

Redevelopment Opportunity of Former C-Store and QSR

4271 & 4255 HAMILTON MIDDLETOWN RD | LIBERTY TOWNSHIP, OH 45011

GROUND LEASE ONLY

PROPERTY HIGHLIGHTS

- **Two parcels available for ground lease – a great redevelopment opportunity - 1.2 - 2.4 acres**
- Ideal for C-Store, QSR, Bank, etc.
- Prime location on Hamilton Middletown Road (Route 4), just west of the new Kroger Marketplace at Kyles Station Road
- Excellent visibility along a high-traffic corridor
- Surrounded by popular restaurants including McDonald's, Burger King, Taco Bell, KFC, Wendy's, Skyline Chili, LaRosa's, Frisch's Big Boy, and Penn Station
- Nearby retailers include Aldi, Midwest Shooting Range, Ace Hardware, Tractor Supply, Dollar Tree, O'Reilly Auto Parts, and the upcoming Wawa Gas Station (under construction)



TRAFFIC COUNTS

- 19,298 VPD on Liberty Fairfield Road
- 24,775 VPD on Hamilton Middletown Road

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,584	36,370	119,208
HOUSEHOLDS	1,956	12,101	43,269
AVG HH INCOME	\$143,322	\$167,532	\$134,836
EMPLOYEES	1,147	7,602	28,631



CONTACT

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A MEMBER OF
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