

# FOR SALE

THE FIELDS AT LIBERTY WAY - LIBERTY WAY & COX ROAD West Chester, OH 45069

# NAI Bergman



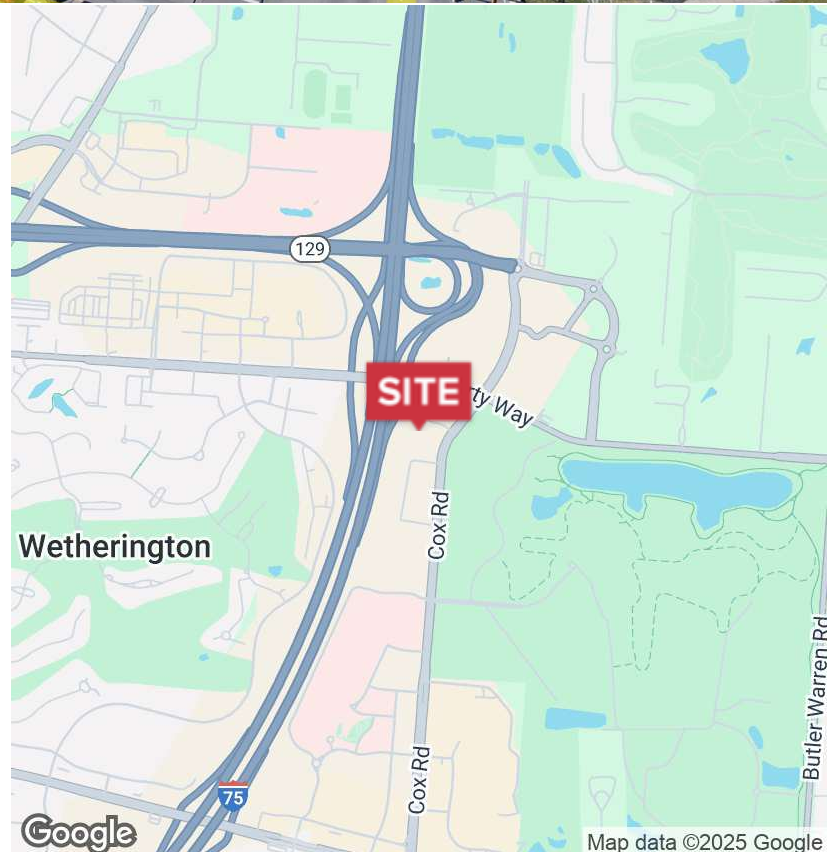
## Land | 1.99 Acres +/-

- 1.99 Acres - for Development at I-75 Northbound Exit Ramp at Liberty Way - Across from Cox Road
- Adjoins Holiday Inn Express & Suites and Hyatt House Hotel
- NOW Under Development: Marathon Gas, MedVet, Prime Car Wash
- Near Liberty Center, Cabela's, Children's Hospital, UC Health & COSTCO
- Great Visibility - Strong Traffic (133,438 CPD - Liberty Way & I-75)
- Strong Income Demographics
- Perfect for Retail | Restaurant | Office
- Butler County - West Chester Township - No Earnings Tax
- Zoned C-PUD (Commercial Planned Unit Development)

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	3,282	\$133,379
2 MILES	19,483	\$143,695
3 MILES	45,651	\$133,716

\* Figures shown represent estimates



**David Metz**  
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**4695 Lake Forest Drive**  
Cincinnati, OH 45242  
bergmancommercial.com



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## OWNER / CLIENT

M & R INVESTMENTS LLC  
2979 SHAKESPEARE DRIVE  
FRANKLIN, OH. 45005

## PROPERTY ADDRESS

LIBERTY WAY  
WEST CHESTER TWP., OH.

## SURVEYOR'S ADDRESS

CT CONSULTANTS, INC.  
INTEGRITY TOWER BUILDING  
4420 COOPER ROAD, SUITE 200  
CINCINNATI, OH. 45242



MNR INVESTMENT, LLC  
O.R. 9873, PG. 960  
TOTAL 7.0957 AC.  
PID: M5610-020-000-002 & 031



**1.99 AC  
FOR SALE**

BEARING	CH. DISTANCE
N17°52'W	239.47'
N07°05'W	219.70'
N16°08'W	20.04'

## SURVEYOR'S NOTES

DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR UNDER MY DIRECTION IN ACCORDANCE WITH THE OHIO MINIMUM STANDARD.

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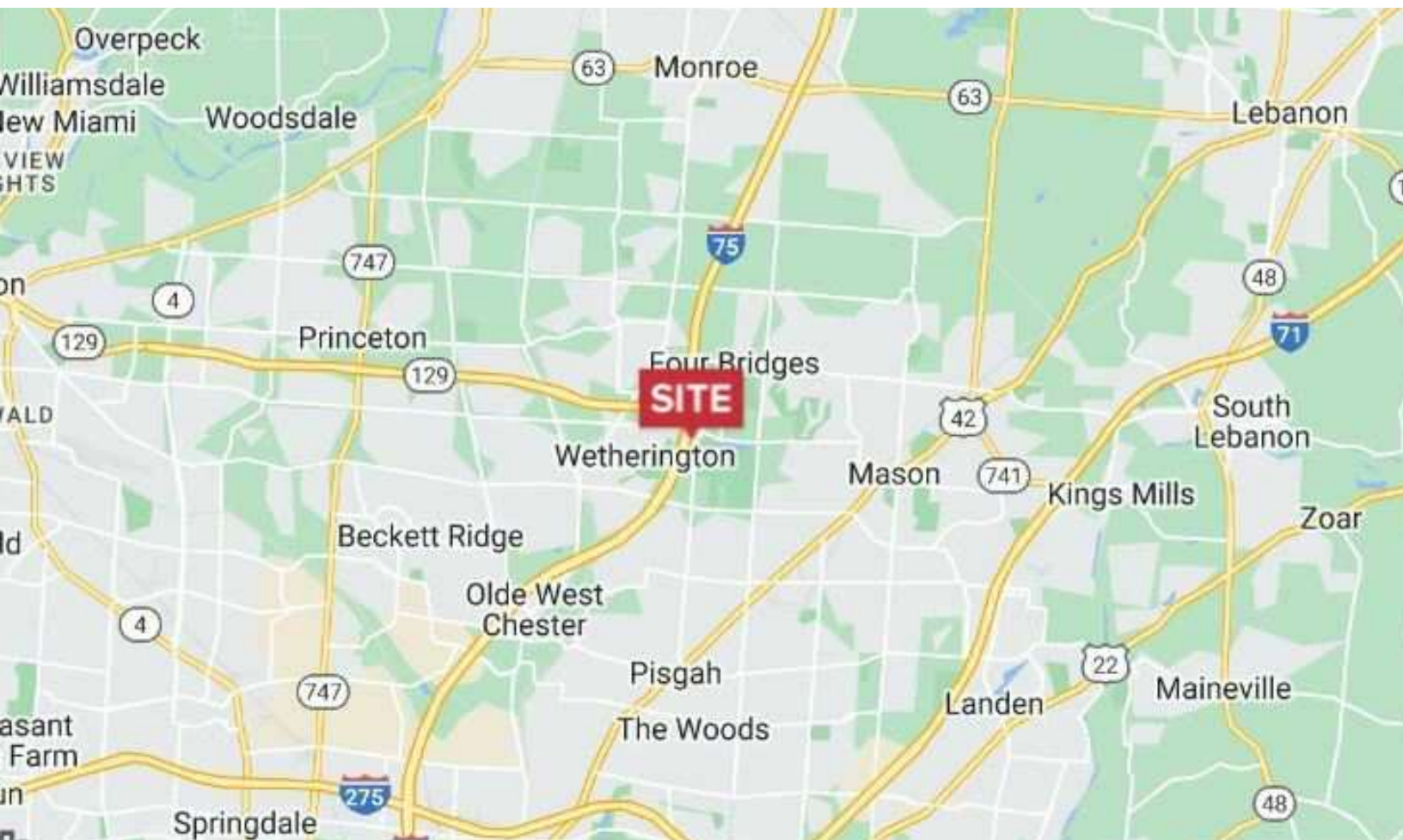
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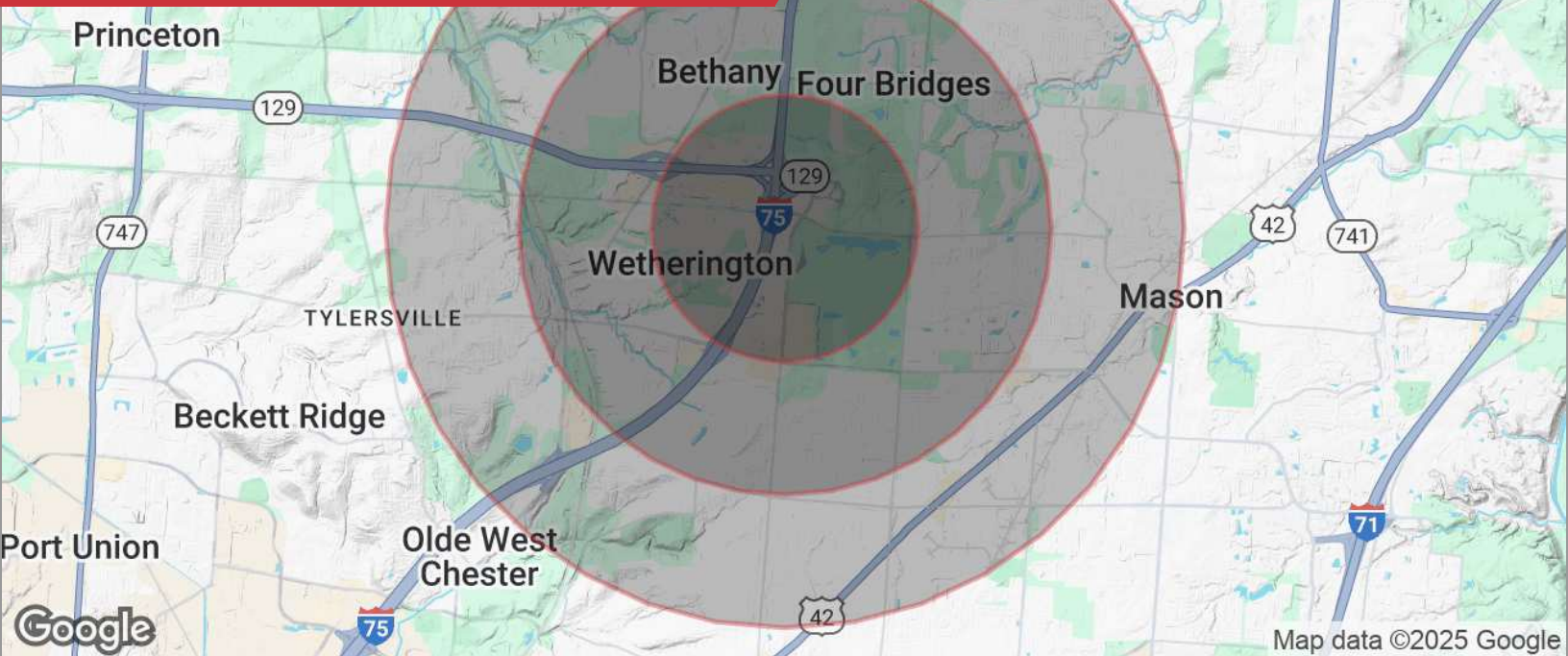
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	3,282	19,483	45,651
Median age	47.9	39.4	40.0
Median age (male)	46.1	37.0	37.8
Median age (Female)	48.3	40.0	41.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,423	7,092	16,887
# of persons per HH	2.3	2.7	2.7
Average HH income	\$133,379	\$143,695	\$133,716
Average house value	\$869,500	\$595,140	\$513,747

\* Demographic data derived from 2020 ACS - US Census