



West Chester, OH **FOR LEASE**



New Retail Development

Liberty Pointe

**7132 Cincinnati / Dayton Road at the Butler Regional Highway
West Chester, Butler County, OH 45069**

- ▲ Skyline anchored retail strip center development in the fast growing Liberty Township/West Chester market.
- ▲ Just South of the new Butler Regional Highway and across the street from the new Liberty Towne Center Kroger.
- ▲ Traffic light access.
- ▲ Serving a very fast growing population.
- ▲ Perfect for neighborhood convenience tenants.
- ▲ Space available: 1760 SF
- ▲ For Lease: \$18.00 PSF NNN (\$4.50)

Demographics:

	3 mile	5 mile	10 mile
Population:	42,992	104,185	407,002
Households:	14,742	37,078	159,443
Avg. Household Incomes:	\$92,815	\$87,885	\$73,485

Liberty Township Population 22,819 - growth 1990-2000 146.7%
West Chester Township Population 54,895 - growth 1990-2000 38.3%

Traffic Counts:

Cincinnati / Dayton Road N of Hamilton/Mason Road 15,800
Cincinnati / Dayton Road S of Hamilton Mason Road 16,800

FOR MORE INFORMATION, CONTACT:

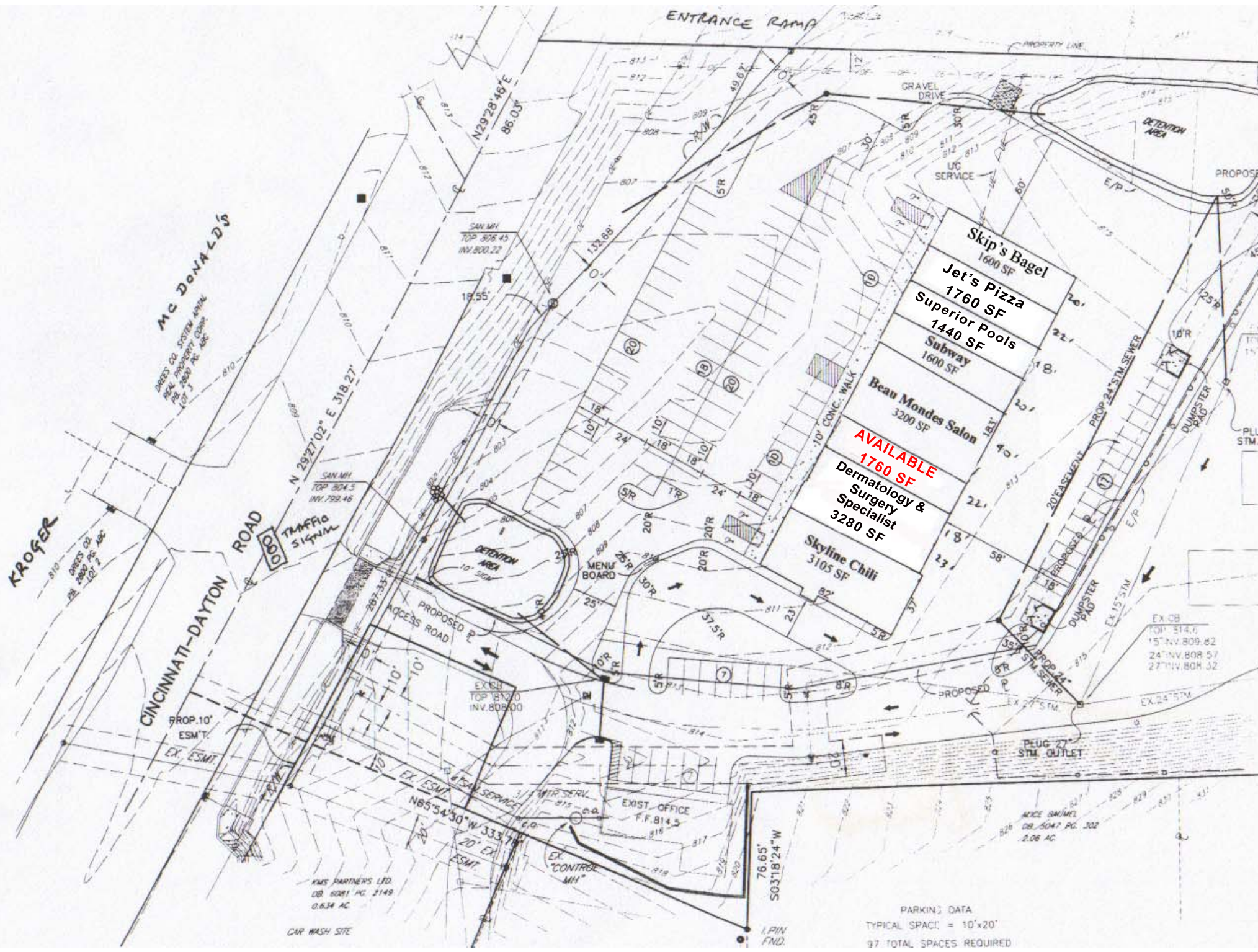
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Mc DONALD'S

KROGER

CINCINNATI-DAYTON ROAD

ENTRANCE RAMPA

AVAILABLE
1760 SF
Dermatology & Surgery Specialist

Skip's Bagel
1600 SF

Jet's Pizza
1760 SF

Superior Pools
1440 SF

Subway
1600 SF

Bean Mondes Salon
3200 SF

Skyline Chili
3105 SF

AVAILABLE
1760 SF
Dermatology & Surgery Specialist

KMS PARTNERS LTD.
DB 6081 PG. 2149
0.834 AC

CAR WASH SITE

PARKING DATA
TYPICAL SPACE = 10'x20'
97 TOTAL SPACES REQUIRED

EX. CB
TOP 814.6
15' INV. 809.82
24' INV. 808.57
27' INV. 808.32

MOORE BRUNEL
DB 5047 PG. 502
2.06 AC

76.65'
S03°18'24"W

1. PIN
FND.