









7876 Liberty Way, Liberty Twp., OH 45069
Butler County

PROPERTY HIGHLIGHTS

-  New Mixed-Use Retail Development on 19 Acres
-  Up to 86,200 SF of New Retail Space Plus 7 Outlots
-  Site Offers Great Access to Region via I-75 & S.R. 129
-  Adjacent to #1 Costco in OH per Placer.ai with 2.9M Visits/Year
-  Voice of America Metro Park per Placer.ai has 971k Visits/Year
-  One of Cincinnati's Premier Residential & Commercial Trade Areas

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	2,333	60,502	142,101
Median HH Income	\$141,825	\$136,713	\$138,180
Average HH Income	\$192,284	\$162,784	\$174,289
Estimated Total Employees	5,750	22,417	57,840

TRAFFIC COUNTS

I-75 - 142,320 ADT
Liberty Way - 27,903 ADT
Cox Rd - 12,327 ADT



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LIBERTY WAY & COX RD

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3695/-84.3637

7876 Liberty Way Four Bridges, OH 45069	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,333	60,502	142,101
2030 Projected Population	2,323	60,874	142,544
2020 Census Population	2,318	60,142	140,221
2010 Census Population	2,097	54,976	124,921
Projected Annual Growth 2025 to 2030	-	0.1%	-
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.9%
2025 Median Age	46.4	38.9	38.8
Households			
2025 Estimated Households	952	21,730	51,329
2030 Projected Households	974	22,512	52,983
2020 Census Households	903	20,576	49,182
2010 Census Households	794	18,546	43,202
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	1.3%	1.1%	1.3%
Race and Ethnicity			
2025 Estimated White	78.3%	73.1%	73.0%
2025 Estimated Black or African American	7.9%	7.6%	7.6%
2025 Estimated Asian or Pacific Islander	9.5%	13.1%	13.3%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	4.2%	6.0%	6.0%
2025 Estimated Hispanic	3.9%	5.1%	5.1%
Income			
2025 Estimated Average Household Income	\$192,284	\$164,784	\$174,289
2025 Estimated Median Household Income	\$141,825	\$136,713	\$138,180
2025 Estimated Per Capita Income	\$78,577	\$59,228	\$62,987
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.7%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.0%	2.3%
2025 Estimated High School Graduate	19.5%	17.1%	16.5%
2025 Estimated Some College	9.9%	14.6%	13.8%
2025 Estimated Associates Degree Only	4.0%	7.3%	7.3%
2025 Estimated Bachelors Degree Only	36.0%	34.3%	34.8%
2025 Estimated Graduate Degree	26.6%	22.9%	23.8%
Business			
2025 Estimated Total Businesses	407	2,053	4,453
2025 Estimated Total Employees	5,750	22,417	57,840
2025 Estimated Employee Population per Business	14.1	10.9	13.0
2025 Estimated Residential Population per Business	5.7	29.5	31.9

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