

**VOICE OF AMERICA**  
 Tylersville Road & Cox Road  
 West Chester, OH 45069

**For Lease**  
**1,530 SF-18,000 SF Available**

**HIGHLIGHTS**

- Super regional 450,000 SF Target anchored center
- 4,500 SF coming available Spring 2024
- Co-tenants include Michael's, PetSmart, TJ Maxx, The Fresh Market, Office Depot, Ulta as well as many other national, regional and local tenants
- Conveniently located off I-75 in West Chester, OH at Tylersville Rd and Cox Rd with over 30,000 VPD
- Excellent access with multiple curb cuts
- Traffic signals at main entrances

**TRAFFIC COUNTS**

- 30,086 VPD on Tylersville Road
- 105,375 VPD on I-75

**DEMOGRAPHICS**

2024 Estimates	1 miles	3 miles	5 miles
Population	5,559	61,152	147,160
Households	2,217	22,920	54,985
Average HH Income	\$125,761	\$154,352	\$162,791
Daytime Employees	8,939	25,516	84,360

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A MEMBER OF  
**CHAINLINKS**  
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**TJ-MAXX** **Office DEPOT** **PETSMART**

Michaels **ULTA** **Chick-fil-A**

**BONEFISH GRILL** **Target** **THE FRESH MARKET** **crumbl cookies**

**RALLY HOUSE** **STRETCH LAB** **LONGHORN STEAKHOUSE** **Broken Egg Cafe**

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Suite	Tenant	SF	12&13	Five Below	7,765	25	Target	125,454	37	Bone Fish	5,500	50	Servatti Pastry Shop	1,600
1	Spectrum	4,000	14	Simply Floors	4,675	26	Aveda Institute	28,226	38	Wild Birds Unlimited	1,864	51	Great Clips	1,600
2	Club Pilates	1,510	15	Ambiance Salon & Spa	5,588	27	Rally House	9,566	39&40a	EFX Lighting	5,340	52	Pearle Vision	2,384
3	Baker Chiropractic	2,014	16	Sally Beauty	1,600	28	EB Games	2,204	40b	The Fresh Market	20,342	01	Chick-Fil-A	1.38 AC
4	Velocity Lacrosse	1,418	17	Stretch Lab	1,600	29	Sweat Houz	2,204	41	Ideal Image	4,569	02	Panera	6,154
5	Kirkland's	5,500	18	Bath & Body Works	4,821	30	Cookie Cutters	1,520	42	Massage Envy	4,379	03	Chipotle	2,400
6	Leslie Pool Supplies	3,233	<b>19</b>	<b>AVAILABLE</b>	<b>18,000</b>	31	Carter's	4,000	43	Orange Theory Fitness	2,775	04	Longhorn Steakhouse	1.45 AC
7	AFC	4,763	20	Scrubs & Beyond	2,428	<b>32</b>	<b>AVAILABLE</b>	<b>1,530</b>	44	Play It Again Sports	4,239	05	Another Broken Egg	1.727 AC
8	TJMaxx	30,000	21	Crumbl Cookies	2,428	33	Wayback Burgers	1,570	45	Soho Japanese	7,900	06	Geisha Asian Restaurant	1.85 AC
9	Petsmart	20,013	22	Ulta	10,000	34	Clean Eat	2,800	46	Soccer Village	3,644	07	Sibcy Cline	1.48 AC
10	Trek	4,025	23	Famous Footwear	10,000	<b>35</b>	<b>AVAILABLE</b>	<b>4,500</b>	48	Fleet Feet	1,274	08	Union Savings Bank	1.15 AC
11	Maurice's	4,027	24	Michael's Arts & Crafts	21,403	36	City BBQ	4,525	49	Mattress Firm	5,560			

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