

RETAIL DEVELOPMENT FOR LEASE OR SALE

FREEDOM POINTE

Veterans Boulevard, Liberty Township, OH 45044



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COMMERCIAL REAL ESTATE SERVICES

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FOR SALE OR LEASE

FREEDOM POINTE

AVAILABLE:

3 Retail / Restaurant Buildings | 3.62 Acres

RETAIL DEV. LEASE RATE:

Outlots - \$150,000 / year

Strip Center – Call for Details

PARCEL SALE RATE:

\$1,000,000 / Acre

PROPERTY INFORMATION:

- 3 Parcels for sale – each approximately 1 acre
- OR 3 buildings available for lease:
 - **Outlot 1:** Restaurant w/ Drive Thru | up to 2,250 SF
 - **Outlot 2:** Restaurant | 5,000 – 5,250 SF
 - **Strip Center:** Retail / Restaurant | 11,800 – 12,000 SF
- Located in highly desirable Liberty Township retail corridor
- Across from brand new Costco development & Christ Hospital Medical Center
- Quick access to I-75 and OH-129

TRAFFIC COUNTS:

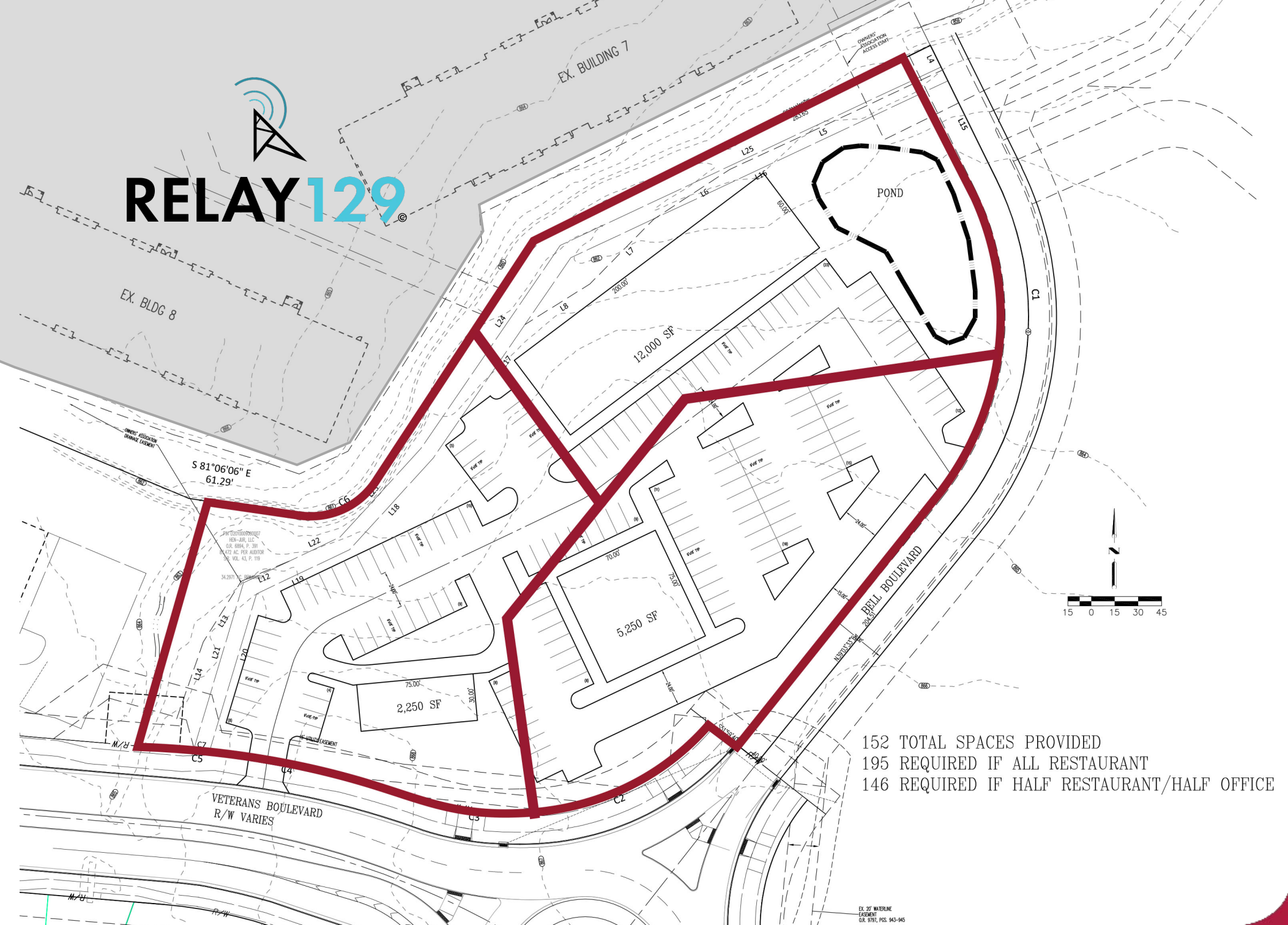
- Cox Road – 14,259 VPD



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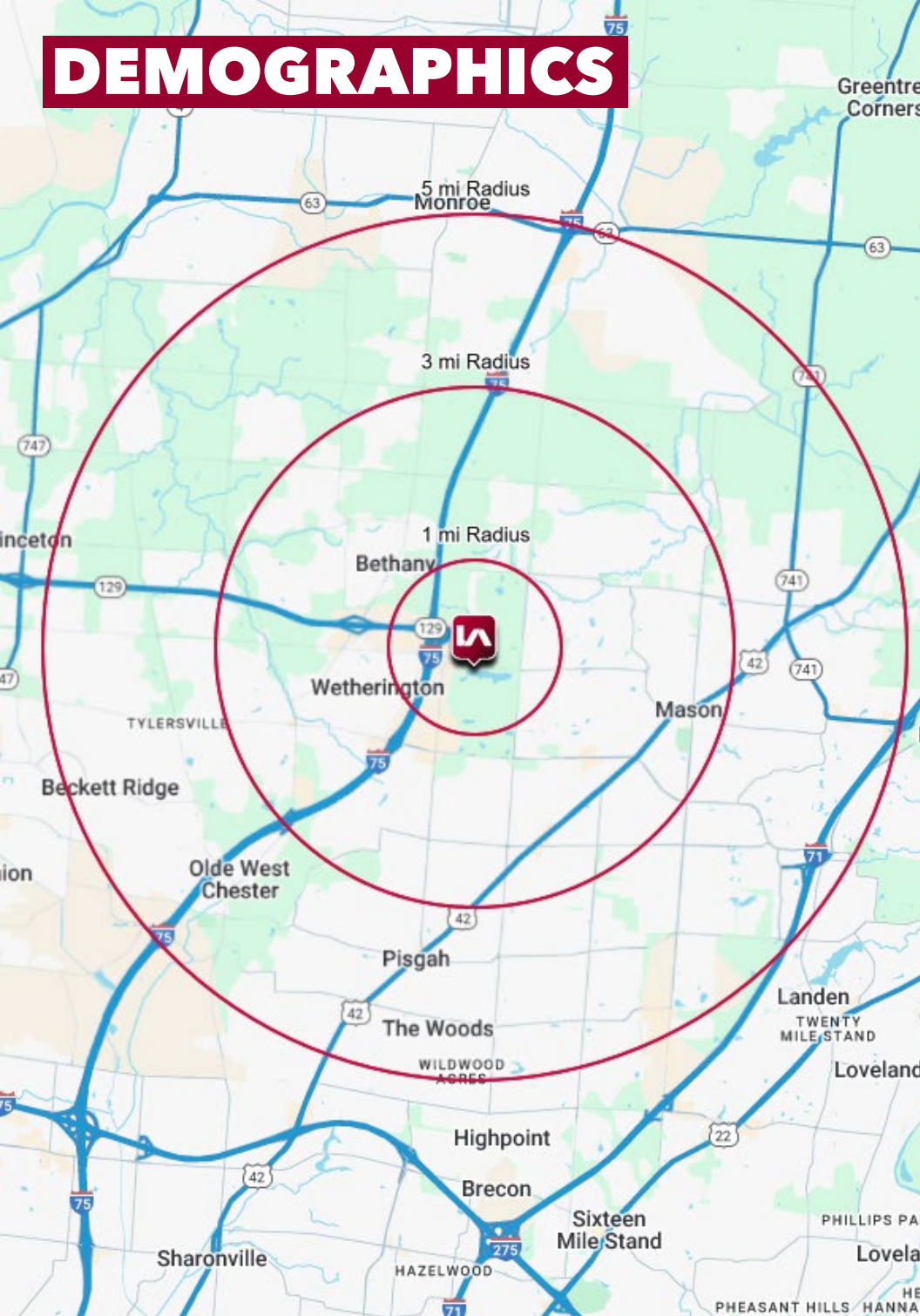
FREEDOM POINTE







DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	3,245	58,016	136,898
2030 Projected Population	3,210	58,366	137,246
2020 Census Population	3,308	57,984	135,807
2010 Census Population	3,057	52,558	120,891
Projected Annual Growth 2025 to 2030	-0.2%	0.1%	-
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.9%
HOUSEHOLDS			
2025 Estimated Households	1,224	20,972	49,284
2030 Projected Households	1,246	21,701	50,837
2020 Census Households	1,178	20,040	47,493
2010 Census Households	1,042	17,936	41,740
Projected Annual Growth 2025 to 2030	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	1.2%	1.1%	1.2%
AGE			
2025 Est. Population Under 10 Years	9.6%	11.9%	12.4%
2025 Est. Population 10 to 19 Years	15.2%	15.6%	15.1%
2025 Est. Population 20 to 29 Years	11.1%	11.3%	10.8%
2025 Est. Population 30 to 44 Years	14.6%	19.0%	20.2%
2025 Est. Population 45 to 59 Years	24.0%	21.9%	21.3%
2025 Est. Population 60 to 74 Years	16.8%	14.4%	14.7%
2025 Est. Population 75 Years or Over	8.8%	5.9%	5.6%
2025 Est. Median Age	44.4	39.1	38.9
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.0%	49.6%	49.7%
2025 Est. Female Population	50.0%	50.4%	50.3%
2025 Est. Never Married	27.5%	28.3%	26.3%
2025 Est. Now Married	56.1%	56.0%	58.7%
2025 Est. Separated or Divorced	9.5%	10.7%	10.3%
2025 Est. Widowed	6.9%	5.0%	4.8%
INCOME			
2025 Est. HH Income \$200,000 or More	32.6%	25.8%	27.7%
2025 Est. HH Income \$150,000 to \$199,999	9.6%	12.8%	13.9%
2025 Est. HH Income \$100,000 to \$149,999	16.7%	24.4%	23.0%
2025 Est. HH Income \$75,000 to \$99,999	10.4%	11.3%	11.9%
2025 Est. HH Income \$50,000 to \$74,999	16.1%	11.5%	10.9%
2025 Est. HH Income \$35,000 to \$49,999	3.3%	5.4%	4.4%
2025 Est. HH Income \$25,000 to \$34,999	4.0%	3.0%	2.4%
2025 Est. HH Income \$15,000 to \$24,999	3.7%	2.4%	2.3%
2025 Est. HH Income Under \$15,000	3.6%	3.4%	3.5%
2025 Est. Average Household Income	\$176,749	\$164,533	\$175,104
2025 Est. Median Household Income	\$135,666	\$136,847	\$138,965
2025 Est. Per Capita Income	\$66,835	\$59,531	\$63,070
2025 Est. Total Businesses	359	2,086	4,286
2025 Est. Total Employees	5,082	23,389	55,063