



f X in

513.489.3343
edgegp.com

LIBERTY COMMONS SHOPPING CENTER

7302 - 7340 Yankee Road, Liberty Twp., OH 45044

LAST SPACE REMAINING
AVAILABLE for LEASE
1,044 SF Retail / Office Space



- Property Details:**
- Co-tenancy with one of the **highest trafficked Krogers** in the Cincinnati / Dayton region
 - Located in fast-growing **Liberty Township**
 - Directly off of SR 129 and Interstate 75 interchange with **terrific access and visibility** from Yankee Road
 - Strong mix of **regional and national** tenants

Major retail area anchors include:



Demographics:

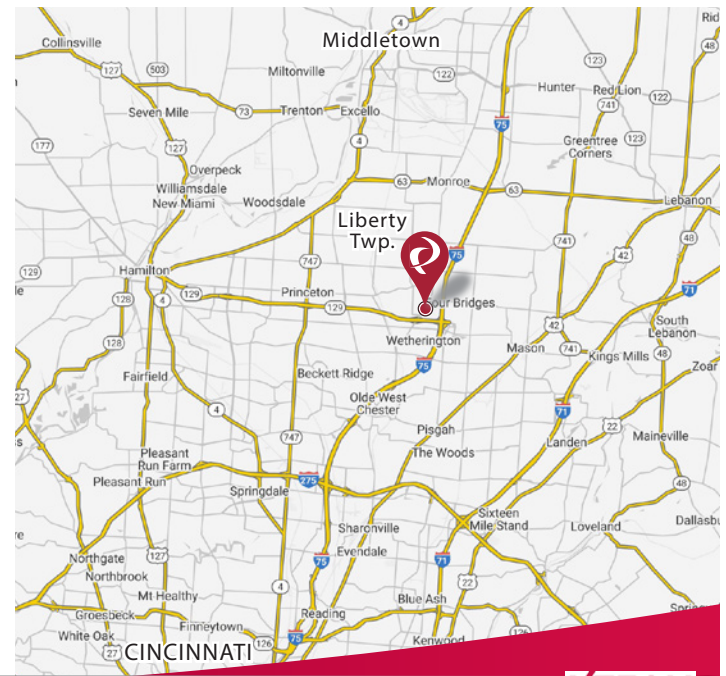
2024 Estimates	1 Mile	3 Mile	5 Mile
Population	5,054	55,846	137,403
Households	1,979	20,015	49,755
Average Household Income	\$156,787	\$161,628	\$161,342
Total Number of Employees	2,726	17,291	50,923

Traffic Counts:

	ADT
Cincinnati Dayton Road	43,529 (Inrix 2023)
Butler County Veteran's Hwy (SR 129)	52,967 (Inrix 2023)
I-75	106,851 ADT (Inrix 2023)

Contact:
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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Detail Aerial



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Market Aerial





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Site Plan



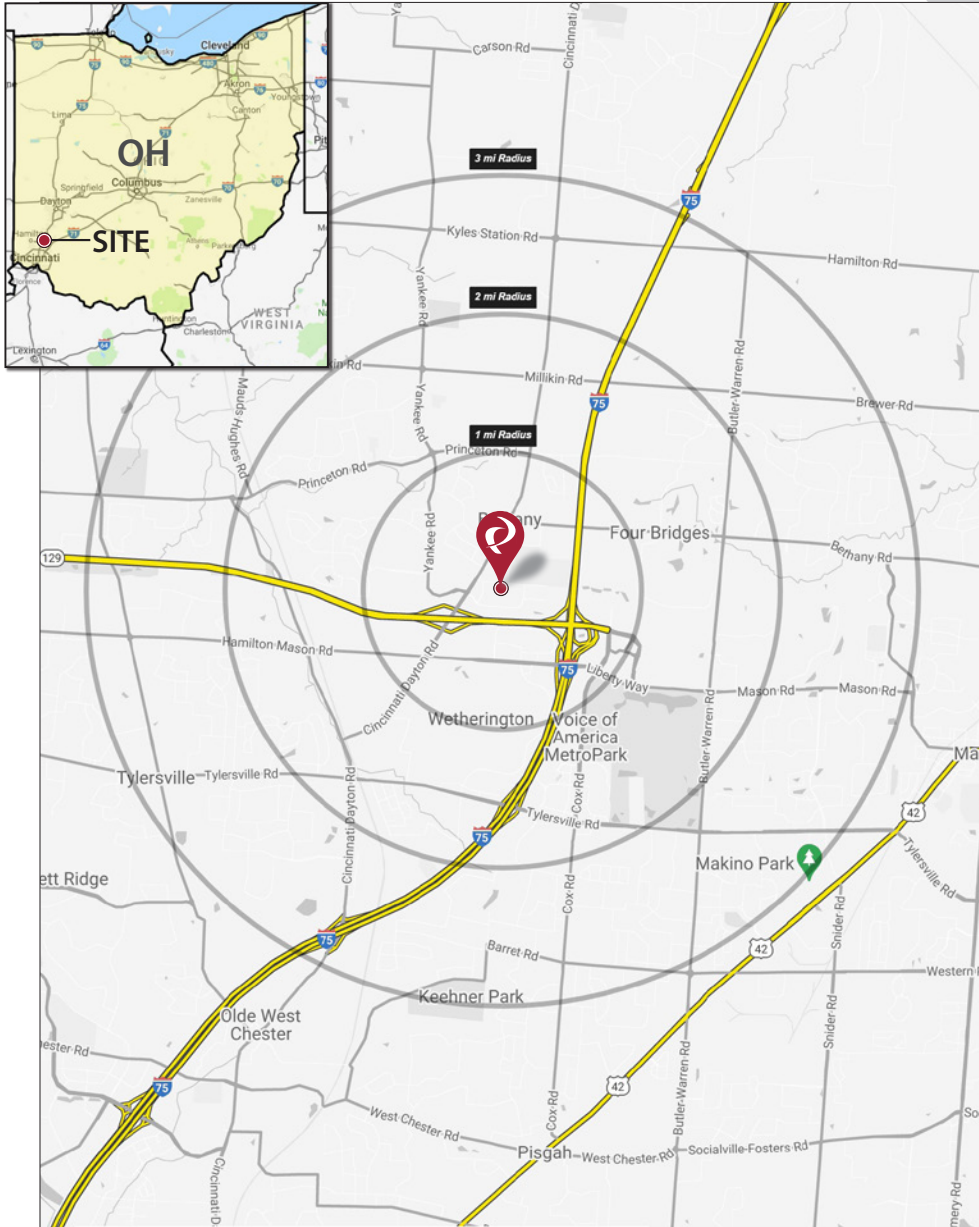
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3769/-84.3746

7302 Yankee Rd. Liberty Twp., OH 45044	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,054	55,846	137,403
2029 Projected Population	5,156	57,883	142,044
2020 Census Population	5,872	56,959	139,138
2010 Census Population	4,317	51,962	123,988
Projected Annual Growth 2024 to 2029	0.4%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.8%
2024 Median Age	38.1	38.9	39.1
Households			
2024 Estimated Households	1,979	20,015	49,755
2029 Projected Households	2,053	21,082	52,219
2020 Census Households	1,967	19,124	48,257
2010 Census Households	1,444	17,169	42,344
Projected Annual Growth 2024 to 2029	0.7%	1.1%	1.0%
Historical Annual Growth 2010 to 2024	2.6%	1.2%	1.3%
Race and Ethnicity			
2024 Estimated White	74.0%	74.9%	74.8%
2024 Estimated Black or African American	11.1%	7.9%	7.8%
2024 Estimated Asian or Pacific Islander	7.9%	11.8%	12.1%
2024 Estimated American Indian or Native Alaskan	0.4%	0.1%	0.1%
2024 Estimated Other Races	6.5%	5.3%	5.2%
2024 Estimated Hispanic	6.0%	4.3%	4.1%
Income			
2024 Estimated Average Household Income	\$156,787	\$161,628	\$161,342
2024 Estimated Median Household Income	\$121,177	\$131,139	\$127,321
2024 Estimated Per Capita Income	\$61,396	\$57,964	\$58,462
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.1%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.6%	2.6%
2024 Estimated High School Graduate	24.7%	21.0%	21.6%
2024 Estimated Some College	13.0%	16.9%	15.8%
2024 Estimated Associates Degree Only	6.3%	6.3%	7.2%
2024 Estimated Bachelors Degree Only	33.7%	31.3%	30.6%
2024 Estimated Graduate Degree	15.5%	19.7%	20.1%
Business			
2024 Estimated Total Businesses	299	1,588	4,509
2024 Estimated Total Employees	2,726	17,291	50,923
2024 Estimated Employee Population per Business	9.1	10.9	11.3
2024 Estimated Residential Population per Business	16.9	35.2	30.5

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