

**Out-Lot Available for Ground Lease and/or Sale \$425,000**

**2,000 SF +/-  
Single Tenant Use**

**New on Market**

**Liberty Towne Center  
100% Leased**



**FEATURES**

- Site Available “As-Is” for ground lease at \$2,250 per month.
- Site Available for Sale at \$425,000.00 AS-IS
- Site dimensions subject zoning requirements and subdivision plan.
- Liberty Township/ West Chester market.
- Just South of Route 129 off Cincinnati/Dayton Road.
- Ideal for drive thru user.
- Close to Children’s Hospital, Liberty Center and Lakota East High School.
- City Zoning requires 100% real “Brick” construction on site.
- Ground lease or Sale: Tenant responsible for building construction, utilities hook up’s, zoning approval.

<b>Demographics:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population:	7,680	58,300	143,970
Total Households:	2,584	19,664	49,405
Avg. HH Income:	\$133,232	\$117,759	\$113,631

**Traffic Counts:**  
Cincinnati Dayton Rd. at Liberty Centre = 22,092 ADT 2020

**LOCATION**

**Liberty Towne Center  
7206-7240 Towne Center Drive  
West Chester (Liberty Twp.), OH 45069**

**CONTACT**

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Harbor Towne Park  
160 Homes

Carriage Hill  
390 Homes

Windsor Estates  
370 Homes

Hankins Rd

Lakota Woods  
58 Homes

Kyles Station Rd

Lanes Landing  
113 Homes

Milikin Rd

75

Trails of Four Bridges  
342 Homes

Princeton Rd

Cincinnati/Dayton Rd

Robert's Park  
189 Homes

Butler County Veterans Hwy

Lakota East HS  
2,522 Students  
221 Employees

Cincinnati Childrens  
750 Employees

129

**SITE**

Hamilton Mason Rd

Voice of America Park  
435 Acres

Proposed Retail Center

Logos are for identification purposes only and may be trademarks of their respective companies.



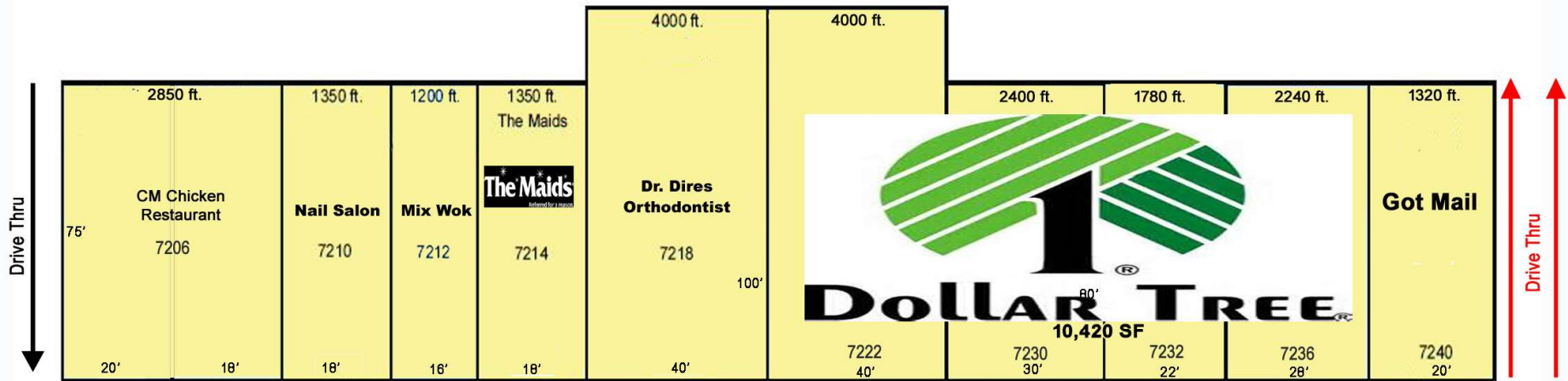
# Liberty Towne Center

7206-7240 Towne Center Drive

West Chester, Ohio 45069

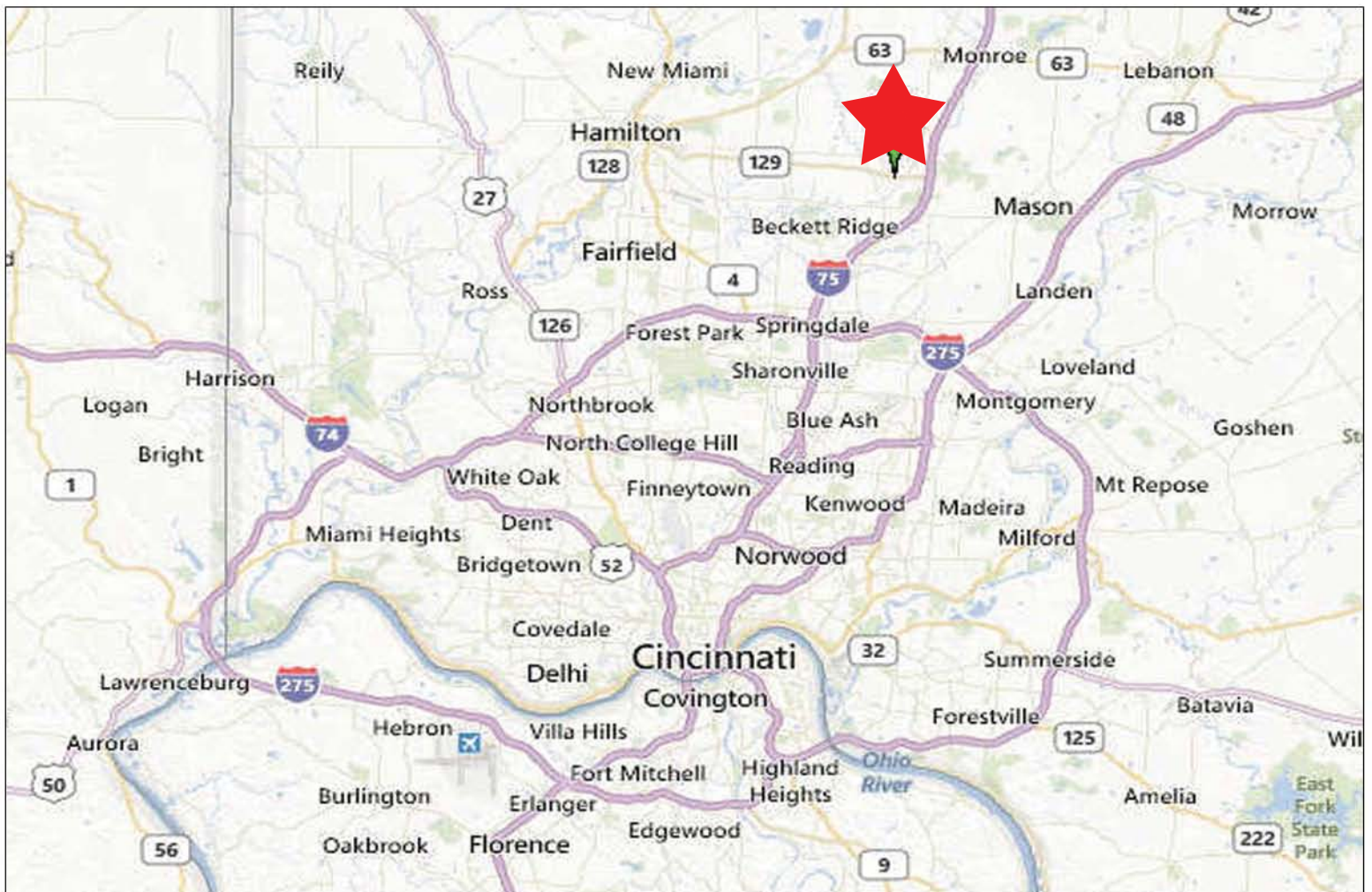
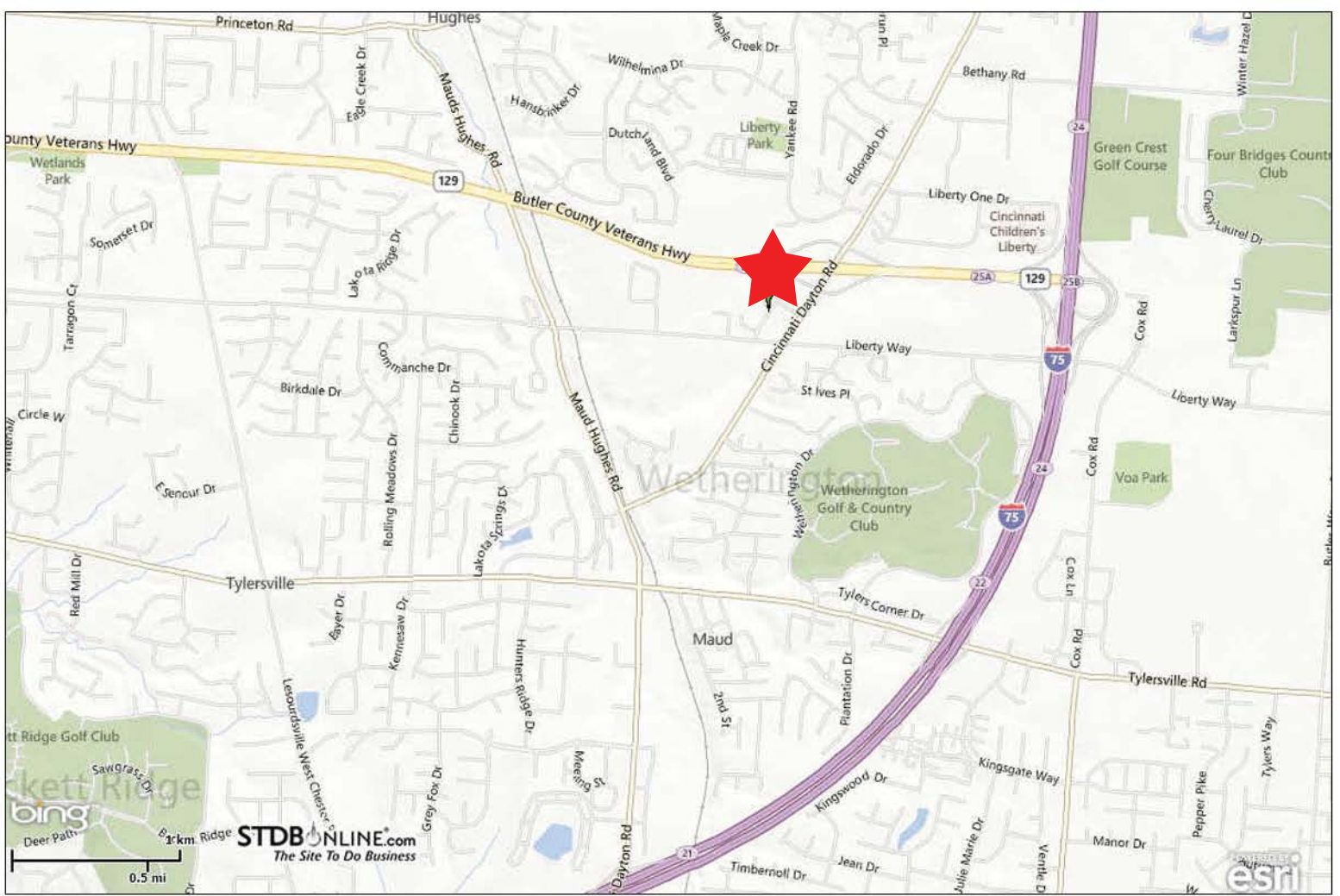
## SITE PLAN

The Web Extreme  
Entertainment  
Laser Tag



Parking Field





# Demographic Summary Report

## Liberty Center

7206-7240 Town Centre Dr, Liberty Township, OH 45069

Building Type: **General Retail**      Total Available: **4,000 SF**  
 Secondary: **Storefront**              % Leased: **100%**  
 GLA: **22,798 SF**                      Rent/SF/Yr: **\$216.00**  
 Year Built: **2001**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	8,028	61,124	151,743
2022 Estimate	7,680	58,300	143,970
2010 Census	6,530	50,911	126,362
Growth 2022 - 2027	4.53%	4.84%	5.40%
Growth 2010 - 2022	17.61%	14.51%	13.93%
<b>2022 Population by Hispanic Origin</b>	293	2,919	6,453
<b>2022 Population</b>	7,680	58,300	143,970
White	6,109 79.54%	45,729 78.44%	113,087 78.55%
Black	859 11.18%	4,796 8.23%	10,812 7.51%
Am. Indian & Alaskan	18 0.23%	128 0.22%	334 0.23%
Asian	453 5.90%	6,119 10.50%	16,213 11.26%
Hawaiian & Pacific Island	3 0.04%	86 0.15%	302 0.21%
Other	237 3.09%	1,442 2.47%	3,222 2.24%
U.S. Armed Forces	0	28	90
<b>Households</b>			
2027 Projection	2,703	20,648	52,145
2022 Estimate	2,584	19,664	49,405
2010 Census	2,194	16,983	43,066
Growth 2022 - 2027	4.61%	5.00%	5.55%
Growth 2010 - 2022	17.78%	15.79%	14.72%
Owner Occupied	2,219 85.87%	16,314 82.96%	41,110 83.21%
Renter Occupied	365 14.13%	3,350 17.04%	8,296 16.79%
<b>2022 Households by HH Income</b>	2,584	19,666	49,405
Income: <\$25,000	162 6.27%	1,123 5.71%	2,885 5.84%
Income: \$25,000 - \$50,000	198 7.66%	1,882 9.57%	4,976 10.07%
Income: \$50,000 - \$75,000	335 12.96%	2,662 13.54%	6,671 13.50%
Income: \$75,000 - \$100,000	472 18.27%	2,449 12.45%	6,895 13.96%
Income: \$100,000 - \$125,000	328 12.69%	2,417 12.29%	6,007 12.16%
Income: \$125,000 - \$150,000	211 8.17%	1,714 8.72%	4,191 8.48%
Income: \$150,000 - \$200,000	480 18.58%	3,735 18.99%	8,572 17.35%
Income: \$200,000+	398 15.40%	3,684 18.73%	9,208 18.64%
<b>2022 Avg Household Income</b>	\$133,232	\$140,671	\$138,771
<b>2022 Med Household Income</b>	\$109,527	\$117,759	\$113,631

