

AVAILABLE FOR GROUND LEASE OR BTS

PROPERTY HIGHLIGHTS

- Prime outparcel site available in West Chester Township, OH
- 1.050 AC outparcel available for Ground Lease or BTS
- Mixed-use development; retail, restaurant and single family community located at the I-75/Liberty Way Interchange, across the street from the 1.3M SF Liberty Center, which is home to Dillard's, Dick's Sporting Goods, The Funny Bone Comedy Club, Cooper's Hawk, Cobb, Cinebistro, AC Marriott Hotel, Cheesecake Factory, Kona Grill, i-FLY, Shake Shack, Torchy's Taco's and more
- Regional access via I-75 and Hwy 129; Access site from Liberty Way and Tylers Place Blvd. Adjacent to Chick-Fil-A, Verizon, Sleep Number and the Wetherington Golf Country Club community
- Multiple regional hospitals within one mile
- Great visibility and access to Liberty Way
- Agent Owned

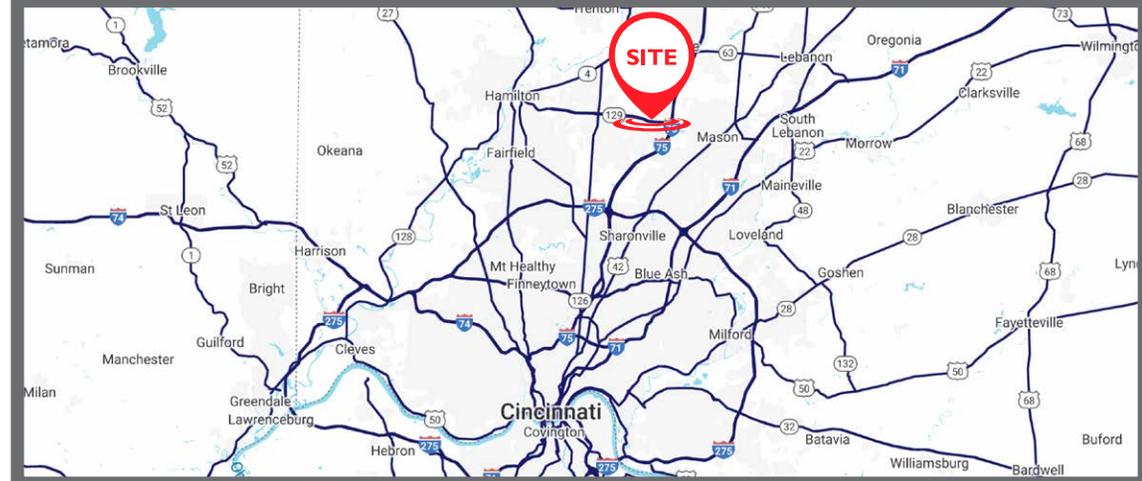


TRAFFIC COUNTS

- 131,344 (24) VPD: I-75
- 54,942 (24) VPD: I29

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,608	59,897	143,048
HOUSEHOLDS	1,045	21,472	51,599
AVG HH INCOME	\$203,565	\$164,274	\$174,121
EMPLOYEES	6,480	21,543	52,743



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

Prime West Chester Twp Outparcel

TRAILSIDE DRIVE & CABELA DRIVE | WEST CHESTER TWP, OH 45069



- AREA SURROUNDINGS**
- Located across from Liberty Center - 1.3M SF of mixed-use development on 100 acres.
 - Average household income of \$169,766 within a 5-mile radius
 - Growing population of 149,141 within a 5-mile radius
 - Four area hospitals within 1-mile"
 - Cincinnati Children's
 - UC Health West Chester
 - The Christ Hospital Outpatient Center
 - TriHealth Ambulatory Care Center
 - Voice of America MetroPark
 - 22 Athletic Fields
 - 9 Miles of Natural Trails
 - Stocked Lake
 - Banquet Facility
 - New 3,500 SF Field-house
 - Several Golf Club Communities - Private and public courses surround the site with home values in excess of \$1M
 - New Holiday Inn Express, Hyatt Place, AC Marriot and Hampton Inn

Prime West Chester Twp Outparcel

TRILSIDE DRIVE & CABELA DRIVE | WEST CHESTER TWP, OH 45069

Anchor
ASSOCIATES



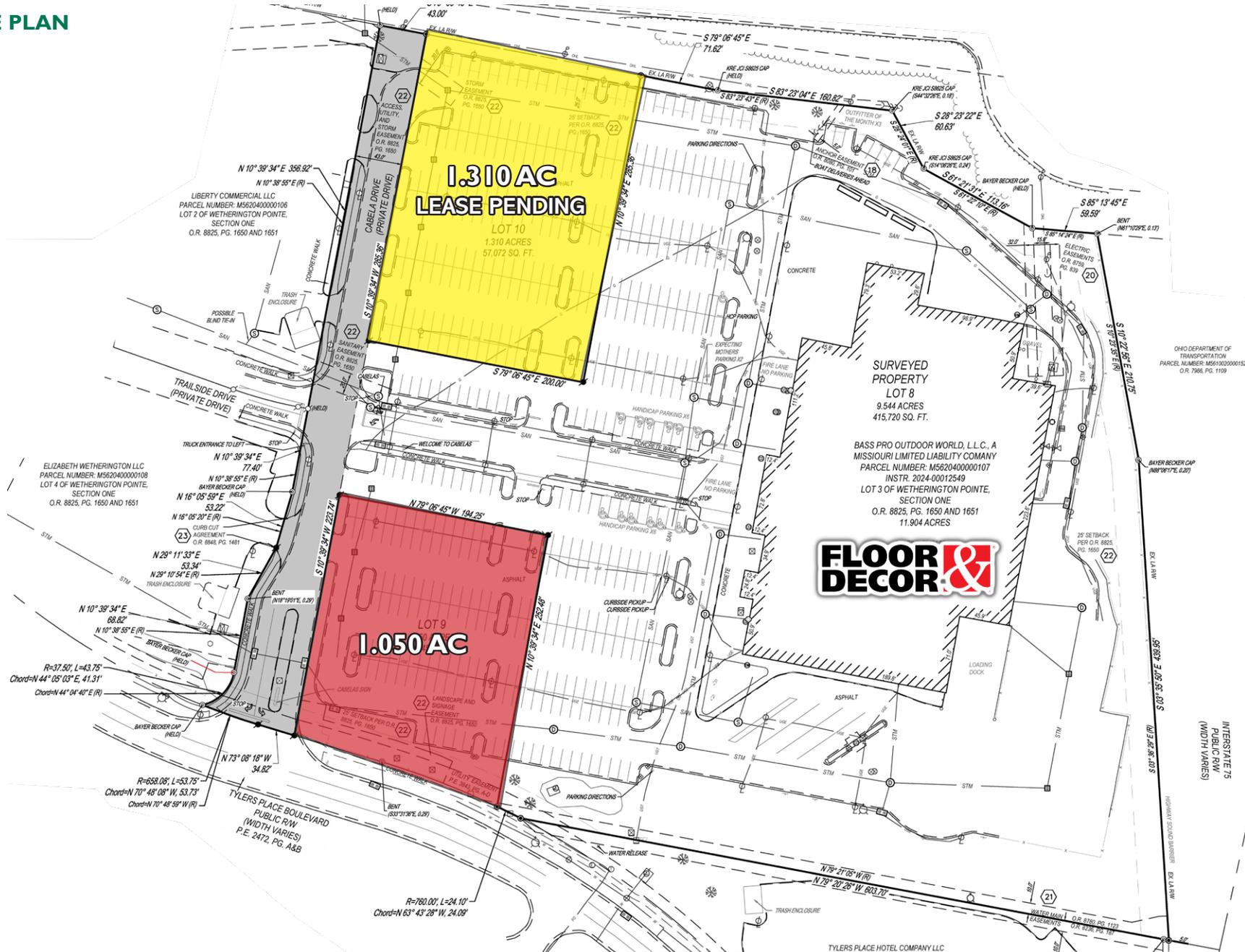
4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Prime West Chester Twp Outparcel

TRAILSIDE DRIVE & CABELA DRIVE | WEST CHESTER TWP, OH 45069

SITE PLAN



SURVEYED PROPERTY
LOT 8
9.54 ACRES
415,720 SQ. FT.

BASS PRO OUTDOOR WORLD, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY
PARCEL NUMBER: M5620400000107
INSTR. 2024-00012549
LOT 3 OF WETHERINGTON POINTE, SECTION ONE
O.R. 8825, PG. 1650 AND 1651
11.904 ACRES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS