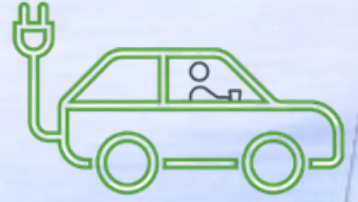


BUSINESS & REAL ESTATE | INNOVATURES LLC



FOR SALE ► \$234,000

7428 TYLERSVILLE ROAD, WEST CHESTER TOWNSHIP, OH 45069



SINA DANESH
SENIOR ADVISOR | BUSINESS BROKER
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7428 Tylersville Road in West Chester Township presents a rare opportunity to acquire both the real estate and an established EV charging business for \$234,000. Located just 400 feet from I-75, the property features existing charging infrastructure with utilities already installed and fully paid for by the current owner, creating a seamless opportunity for future expansion. The site currently includes Level 3 DC Fast Chargers, capable of charging most EV batteries from 20% to 80% in approximately 15 to 40 minutes. The business operates on ChargeLab, a leading EV charging management platform that provides smart charging software, payment integration, and scalable network management. Both Tesla and non-Tesla electric vehicles can charge at Innovatures LLC's station. In addition to the existing chargers, the property includes four (4) additional charging spaces already prepared for future installation, allowing for a total of eight (8) charging stations. All necessary ductwork and conduit for the future charging spaces are already in place, significantly reducing future construction and installation costs. This offering provides a strong investment opportunity in the rapidly growing electric vehicle industry.



EXTERIOR OFFERING VIDEO

REAL ESTATE & BUSINESS

\$234,000

SUBMARKET

West Chester Township

ESTABLISHED

2024



CHARGING UNITS:

EV chargers installed at the site are "Level 3" DC Fast Chargers with average charging times ranging from 15 minutes to 40 minutes when charging the battery from 20% to 80%. Charging times are dependent on an EV's battery capacity and performance. Note, ANY electric vehicle (non-Tesla and Tesla) can charge at Innovatures LLC's charging station.

HARDWARE:

- Two (2) ABB Terra 184 kWh
- Manual & Technical Spec. [\[PDF\]](#)



SOFTWARE:

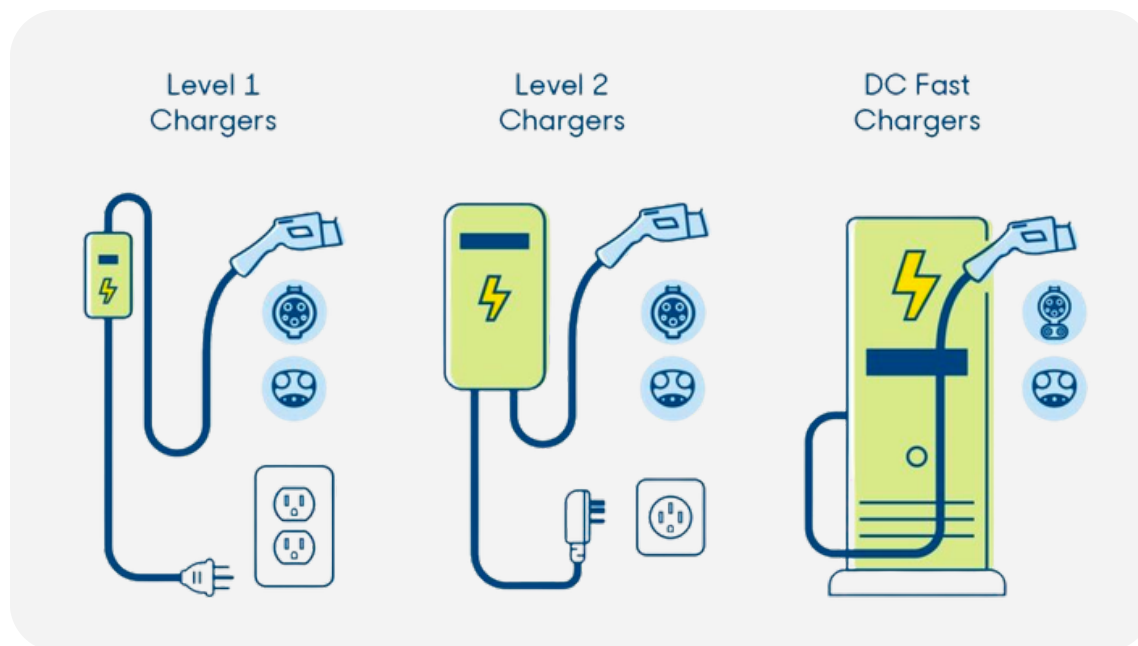
- Provided by [ChargeLab](#)



CONNECTOR TYPE:

Innovatures LLC's EV charging units provide EV charging for CCS equipped (Combined Charging System) electric vehicles. Adaptors may be used for NACS equipped vehicles.

CCS EQUIPPED:



CHARGE LAB

SOFTWARE OPERATIONS & REVENUE

DRIVER EXPERIENCE:

Seamlessly initiate charging sessions via three primary channels:

- **QR Initiation:** *Scan physical charger stickers for instant access.*
- **Mobile Ecosystem:** *Native iOS & Android apps for power users.*
- **Web Browser:** *Universal app access without software downloads.*

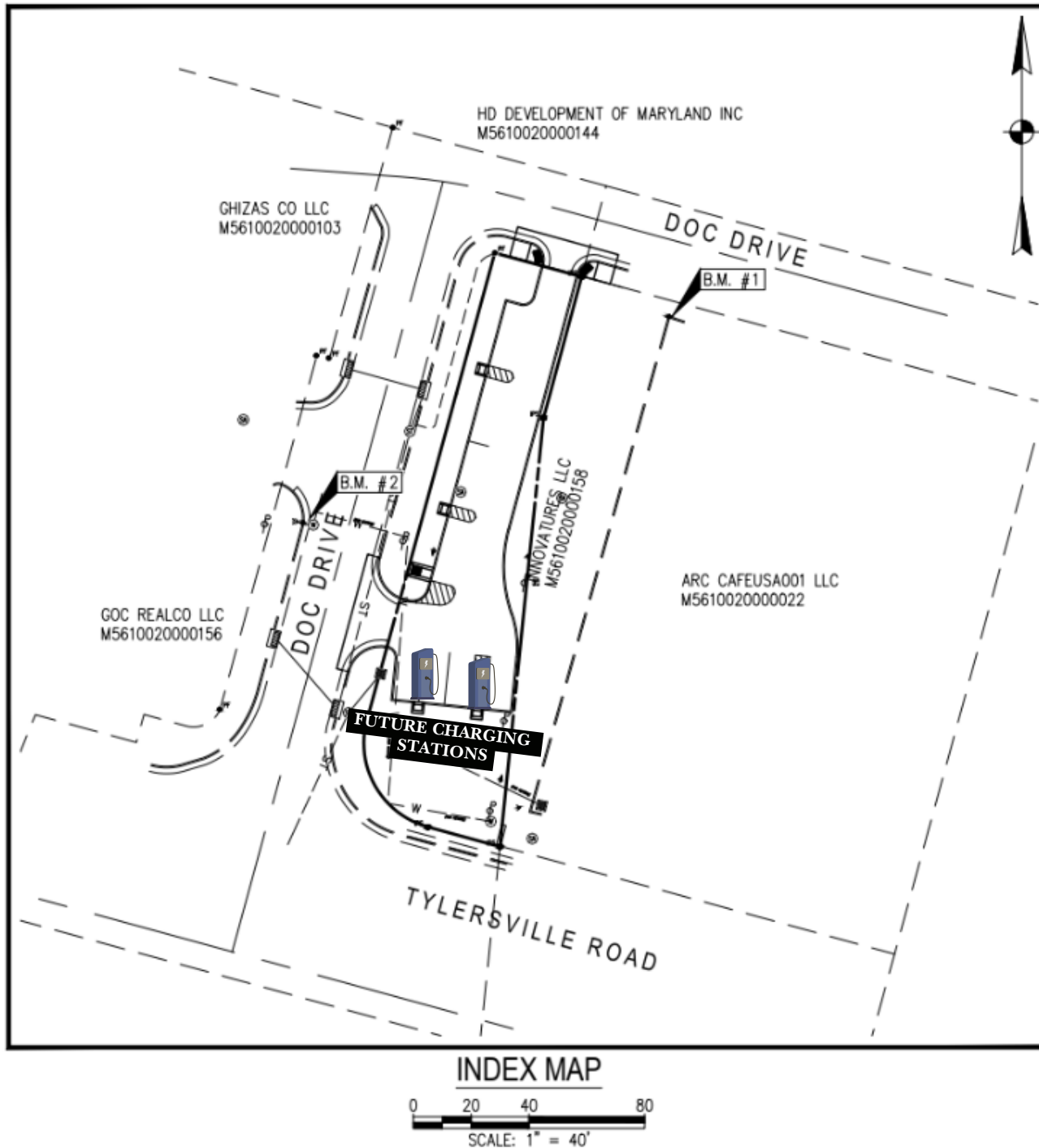


Scan To Charge
Instant EV Session Initiation

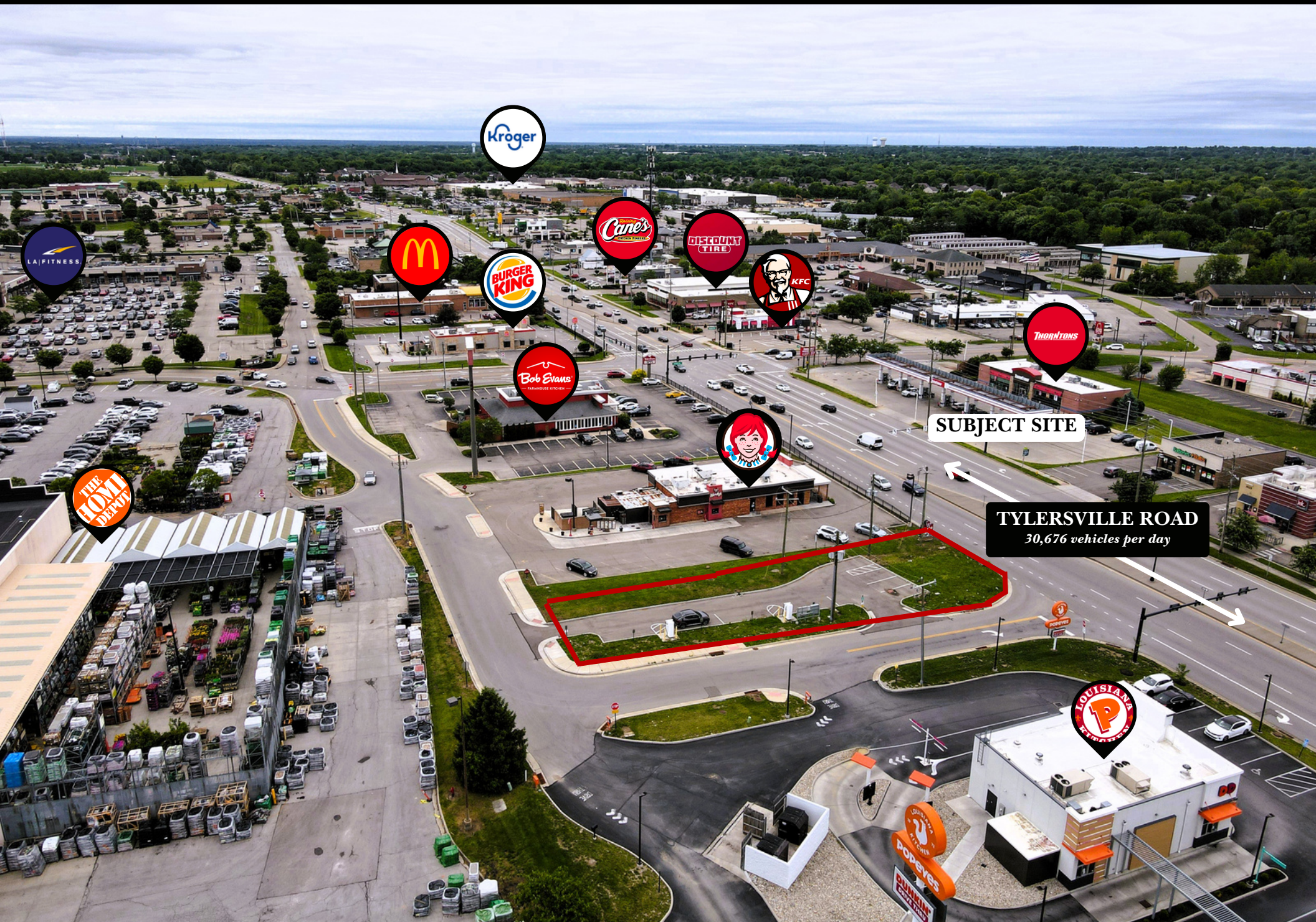
REVENUE FOR THE OWNER:

- **Automated Collection:** *Payment processed during app-based session.*
- **Site Remittance:** *Funds remitted to owners in the first week of every month.*
- **Owner Controls:** *Configure rates via the "Owner App" to drive ROI.*
- *Charge Lab's owner platform/app has a number features including viewing charging activity, payment management, reports, and more.*











Cincinnati

OHIO



METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report

	1 MILE	3 MILE	5 MILE
POPULATION	6,382	63,174	149,886
AVERAGE HOUSEHOLD INCOME	\$126,204	\$141,292	\$148,971
NUMBER OF HOUSEHOLDS	2,440	22,923	54,453
MEDIAN AGE	43.2	40.8	40.8
TOTAL BUSINESSES	1,035	3,876	8,411
TOTAL EMPLOYEES	8,239	28,868	83,034

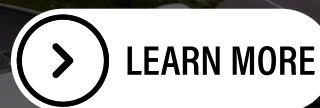


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