

FOR LEASE

GATOR CRESCE

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INVESTMENTS 9840 - 9866 CRESCENT PARK DRIVE | WEST CHESTER, OH 45069

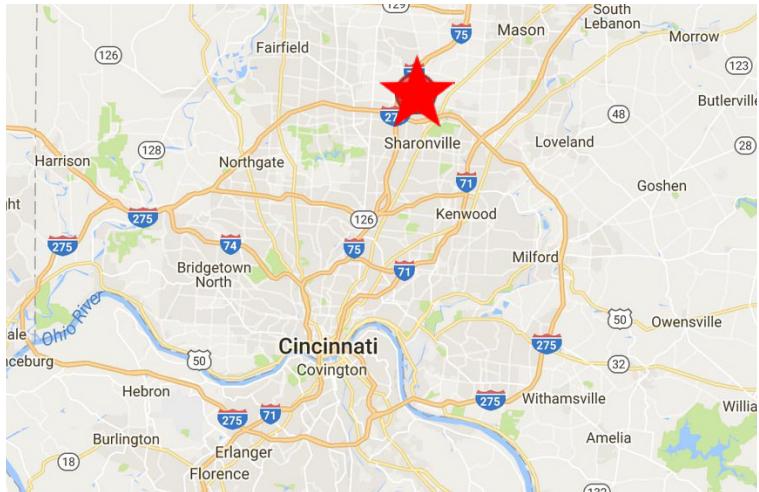


PROPERTY OVERVIEW

- Flex Spaces, Industrial & Office Complex
- GLA of +/- 42,000 SF

LOCATION OVERVIEW

- Located north of Cincinnati, just north of I-275
- Intersection: Crescent Park Drive & Shumacher Park Drive
- Butler County
- Traffic Count: 4,000 AADT



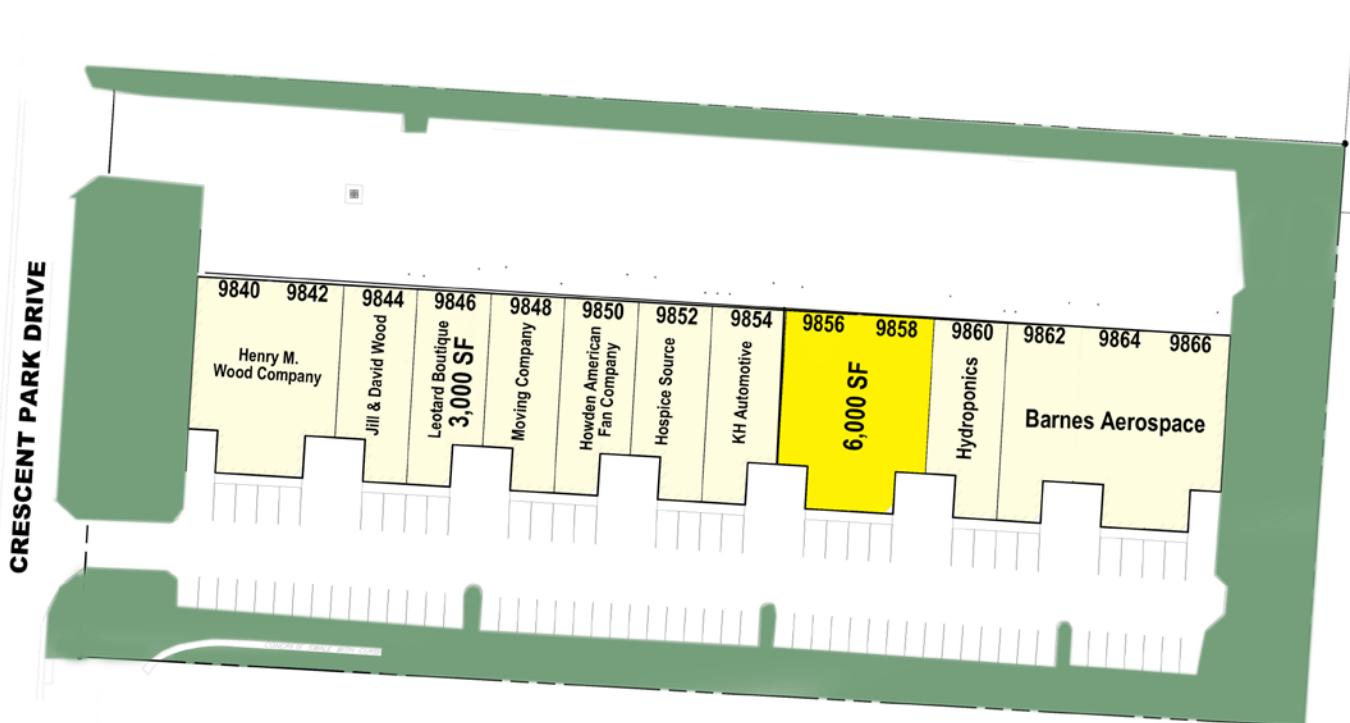
DEMOCRAPHICS

• 2025 Estimates

**9840 - 9866 CRESCENT PARK DRIVE
WEST CHESTER, OH 45069**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	2,149	35,973	135,841
AVG. HH INCOME	\$169,015	\$127,669	\$138,159
AVG. AGE	39	38	39

SPACE AVAILABLE



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