

An aerial photograph of a suburban neighborhood. A large, irregularly shaped green field is outlined with a thick red line. The field is situated between a residential area of houses and a multi-lane road. To the left of the field, there are some smaller buildings and a parking lot. The background shows more houses and a distant industrial area with smokestacks.

**THE SHOPPES
AT KYLE STATION**

— 5343 PRINCETON GLENDALE ROAD, HAMILTON, OH 45011 —

4.09 ACRES | FOR SALE | LIBERTY TOWNSHIP

Commercial Land | Butler County | \$1,349,000

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** - \$1,349,000
- **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.





**THE SHOPPES
AT KYLE STATION**

MERCY HEALTH
Medical Office

MIKE'S CARWASH
Valvoline
DQ
KROGER FUEL

CHIPOLTE
Quick Service Restaurant

Liberty Station Health
Assisted Living Facility

Kroger
KROGER SUPERMARKET
Grocery Store

DENSE RESIDENTIAL AREA

4

4

DENSE RESIDENTIAL AREA

KYLE'S STATION ROAD

SUBJECT SITE

THE MEADOWS OF ASPEN TRAILS
Residential Development

PRINCETON GLENDALE RD.



5343 PRINCETON GLENDALE ROAD

4.09 ACRES



	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. 51 - *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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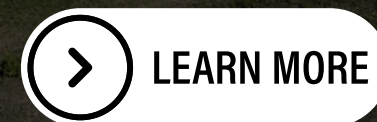


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