



Prime Mixed Use Redevelopment Opportunity
22.81 Acres at the NW Corner of Cincinnati-Dayton & Kyles, Liberty Twp OH 45044

Premier, high-visibility development opportunity in this rapidly expanding Tri-State corridor. This strategic 22.81-acre three-parcel land assemblage features exceptional hard-corner positioning at a high-traffic intersection, presenting an unmatched blank canvas for a comprehensive mixed-use master plan.

The commercial anchor of the development can be situated directly on the hard corner, this parcel is uniquely positioned to capture daily commuter traffic with Cincinnati Dayton Road as a dedicated commercial corridor. Extensive road frontage opportunities along the main thoroughfare, provides for retail, restaurant, professional office and the integration of a high-quality residential development.

Class-A Medical, Office & Retail Corridor. High-End Fuel Anchor & C-Store, Multi-Tenant Retail, Freestanding Restaurants.

Exceptional Tri-State Demographics. Located within Liberty Township, one of Southwest Ohio's most affluent and fastest-growing communities, this site benefits from strong household incomes, excellent local schools, and a surging demand for amenities.

HIGHLIGHTS

Sale Price: Call
 Lot Sizes: 1+ acres
 Frontages: 1,358' & 770'
 Utilities On-Site

Pop. 5 mile: 101,910
 Households 5 mile: 33,862
 Income 5 mile: \$149,677

Traffic: 15,896 vpd
 Zoning: Neighborhood
 Business
 1.2 Miles from new I-75 X

Coordinates:
 39°24'51.93"N 84°
 22'05.69"W

USE

ION RD

AREA
Jungle Gym
Space

TOWNHOMES
(±120 UNITS)

EXISTING RESIDENTIAL NEIGHBORHOOD

RETAIL CENTER 1
±10,000 SF TOTAL
(3-5 UNIT BUILDING)

BANK

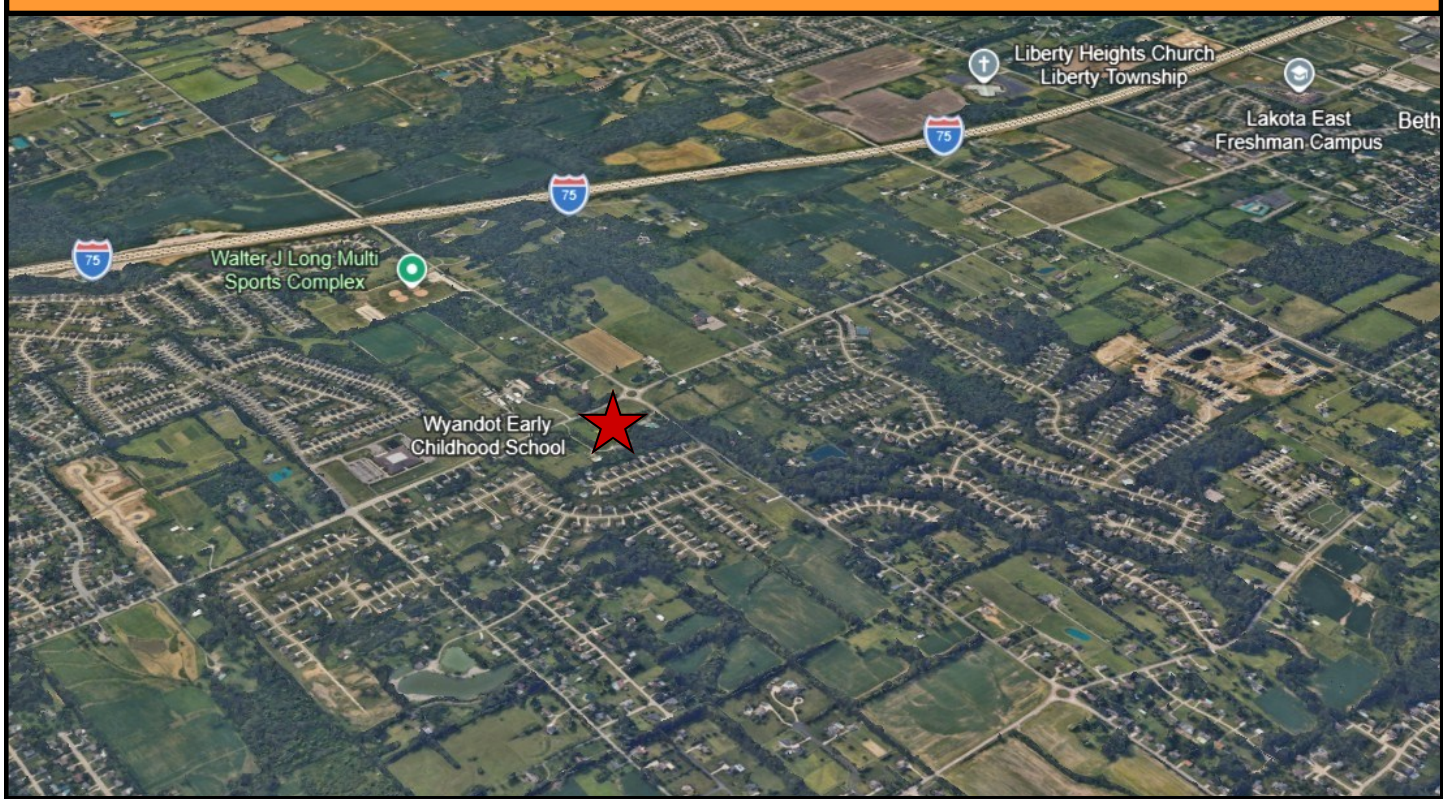
RETAIL CENTER
±10,000 SF TOT
(3-5 UNIT BUILD)

BANK
±4,200
• Drive-
• Drive-

KYLE'S STATION RD

CINCINNATI DAYTON RD





Lot lines are approximate and for illustrative purposes only

