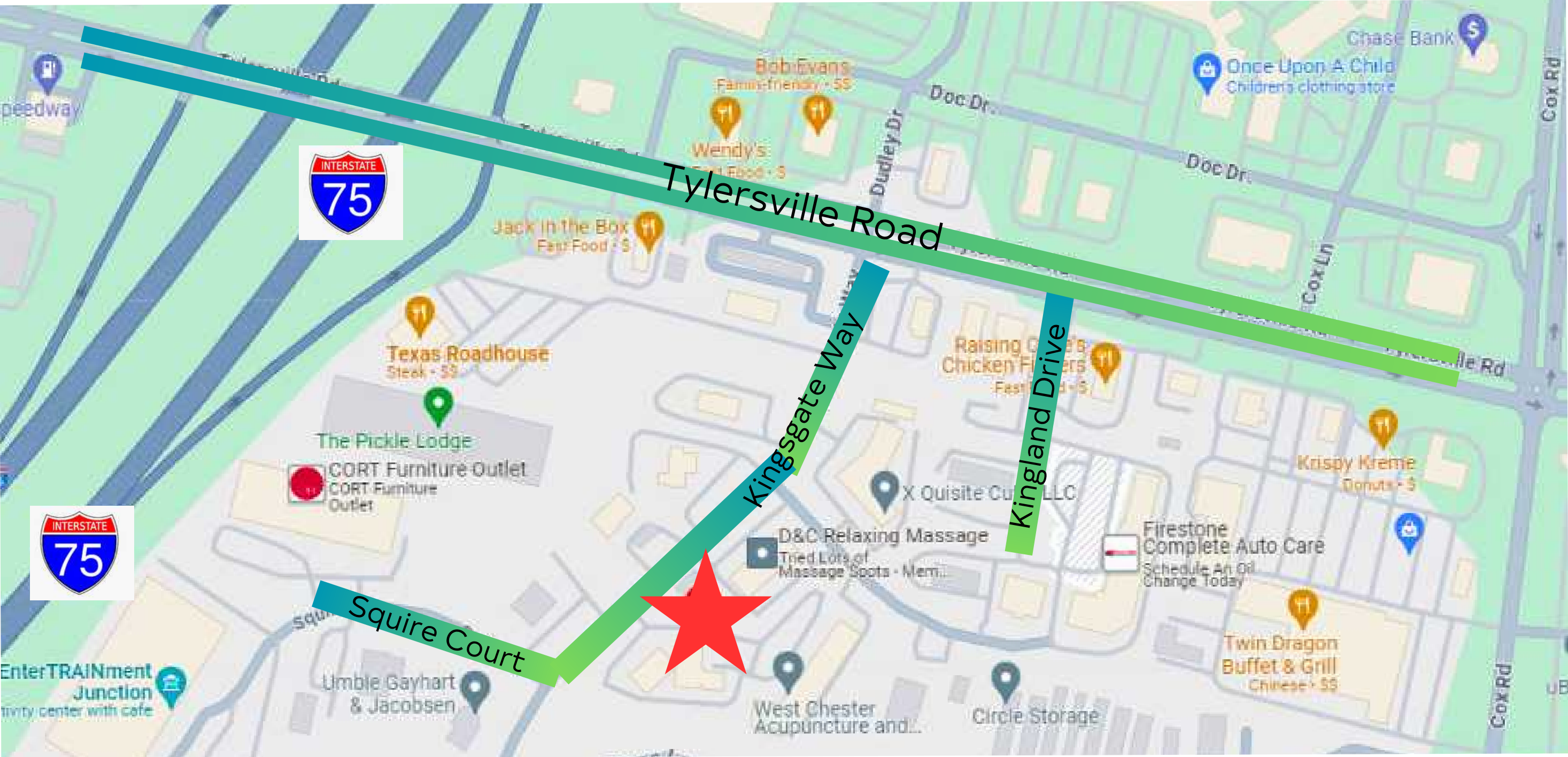
Basement



Demographics

7362 Kingsgate Way

	2 miles	5 miles	10 miles
2023 Population	30,082	152,564	439,591
2028 Population Projected	31,031	158,249	506,957
2023 Households	10,963	54,387	184,447
2028 Project Households	11,337	56,473	190,363
Average Household Income	\$111,957	\$136,045	\$115,407
Average Household Value	\$250,127	\$281,865	\$245,465



Traffic Counts

- 7,622 VPD Kingsgate Way & Squire Court ~ 2022
- 51,093 VPD Tylersville Rd with Kingland Dr ~ 2022

** Demographic information obtained from Costar.

