

THE SHOPPES  
AT KYLE STATION



— 5343 PRINCETON GLENDALE ROAD, HAMILTON, OH 45011 —

**4.09 ACRES | FOR SALE | LIBERTY TOWNSHIP**

*Commercial Land | Butler County | \$1,150,000*

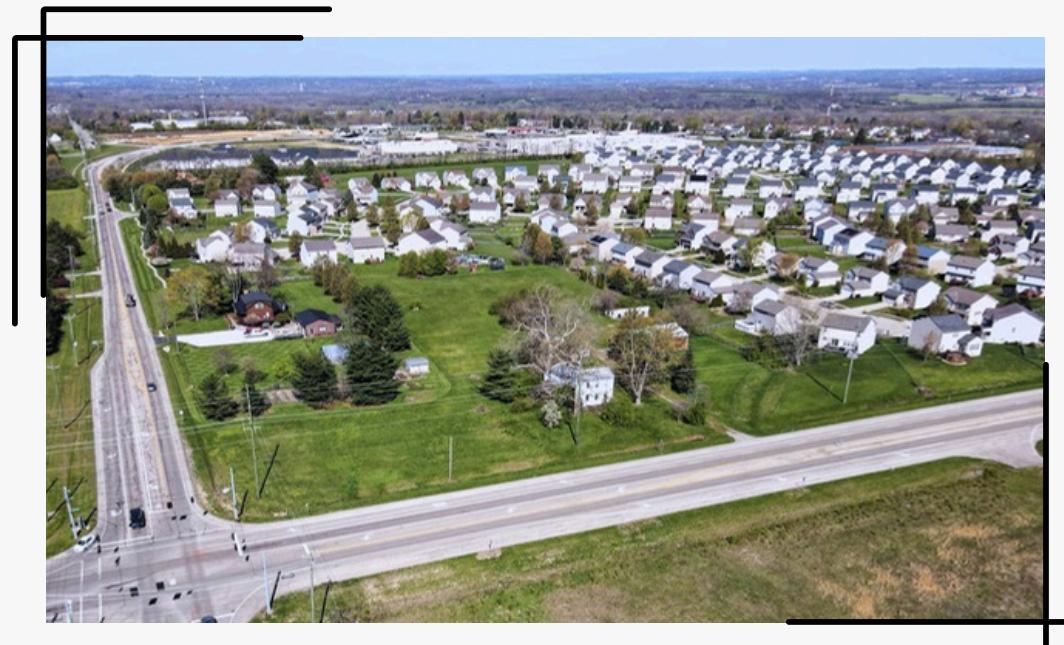
## The Offering

3CRE is pleased to present a prime 4.09-acre commercial development opportunity at 5343 Princeton Glendale Road in Liberty Township. Situated at a highly visible signalized intersection, this property lies within the Princeton Glendale Business District Overlay, allowing for a wide range of commercial uses including retail, office, medical, and more. With strong traffic counts, excellent accessibility, and close proximity to residential neighborhoods and major thoroughfares, this site is ideal for developers or business owners seeking a high-exposure location in a rapidly growing area.

Situated along the busy SR 747 corridor in Liberty Township, 5343 Princeton Glendale Road offers excellent access to I-75 and OH-129, connecting easily to Cincinnati and Dayton. Surrounded by growing residential neighborhoods, retail centers, and schools, the area provides a strong customer base and workforce. Located within the Princeton Glendale Business District Overlay, the site is ideal for commercial development, with flexible zoning that supports retail, office, and service uses in a high-traffic, high-growth area.

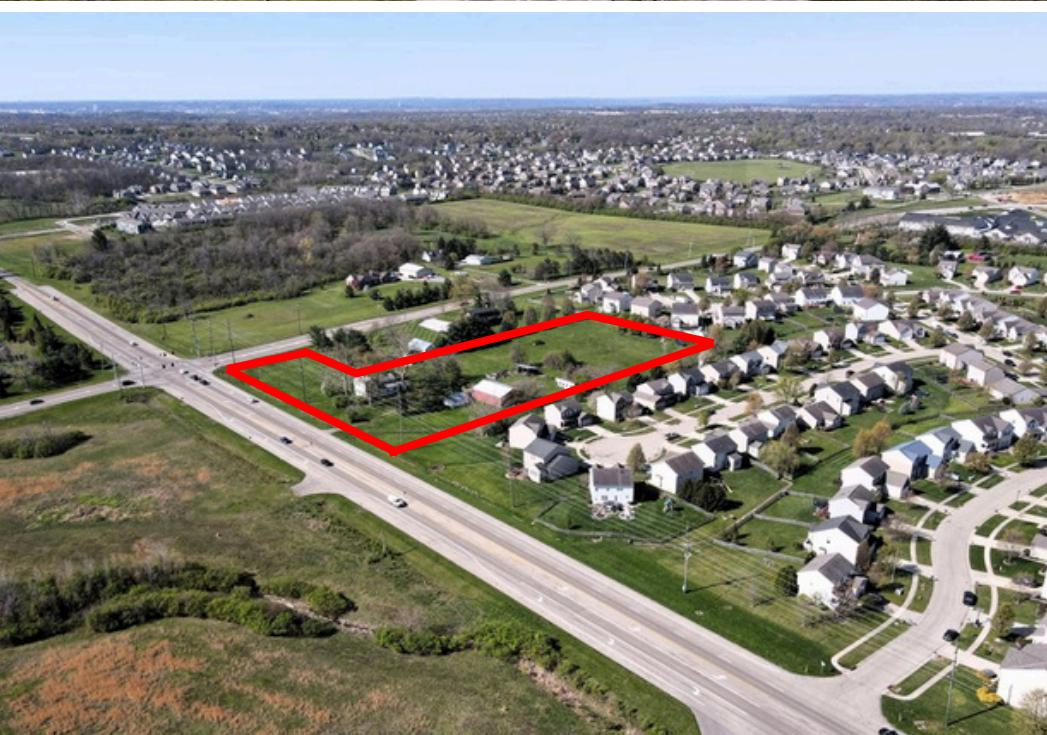
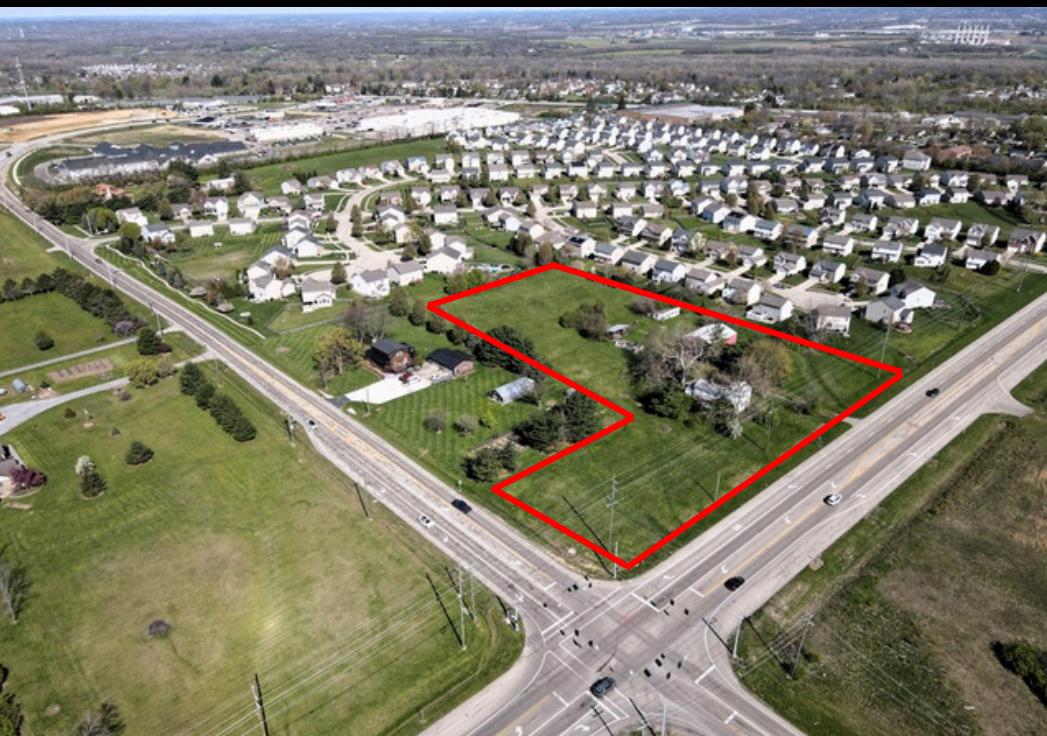
## Space Highlights

- **Asking Price** - \$1,150,000
- **Acreage** - 4.0940 Acres
- **Parcel** - D2010004000073
- **Butler County | Liberty Township**
- **Zoning** - RA-1
- **Overlay District** - “PGBD-O” Princeton Glendale business District Overlay
- Prime commercial development site at a high-traffic, signalized intersection.



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1 MILE

3 MILE

5 MILE

POPULATION

5,847

34,033

112,223

AVERAGE HOUSEHOLD  
INCOME

\$151,954

\$144,474

\$125,007

NUMBER OF  
HOUSEHOLDS

1,859

10,848

38,659

MEDIAN AGE

36.1

38.5

38.6

TOTAL  
BUSINESSES

110

662

2,968

TOTAL EMPLOYEES

927

5,247

26,431

# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1 %**  
UNEMPLOYMENT

**FORTUNE  
500**

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

### Best City for Young Professionals

Ranked #8 - Forbes (2023)

### Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

### Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

### Rated (A-) Overall Grade | *Niche*

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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 LEARN MORE