

9,200 SF
AVAILABLE
FOR SUBLEASE

LIBERTY TOWNSHIP, OH

7587

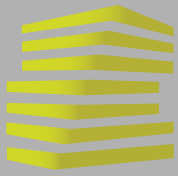
GIBSON

STREET



LOCATION.
commercial real estate

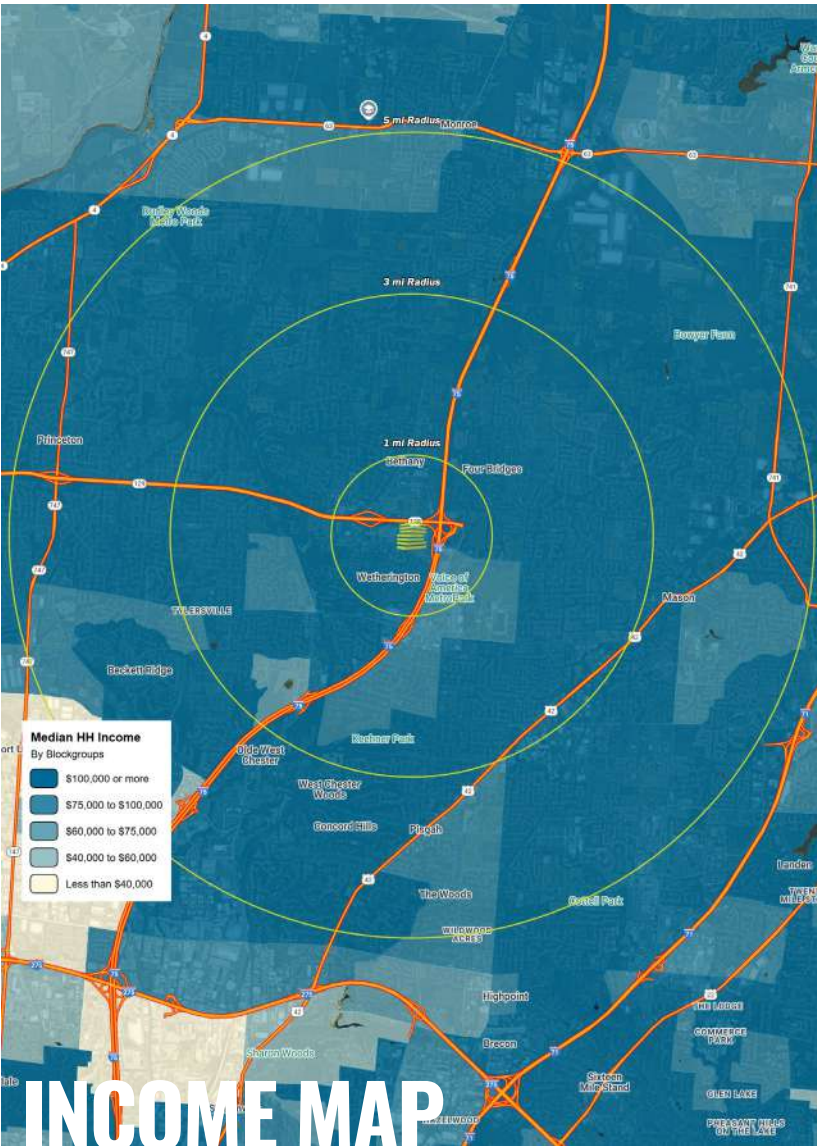
 Gordon
Brothers



7587 GIBSON STREET

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

LIBERTY TOWNSHIP IS A FAST-GROWING COMMUNITY LOCATED IN BUTLER COUNTY BETWEEN CINCINNATI AND DAYTON, OFFERING EXCEPTIONAL REGIONAL ACCESS VIA I-75, SR-129, AND MAJOR NORTH-SOUTH COMMERCIAL CORRIDORS. KNOWN FOR ITS STRONG DEMOGRAPHICS, MODERN DEVELOPMENT, AND FAMILY-FOCUSED NEIGHBORHOODS, THE TOWNSHIP HAS BECOME ONE OF THE MOST DESIRABLE AREAS IN SOUTHWEST OHIO.

THE LOCAL ECONOMY IS ANCHORED BY HEALTHCARE, EDUCATION, RETAIL, AND PROFESSIONAL SERVICES, WITH MAJOR EMPLOYERS SUCH AS CINCINNATI CHILDREN'S HOSPITAL - LIBERTY CAMPUS, LIBERTY CENTER, AND LAKOTA LOCAL SCHOOLS DRIVING DEMAND FOR RETAIL, DINING, AND SERVICE-BASED BUSINESSES. THE NEARBY TYLERSVILLE ROAD AND CINCINNATI-DAYTON CORRIDOR CONTINUE TO ATTRACT NEW COMMERCIAL DEVELOPMENT, SUPPORTED BY A GROWING POPULATION AND HIGH HOUSEHOLD INCOMES.

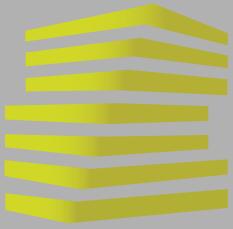
LIBERTY TOWNSHIP OFFERS A ROBUST MIX OF SHOPPING, DINING, AND ENTERTAINMENT OPTIONS, INCLUDING THE LARGE MIXED-USE LIBERTY CENTER DEVELOPMENT, WHICH COMBINES RETAIL, RESTAURANTS, RESIDENTIAL SPACE, AND OFFICE USES. AMPLE GREEN SPACE, PARKS, AND RECREATIONAL AMENITIES—ALONG WITH QUICK ACCESS TO BOTH CINCINNATI AND DAYTON—ENHANCE THE AREA'S APPEAL FOR FAMILIES AND PROFESSIONALS.

WITH STRONG POPULATION GROWTH, HIGH-QUALITY NEIGHBORHOODS, AND A THRIVING COMMERCIAL BASE, LIBERTY TOWNSHIP STANDS OUT AS A HIGH-PERFORMING AND RAPIDLY EXPANDING TRADE AREA WITHIN THE GREATER CINCINNATI-DAYTON REGION.

DEMOGRAPHICS

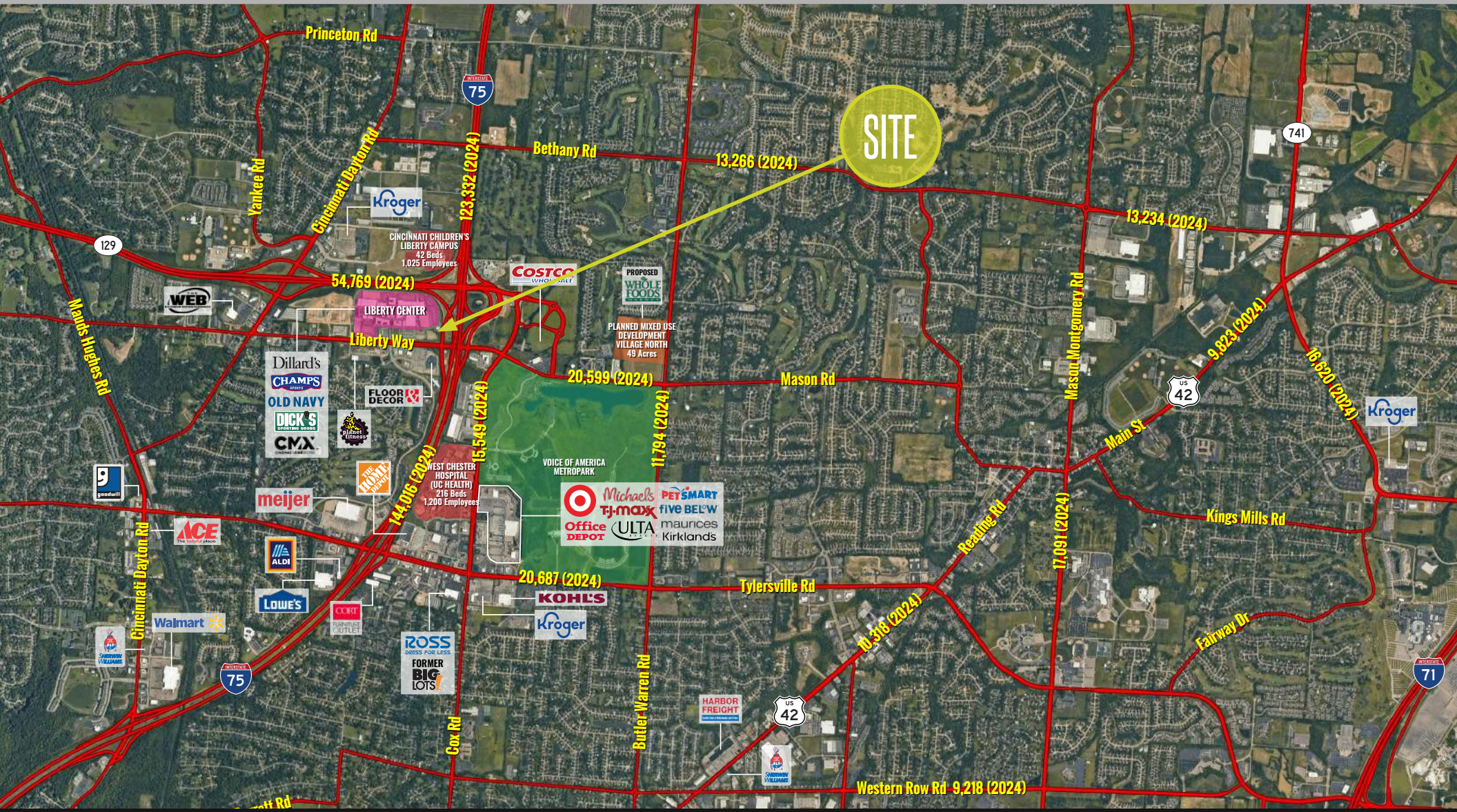
	1 mile	3 miles	5 miles
POPULATION	2,999	57,716	142,103
HOUSEHOLDS	1,191	20,566	51,112
EMPLOYEES	6,439	20,242	51,113
MED HH INCOME	\$149,101	\$138,852	\$139,844

AREA RETAIL | RESTAURANTS



7587 GIBSON STREET MARKET AERIAL

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