



Crest
Commercial Realty

Office

FOR LEASE

Just off I-75 at Tylersville Road Exit.

7370 Kingsgate Way, Unit E
West Chester, OH 45069



**Nick
Miller-Jacobson**

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NO EARNINGS TAX!

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459 937-222-1600

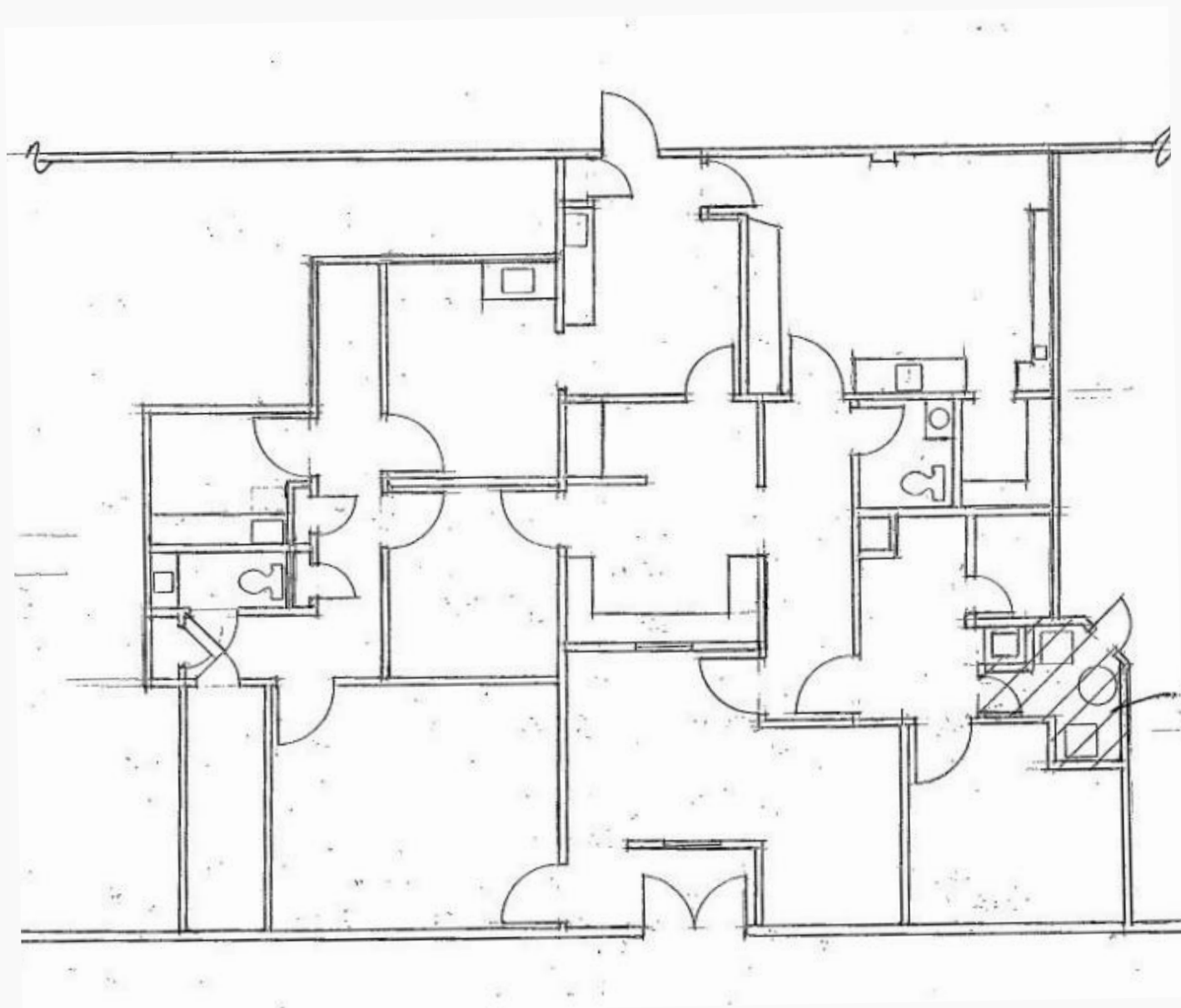
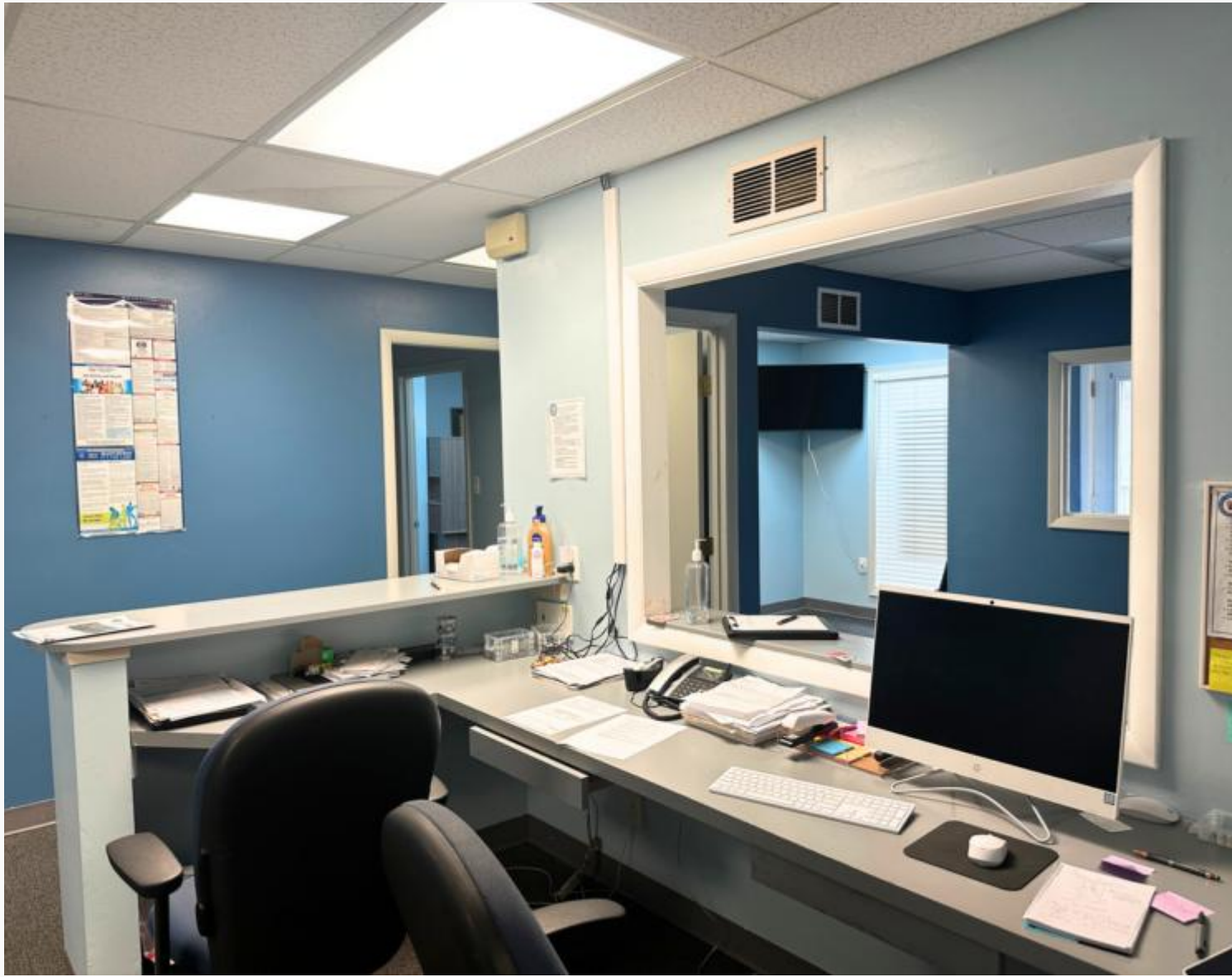
Property Highlights

7370 Kingsgate Way

- Excellent location just off I-75 at Tylersville Road.
- Multi-tenant building with ample parking.
- First floor with direct access + rear entrance/exit.
- Suite includes existing reception desk, waiting area, private offices and kitchenette.
- Just 5 minutes from UC Health West Chester Hospital.
- Proximity to I-75.
- NO LOCAL EARNINGS TAX.
- Zoned B-1
- Lease Rate: \$14.50/per SF + Utilities.



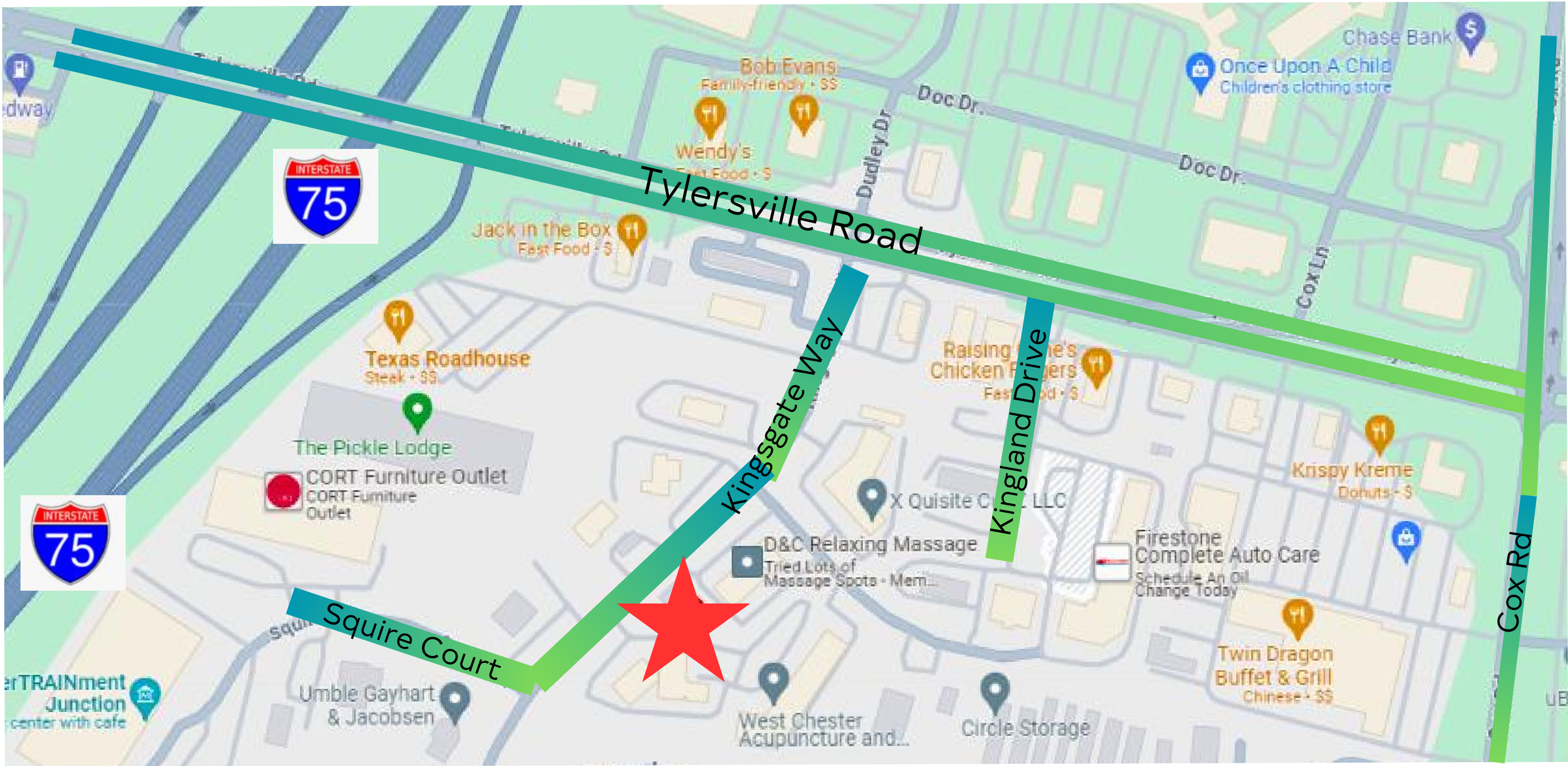
7370 Kingsgate Way



Demographics

7370 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.

