

HARD CORNER IN LIBERTY TOWNSHIP



6650 Cincinnati-Dayton Road
Liberty Township, Ohio 45044

R-PUD Zoning
5.3442 Acres, **Divisible to 3 Acres**

Sale Opportunity Highlights

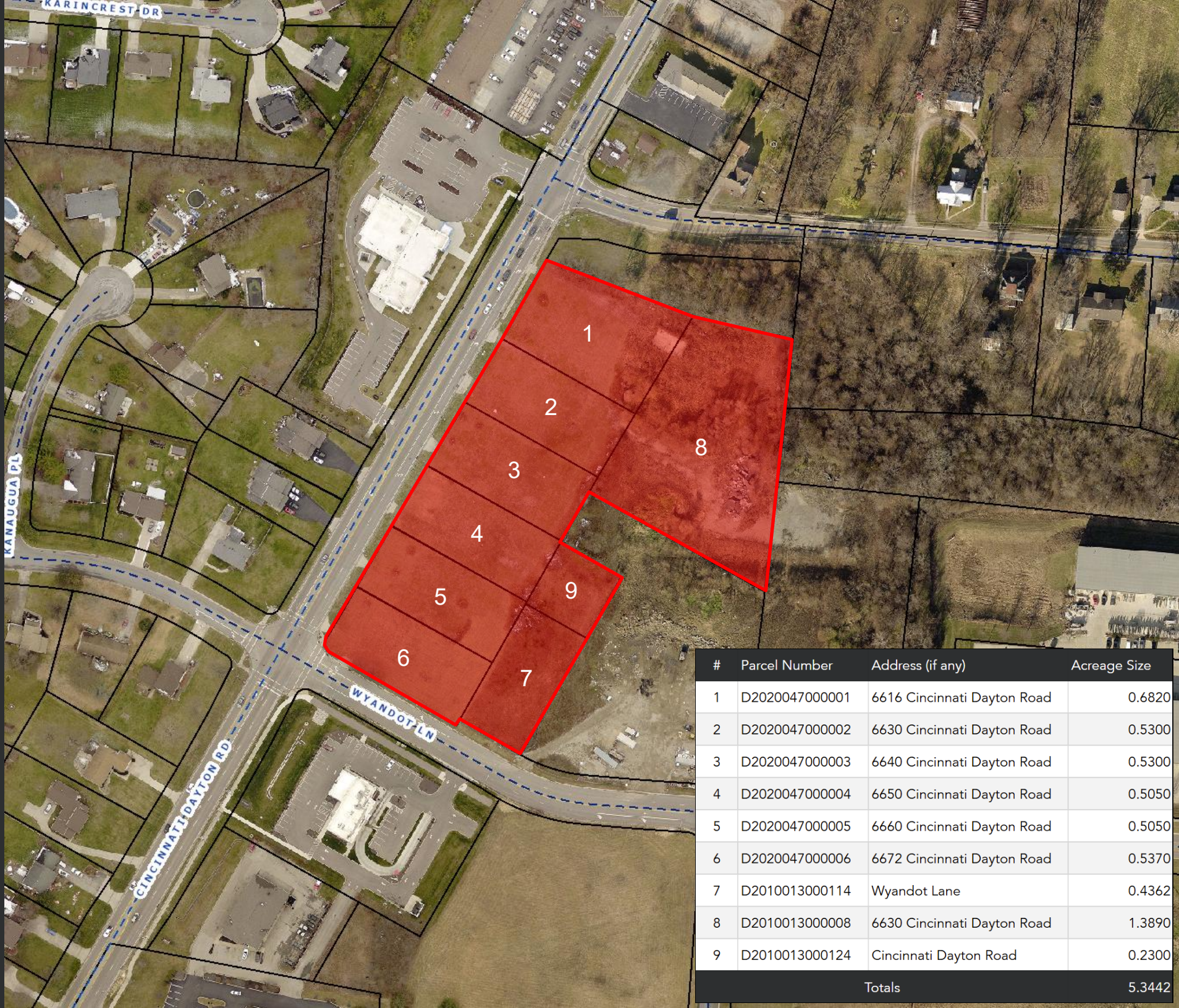
- **Lot Size:** 5.3442 acres on 9 parcels, **divisible to 3 acres** ([parcel map](#))
- **Zoning:** B-PUD, Retail Planned Unit Development ([link to zoning text](#))
- **Former Use:** Single family residential
- **Location:** Liberty Township in Butler County, Ohio
- **Asking \$2,350,000 for sale (\$439,729/acre approximately)**

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PARCEL SHAPES & ACREAGE



#	Parcel Number	Address (if any)	Acreage Size
1	D2020047000001	6616 Cincinnati Dayton Road	0.6820
2	D2020047000002	6630 Cincinnati Dayton Road	0.5300
3	D2020047000003	6640 Cincinnati Dayton Road	0.5300
4	D2020047000004	6650 Cincinnati Dayton Road	0.5050
5	D2020047000005	6660 Cincinnati Dayton Road	0.5050
6	D2020047000006	6672 Cincinnati Dayton Road	0.5370
7	D2010013000114	Wyandot Lane	0.4362
8	D2010013000008	6630 Cincinnati Dayton Road	1.3890
9	D2010013000124	Cincinnati Dayton Road	0.2300
Totals			5.3442

ADDITIONAL PHOTOS



In the heart of the Liberty Township retail corridor



Immediate access to State Route 129



Unmatched visibility and access from Cincinnati-Dayton Road

DEMOGRAPHIC INFORMATION

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6650 Cincinnati Dayton Rd, Liberty Township, OH 45044

CITY, STATE

Liberty Township, OH

POPULATION

113,400

AVG. HH SIZE

2.89

MEDIAN HH INCOME

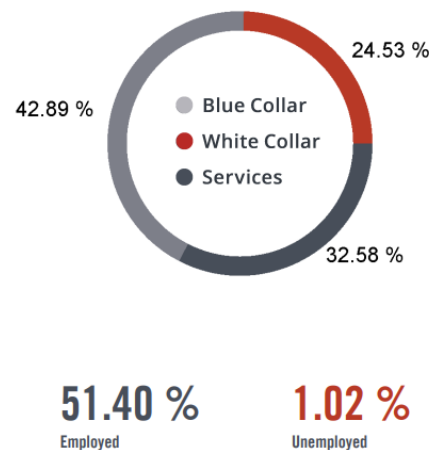
\$93,394

HOME OWNERSHIP

Renters: **4,670**

Owners: **33,205**

EMPLOYMENT

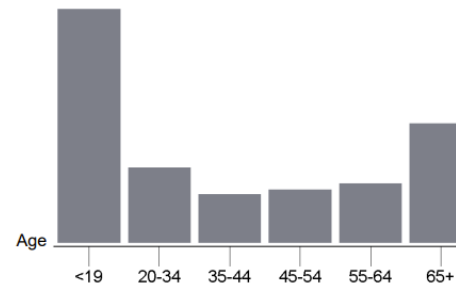


EDUCATION

High School Grad: **23.97 %**
Some College: **20.48 %**
Associates: **7.05 %**
Bachelors: **49.90 %**

GENDER & AGE

49.80 % **50.20 %**

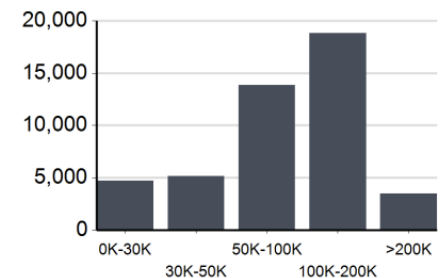


RACE & ETHNICITY

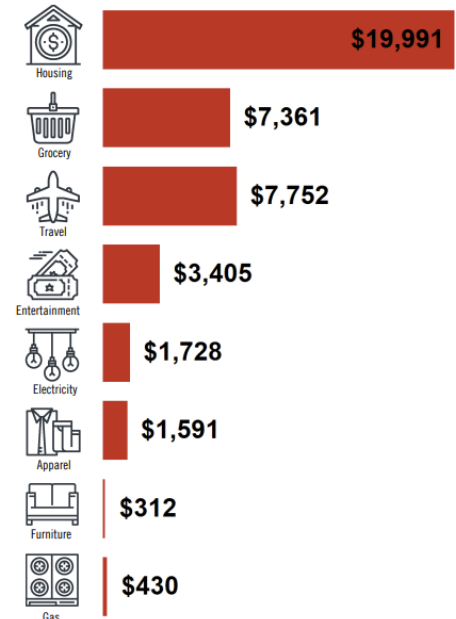
White: **84.26 %**
Asian: **5.02 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **5.90 %**
Hispanic: **2.23 %**
Two or More Races: **2.58 %**



INCOME BY HOUSEHOLD

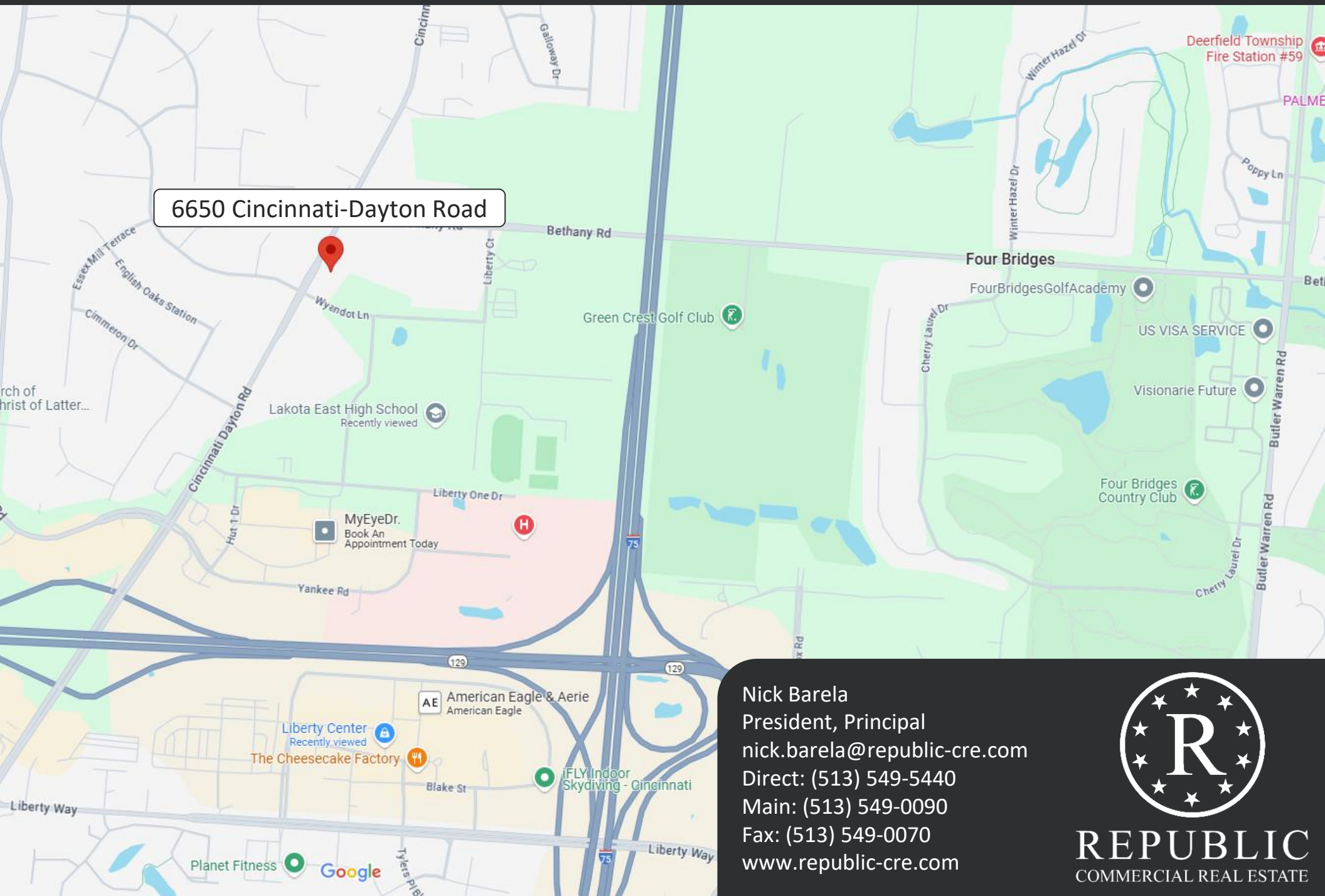


HH SPENDING



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LOCATION MAP



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