

AVAILABLE FOR GROUND LEASE OR BTS

PROPERTY HIGHLIGHTS

- Prime outparcel site available in West Chester Township, OH
- 1.050 AC outparcel available for Ground Lease or BTS
- Mixed-use development; retail, restaurant and single family community located at the I-75/Liberty Way Interchange, across the street from the 1.3M SF Liberty Center, which is home to Dillards, Dick's Sporting Goods, The Funny Bone Comedy Club, Cooper's Hawk, AC Marriott Hotel, Cheesecake Factory, Kona Grill, i-Fly, Shake Shack, Torchy's Taco's and more
- Regional access via I-75 and Hwy 129; Access site from Liberty Way and Tylers Place Blvd. Adjacent to Chick-Fil-A, Verizon, Sleep Number and the Wetherington Golf Country Club community
- Multiple regional hospitals within one mile
- Great visibility and access to Liberty Way
- Agent Owned

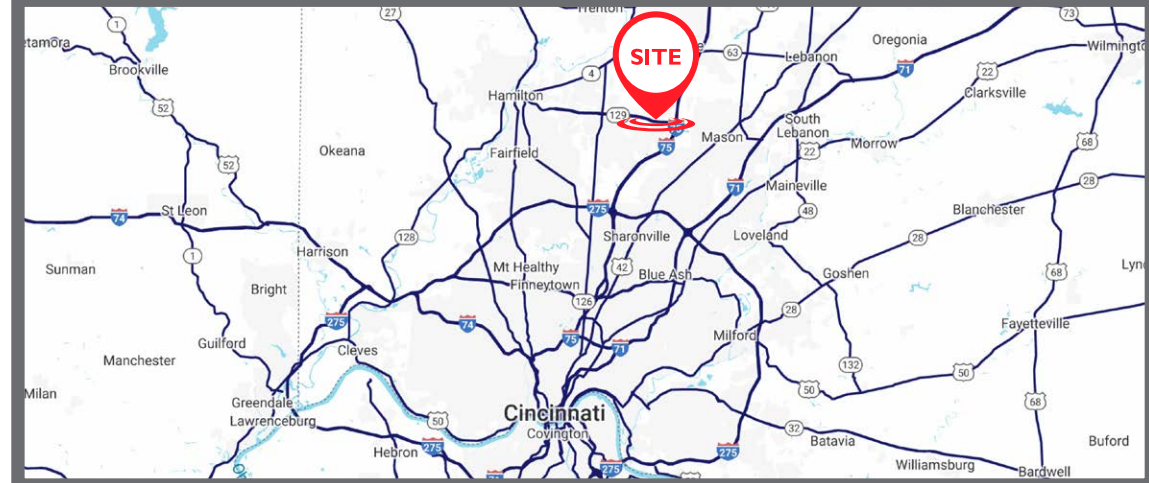


TRAFFIC COUNTS

- 131,344 (24) VPD: I-75
- 54,942 (24) VPD: I29

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,608	59,897	143,048
HOUSEHOLDS	1,045	21,472	51,599
AVG HH INCOME	\$203,565	\$164,274	\$174,121
EMPLOYEES	6,480	21,543	52,743



CONTACT

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Prime West Chester Twp Outparcel

TRAILSIDE DRIVE & CABELA DRIVE | WEST CHESTER TWP, OH 45069



- AREA SURROUNDINGS**
- Located across from Liberty Center - 1.3M SF of mixed-use development on 100 acres.
 - Average household income of \$169,766 within a 5-mile radius
 - Growing population of 149,141 within a 5-mile radius
 - Four area hospitals within 1-mile"
 - Cincinnati Children's
 - UC Health West Chester
 - The Christ Hospital Outpatient Center
 - TriHealth Ambulatory Care Center
 - Voice of America MetroPark
 - 22 Athletic Fields
 - 9 Miles of Natural Trails
 - Stocked Lake
 - Banquet Facility
 - New 3,500 SF Field-house
 - Several Golf Club Communities - Private and public courses surround the site with home values in excess of \$1M
 - New Holiday Inn Express, Hyatt Place, AC Marriot and Hampton Inn

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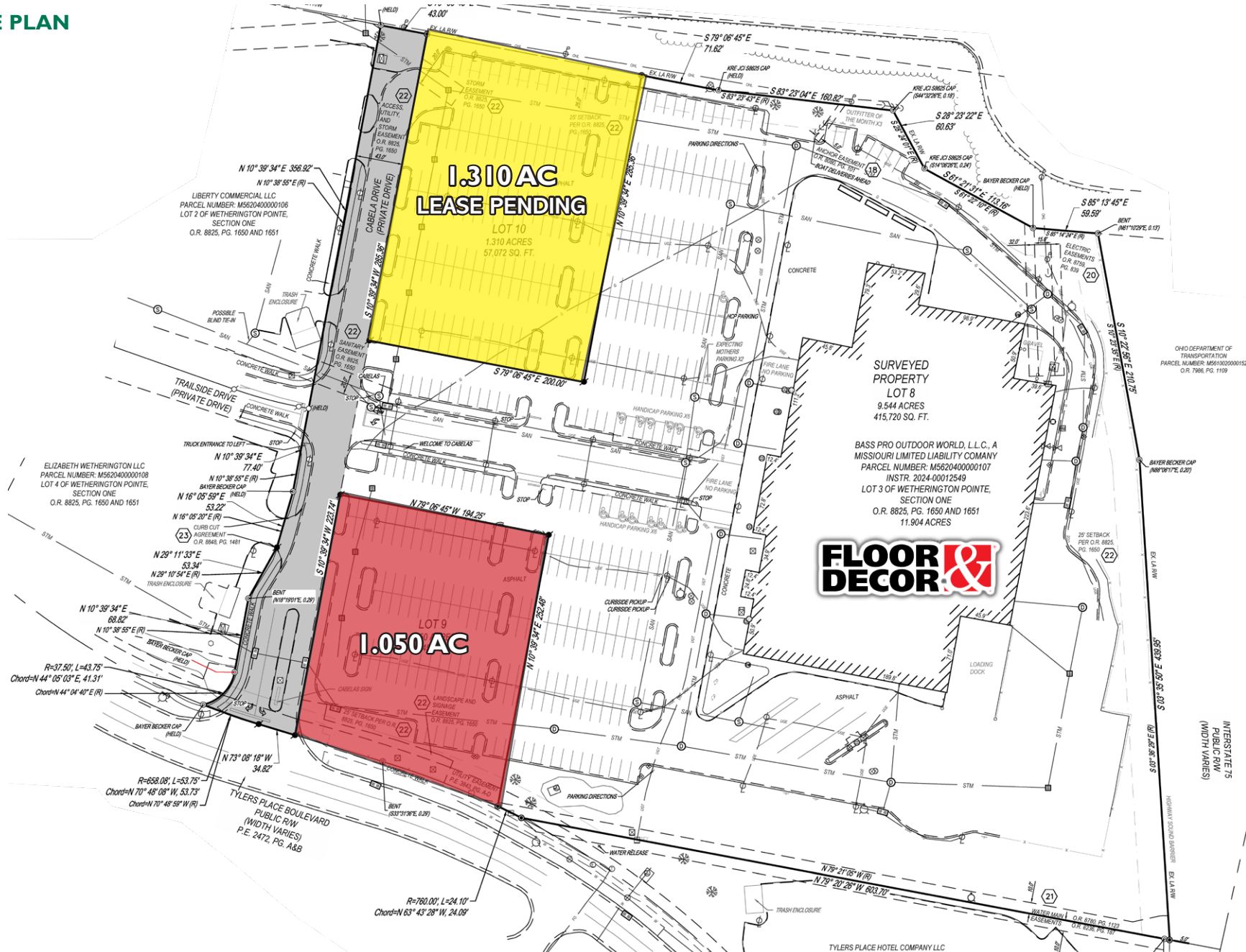
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SITE PLAN



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