

The Streets of West Chester



Regional Retail Destination



JOIN MAIN EVENT, TOP GOLF, BARNES & NOBLE, AND MORE

Owned and Operated By

American
Finance Trust



Retail Landscape

BRIDGEWATER FALLS
 Bed Bath & Beyond
 JCPenney
 Dick's
 TJ Maxx
 Best Buy
 Target

VOICE OF AMERICA CTR
 Target
 Michaels
 TJ Maxx

113,939 AADT
 19,680 AADT
 28,894 AADT
 42,000 AADT
 19,050 AADT

IKEA
THE STREETS OF WEST CHESTER

118,003 AADT

136,670 AADT

TRI-COUNTY MALL
 Macy's
 Sears

- RETAIL**
- Kroger
 - Walmart
 - ▲ Costco
 - ⊙ Target
 - IKEA**
 - K** Kohls
 - M** Meijer
 - ★ Shopping Center
 - A.A.D.T.

WEST CHESTER TOWNSHIP, formerly known as Union Township, is a township located in the southeast corner of Butler County in the southwestern part of the U.S. state of Ohio. One of thirteen townships in the county, it is situated between Sharonville and Liberty Township about 18 miles (29 km) north of Cincinnati, and is included in the Cincinnati Metropolitan Area. Exits 19, 21, and 22 off Interstate 75 serve West Chester. It is the most populous township in Ohio, with a population at the 2010 census of 60,958.[1][2]



West Chester MSA Facts

- **POPULATION**
588,286 persons live within 10-miles of Streets of West Chester**. The Streets of West Chester is surrounded by a very strong business population with a daytime population of **653,932** within 10-miles.
- **HOUSEHOLD INCOME**
 The average household income within a 5-mile radius is **\$96,473** and is projected to **grow to \$107,865** by 2022.
- **CONSUMER EXPENDITURE**
 Consumer expenditures on apparel, footwear and jewelry alone exceed **\$543 million annually** (10-mile radius).
- **EMPLOYERS**
 West Chester is home of the national headquarters for AK Steel, GE Aviation's Engineering Divisions and more.

**Source: ESRI 2017





West Chester Top Reasons

IKEA said they “were attracted to the super-regional draw that this location in West Chester allows...West Chester was the best choice to call home.” * They welcome 36,000 shoppers every weekend! At the end of 2013, Bass Pro Shops purchased approximately 22 acres just south of the Streets of West Chester for its new store. As a part of the new store, Civic Centre Boulevard will be extended to Allen Road, which crosses over I-75 to IKEA, a major retail draw in the region.

- West Chester is the hottest office market in Cincinnati with Phase I of North Pointe office complex offering 400,000 sf of Class A, and Phase II an additional 300,000 s.f.
- Office workers spend about \$195 per week on all expenses associated with going to/returning from work.
- The average weekly spend on all goods and services by office workers in close vicinity of the person’s office building is \$102.
- The national average spend on goods and services is \$129.18 per week; this amount soars to \$146.52 per week in suburban areas.



* Provided by the West Chester Economic Development Committee
Source: International Council of Shopping Center report, Office Worker Retail Spending in a Digital Age

Consumer Profile Segments

SAVVY SUBURBANITES

- Suburban lifestyle including home remodeling and gardening
- Median age is 44.1
- Like to cook and prefer organic products
- Physically fit and lead active lifestyles

RUSTBELT TRADITION

- Married couples with families that live in older family homes
- Median age is 38.4 years
- Watching TV is common pastime
- Engage in entertainment activities

SOCCER MOMS

- Affluent family-oriented market with country flavor
- Median age is 36.6
- Two vehicle households
- Outdoor activities and sports are characteristics of lifestyle

PROFESSIONAL PRIDE

- Well educated career professionals who live upscale suburban lifestyles.
- Median age is 40.5
- Frequent travelers take several domestic trips a year
- Take pride in their homes
- Tech savvy

COMFORTABLE EMPTY NESTERS

- Older market segment
- Median age is 46.8
- Watch sports on TV
- Physically active and financially secure

**Source: ESRI 2017

The Development

Streets of West Chester



SITE AREA: 110 acres

TOTAL GLA: 247,342 s.f.

PARKING: 1,468 spaces

- The Streets of West Chester is ideally located on I-75, just two miles north of I-275 at the Union Centre Boulevard interchange
- This project is a regional destination site capturing the explosive Northern Cincinnati area
- Tenants include AMC West Chester 18-screen Movie Theatre, Jos A Banks, Barnes & Noble, LOFT and more
- Restaurants include Bravo! Cucina Italiana, Mitchell's Fish Market, P.F. Chang's, Panera Bread, Red Robin, Steak 'n Shake, Smokey Bones, and Bagger Dave's Burger Tavern
- The site provides excellent access and highway visibility
- Growing residential and office market features strong demographics
- Traffic counts of 42,000 cars on Union Centre Blvd. and 118,000 cars on I-75



The Expansion

Join Key Retailers



Future Location

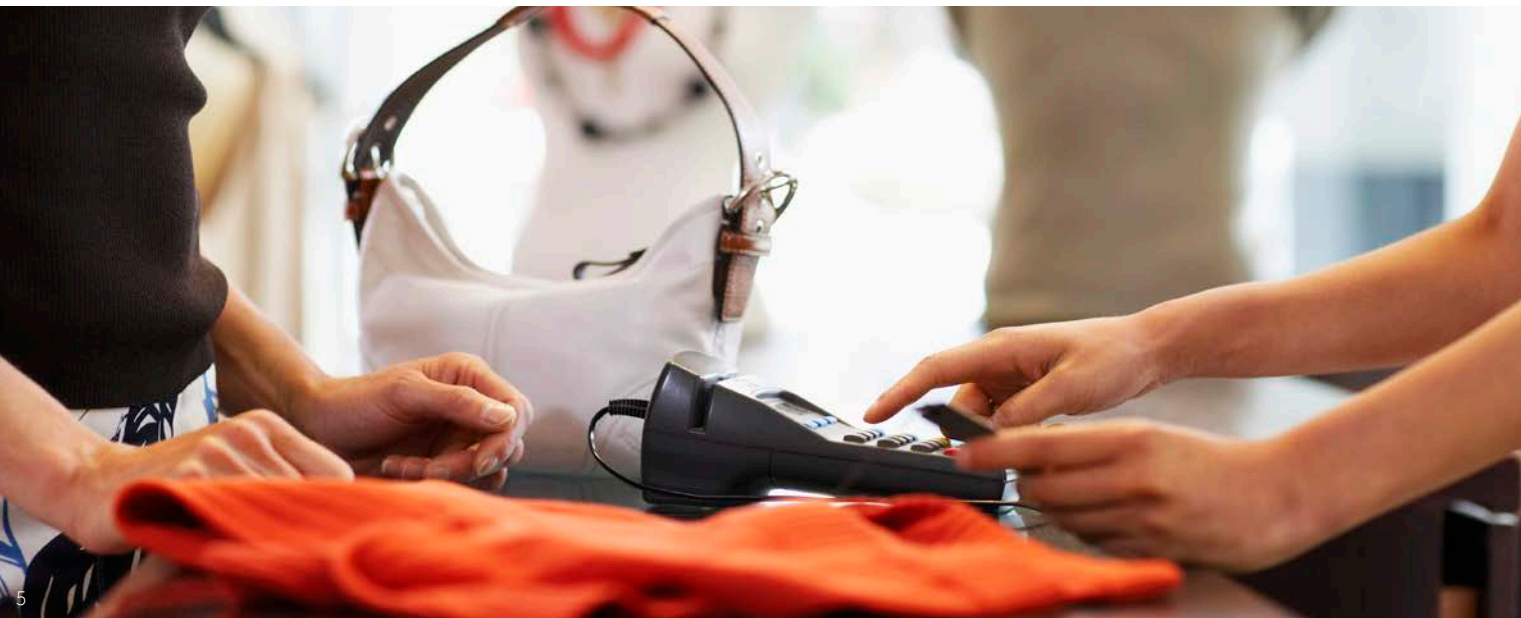
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Attracted to the super-regional draw that this location in West Chester allows...West Chester was the best choice to call home.

IKEA - Provided by the West Chester Economic Development Committee

Bass Pro Shops chose this development for its unmatched regional location; we consider this ground zero for Greater Cincinnati and Dayton.

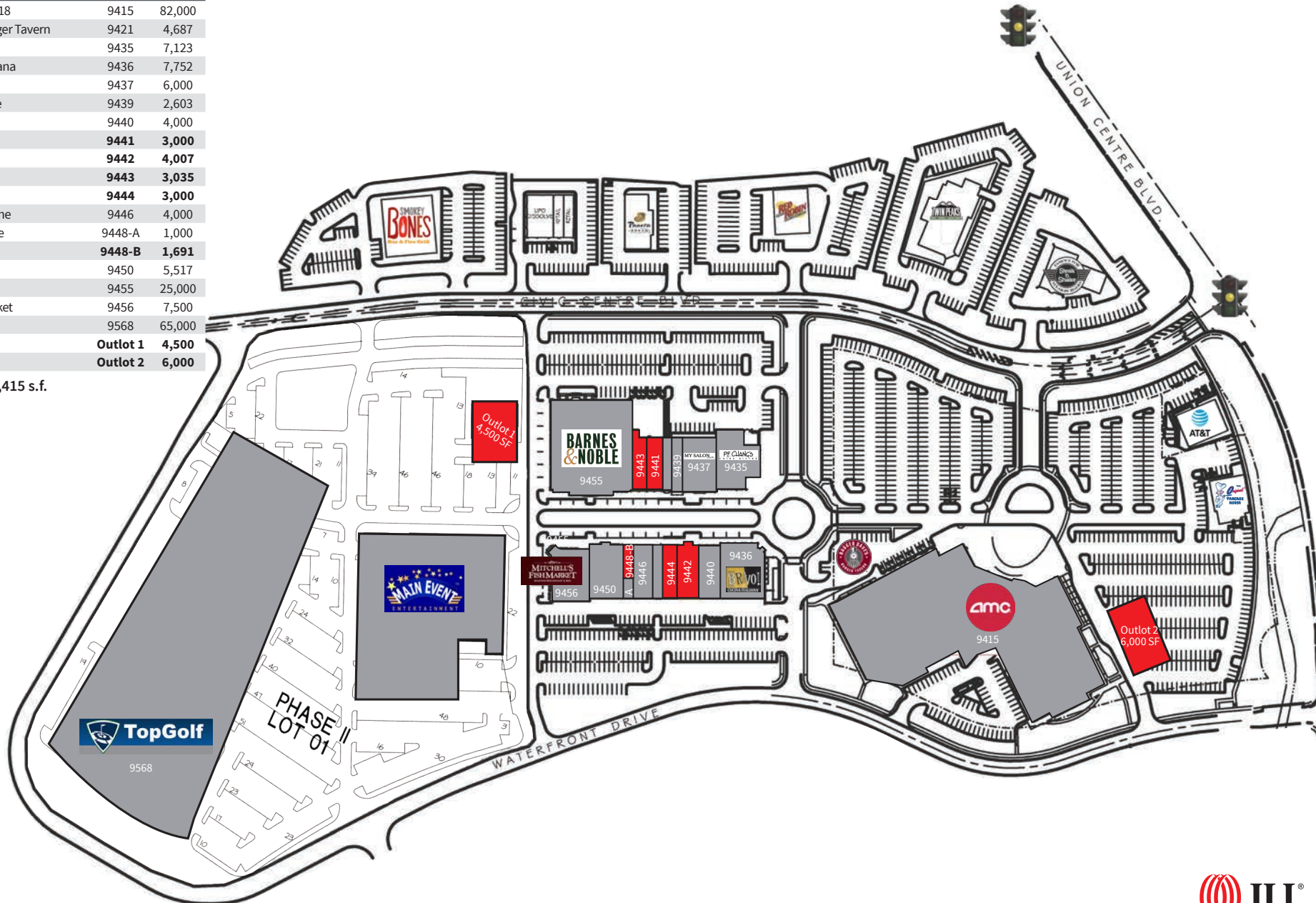
Mike Dunham, Bass Pro Shops



Lease Plan

Tenant	Unit	Size
AMC West Chester 18	9415	82,000
Bagger Dave's Burger Tavern	9421	4,687
P.F. Chang's	9435	7,123
Bravo! Cucina Italiana	9436	7,752
My Salon Suite	9437	6,000
Avalon Nail Lounge	9439	2,603
Jos. A. Bank	9440	4,000
AVAILABLE	9441	3,000
AVAILABLE	9442	4,007
AVAILABLE	9443	3,035
AVAILABLE	9444	3,000
Haveli Indian Cuisine	9446	4,000
Management Office	9448-A	1,000
AVAILABLE	9448-B	1,691
LOFT	9450	5,517
Barnes & Noble	9455	25,000
Mitchell's Fish Market	9456	7,500
Top Golf	9568	65,000
AVAILABLE	Outlet 1	4,500
AVAILABLE	Outlet 2	6,000

Total GLA: 247,415 s.f.





9465 CIVIC CENTRE BOULEVARD • WEST CHESTER, OH 45069

For leasing information, please contact:

TIM MURRAY

Vice President

Retail Brokerage

+ 1 317 471 7081

tim.murray@am.jll.com

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STREETSOFWESTCHESTER.COM

us.jll.com/retail