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 513.489.3343
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TYLERSVILLE ROAD RESTAURANT

7866 Tylersville Square Drive, West Chester, OH 45069

AVAILABLE: 6,896 SF on 1.514 Acres



Tylersville Road

Property Details:

- Freestanding restaurant at signalized intersection
- Outlot to Lowe's - anchored development
- Across from high traffic Meijer (1.81 million visits / year, per Placer.ai)
- Excellent traffic counts (25,248 ADT on Tylersville Road)

Nearby Retail:



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	6,586	60,147	150,405
Households	2,567	21,649	54,587
Average Household Income	\$117,121	\$126,916	\$127,545
Total Number of Employees	9,515	23,283	80,771

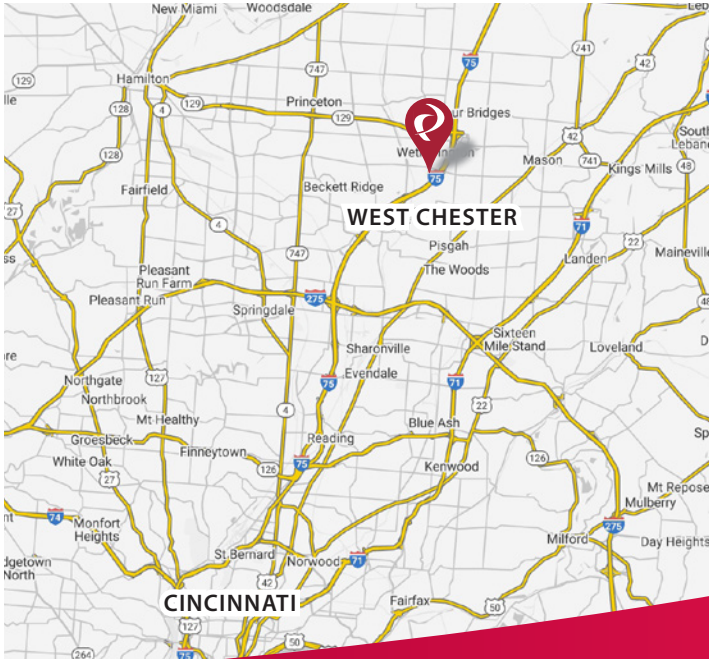
Traffic Counts:

Inrix 2022	ADT
I-75 at Tylersville Road	128,704
Tylersville Road at I-75	25,248

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Oblique Aerial



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Market Aerial



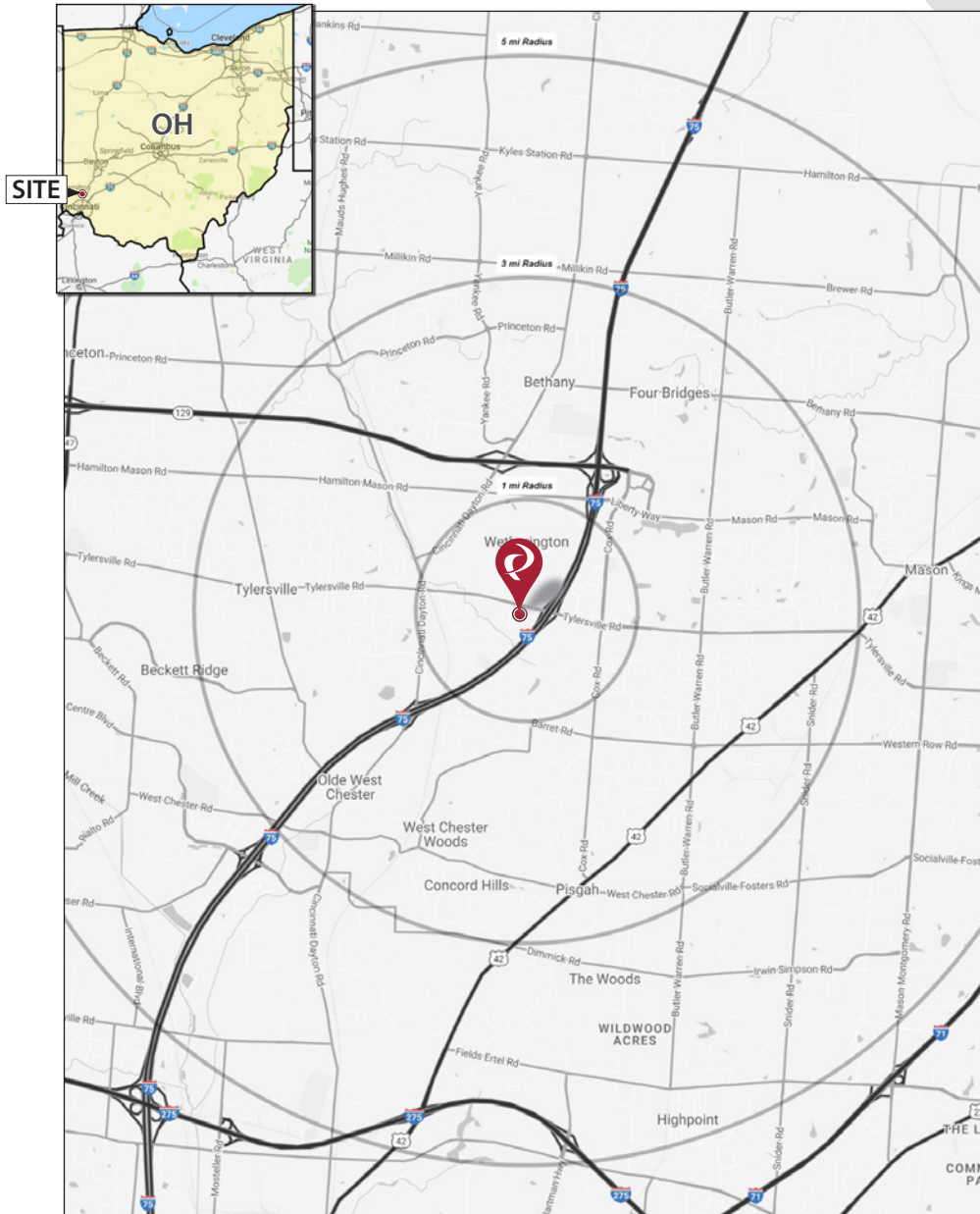
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3547/-84.3775

7866 Tylersville Square Dr West Chester, OH 45069	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population	6,586	27,983	60,147	150,405
2028 Projected Population	6,714	28,488	61,535	155,565
2020 Census Population	6,603	28,082	61,121	150,205
2010 Census Population	6,483	26,504	58,377	135,574
Projected Annual Growth 2023 to 2028	0.4%	0.4%	0.5%	0.7%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.2%	0.8%
2023 Median Age	41.8	39.5	39.8	39.1
Households				
2023 Estimated Households	2,567	10,430	21,649	54,587
2028 Projected Households	2,607	10,582	22,125	56,433
2020 Census Households	2,577	10,225	21,567	53,616
2010 Census Households	2,463	9,473	20,130	47,679
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.8%	0.6%	1.1%
Race and Ethnicity				
2023 Estimated White	76.2%	73.5%	74.8%	72.7%
2023 Estimated Black or African American	8.4%	9.5%	7.9%	8.3%
2023 Estimated Asian or Pacific Islander	9.7%	10.3%	11.3%	12.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.5%	6.4%	5.8%	6.3%
2023 Estimated Hispanic	4.0%	5.3%	4.7%	5.4%
Income				
2023 Estimated Average Household Income	\$149,426	\$153,276	\$174,371	\$172,021
2023 Estimated Median Household Income	\$117,121	\$114,784	\$126,916	\$127,545
2023 Estimated Per Capita Income	\$58,246	\$57,175	\$62,804	\$62,484
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.2%	1.8%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	2.3%	2.4%
2023 Estimated High School Graduate	22.3%	20.5%	18.6%	17.3%
2023 Estimated Some College	19.0%	17.5%	16.3%	14.0%
2023 Estimated Associates Degree Only	5.5%	5.8%	6.2%	6.4%
2023 Estimated Bachelors Degree Only	30.8%	33.4%	34.3%	35.0%
2023 Estimated Graduate Degree	16.5%	17.8%	20.5%	23.0%
Business				
2023 Estimated Total Businesses	595	1,253	2,223	5,642
2023 Estimated Total Employees	9,515	14,696	23,283	80,771
2023 Estimated Employee Population per Business	16.0	11.7	10.5	14.3
2023 Estimated Residential Population per Business	11.1	22.3	27.1	26.7

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