

OUTLOTS AVAILABLE

OUTLOTS AT KYLES STATION | SR 4 and Kyles Station Rd, Liberty Twp, OH



CONTACT:

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OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



OUTLOTS AT KYLES STATION

CONCEPT PLAN



PROPERTY HIGHLIGHTS

- Outlots from 0.77- 2.5 ± AC in new Kroger Marketplace-anchored mixed-use development located in Liberty Township at the intersection of Kyles Station Road and SR 4 (Hamilton Middletown Rd.)
- Zoned B-2 and well suited for most restaurant, retail & office uses
- Strong demographics and drive-by traffic of over 25,460 vehicles per day
- Convenient to/from West Chester/Liberty Township, Fairfield/Fairfield Township, Hamilton and Monroe
- Signalized SR 4 access
- Strategically situated amid numerous new, upscale residential communities, that have led Greater Cincinnati in single family housing permits over the last several years
- High growth potential with 1,264 new or soon-to-be-built homes within the trade area

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,509	31,480	110,386
Total Employees	1,007	5,897	22,616
Total HH Income	\$119,506	\$132,978	\$119,195

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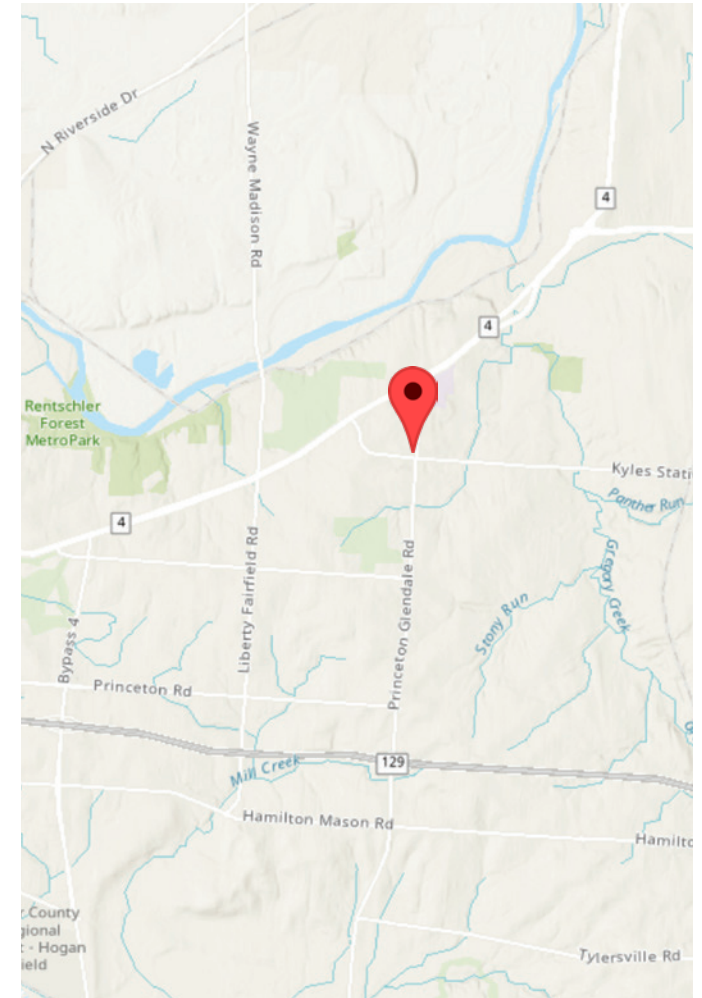
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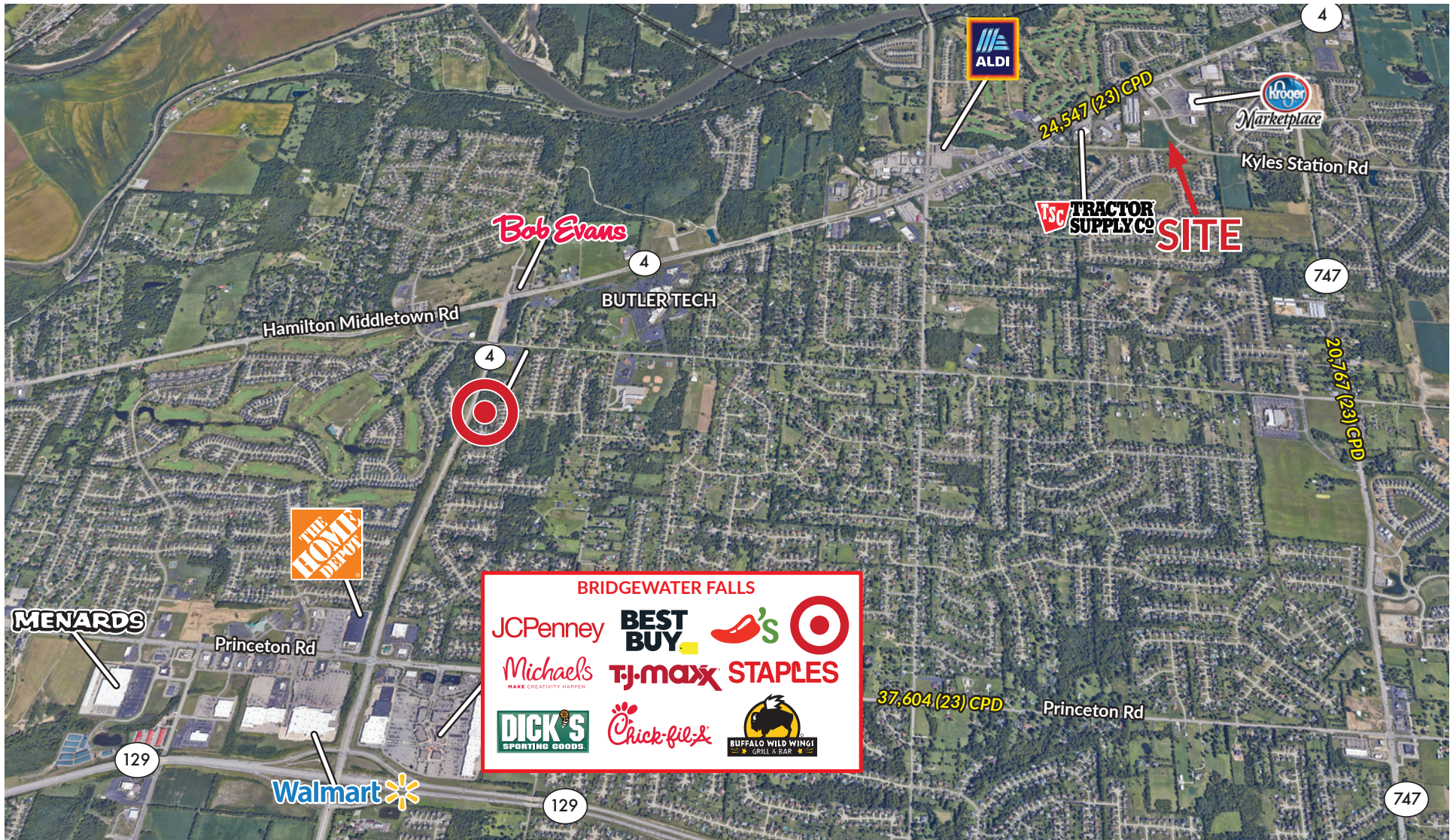
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BRIDGEWATER FALLS

JCPenney BEST BUY  

Michaels T.J. Maxx STAPLES

DICK'S SPORTING GOODS Chick-fil-A 

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