

LYONS LANDING

BUILT AROUND ACCESS. POSITIONED FOR GROWTH.

BUILD-TO-SUIT OPPORTUNITY

WEST CHESTER, OHIO



Jones Lang LaSalleAmericas, Inc.

3.5 ACRES OF PURE POTENTIAL

An exceptional 16.77-acre site is now available for build-to-suit projects in West Chester, one of Cincinnati's most dynamic submarkets, featuring 3.5 acres of prime developable land.

This rare offering provides the flexibility to accommodate office, industrial, or flex configurations tailored to your specific operational requirements. With direct access to Interstate 75, the site delivers unparalleled connectivity to Cincinnati's urban core, northern suburbs, and the broader regional logistics network.



3.5
DEVELOPABLE
ACRES



WEST CHESTER



OFFICE/ FLEX



BUILD-TO-SUIT
Up to 70,400 SF



FLEXIBILITY
Flexible customization



PARKING
184 total spaces



ACCESS
Direct I-75 access



ADVANCED MANUFACTURING



BUILD-TO-SUIT
Up to 63,400 SF



PARKING
109 total spaces

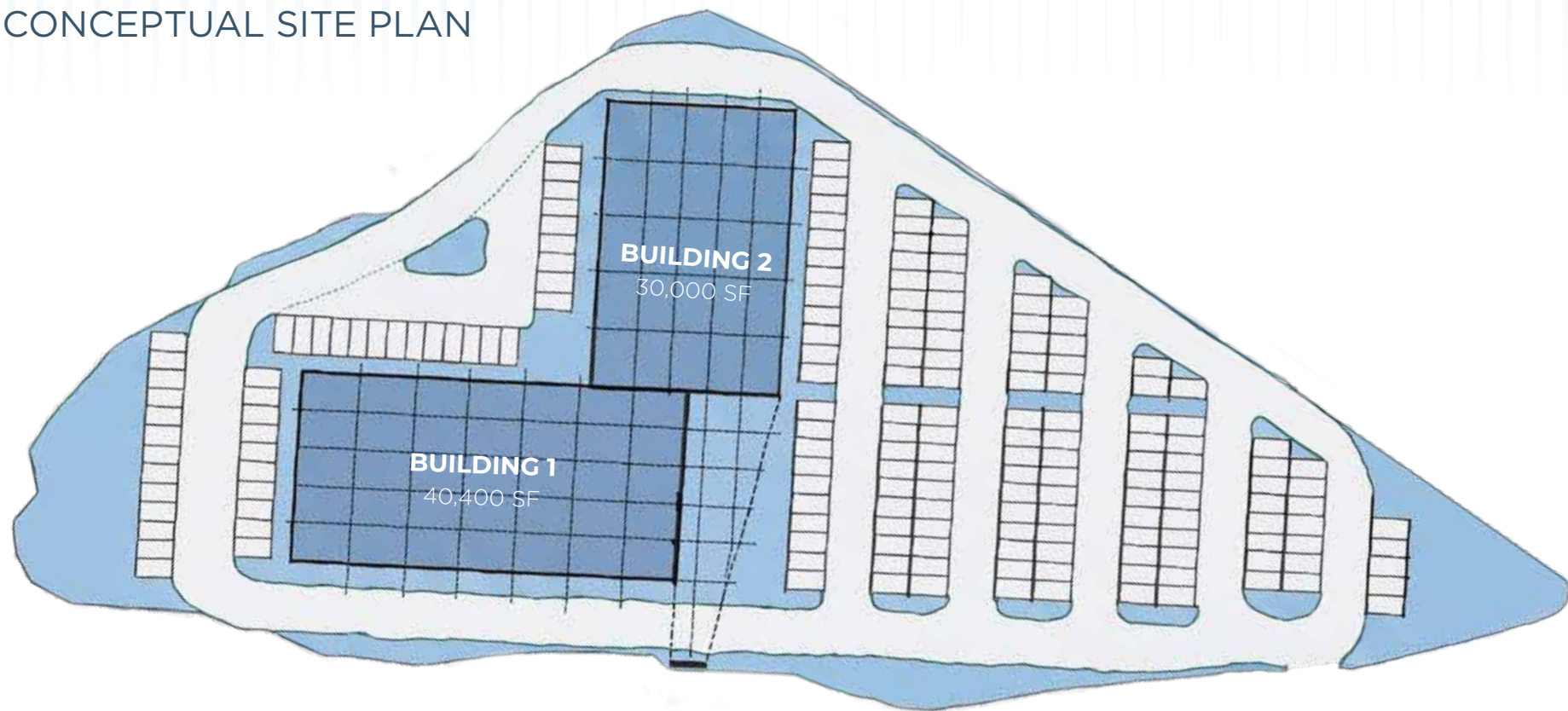


FLEXIBILITY
Flexible customization



OFFICE/FLEX

CONCEPTUAL SITE PLAN

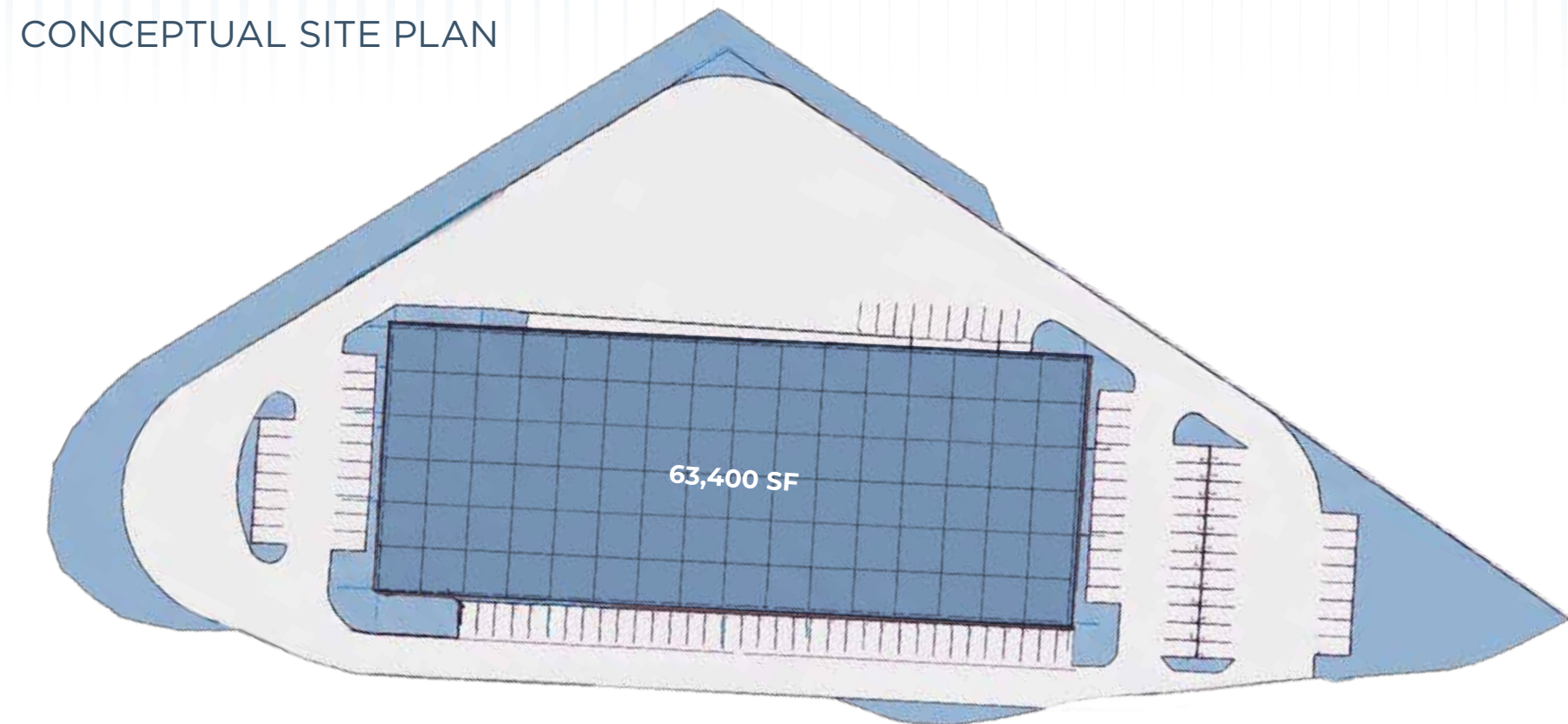


BUILDING 1	
Ground floor	20,200 SF
Mezzanine	20,200 SF
Total	40,400 SF

BUILDING 2	
Ground floor	15,000 SF
Mezzanine	15,000 SF
Total	30,000 SF

INDUSTRIAL

CONCEPTUAL SITE PLAN



ADVANCED MANUFACTURING	
Ground floor	63,400 SF
Total	63,400 SF



LYONS
LANDING
WEST CHESTER, OH

A LOCATION BUILT FOR OPPORTUNITY

Anchored by the Butler Tech Bioscience Campus — creating opportunities for employers to connect with Butler Tech on workforce needs and develop tailored training programs and curriculum.

Direct I-75 access — adjacent to the highway and positioned along the Cincinnati-Dayton Innovation Corridor.

At the center of the Cincinnati-Dayton Metroplex — within a region of approximately 3 million people.

Nexus of the I-75 innovation corridor — positioned between GE Aerospace to the south and Wright-Patterson Air Force Base to the north.

Convenient access to two international airports — approximately 35 miles from CVG and 45 miles from DAY

Demographics

3 - MILE	5 - MILE	10 - MILE
 57,465 Population	 141,677 Population	 552,236 Population
 40.0 Median Age	 39.8 Median Age	 40.1 Median Age
 \$155,861 Household Income	 \$166,966 Household Income	 \$142,191 Household Income

Drive times

- 35 MIN**
Downtown Cincinnati
- 48 MIN**
CVG International
- 48 MIN**
Dayton International

TOM FAIRHURST
tom.fairhurst@jll.com
+1 513 297 2511

TODD PEASE
todd.pease@jll.com
+1 513 297 2506



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.