

End Cap/Drive-Thru Retail Space for Lease

1,320 SF Available
(Next to Dollar Tree)

New on Market

Liberty Towne Center
Liberty Township, Ohio



FEATURES

- **1,320 SF End Cap**
- "As is" \$20.00 PSF NNN (\$4.75)
- Liberty Township/West Chester market.
- Traffic light access
- Less than a mile from the New Liberty Center
- Excellent exposure to the Butler Regional Highway (Route 129) & Cincinnati/Dayton Rd.
- Next to Dollar Tree,
- **7240 Towne Center Drive**
West Chester, OH 45069

LOCATION

Liberty Towne Center
7206-7240 Towne Center Drive
West Chester (Liberty Twp.), OH 45069

CONTACT

Roy G. Meierdiercks

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513/264-6031 Mobile

Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	7,680	58,300	143,970
Total Households:	2,584	19,664	49,405
Avg. HH Income:	\$133,232	\$117,759	\$113,631

Traffic Counts:

Cincinnati Dayton Rd. at Liberty Centre = 22,092 ADT 2020



COMMERCIAL REAL ESTATE SERVICES



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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

Liberty Towne Center



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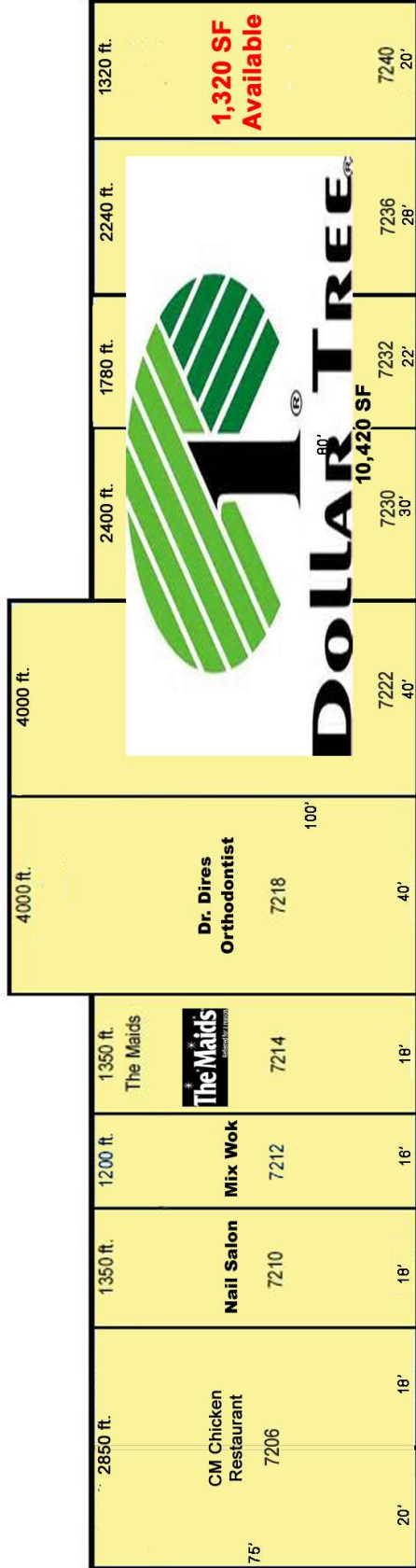
SITE PLAN

Liberty Towne Center

7206-7240 Towne Center Drive

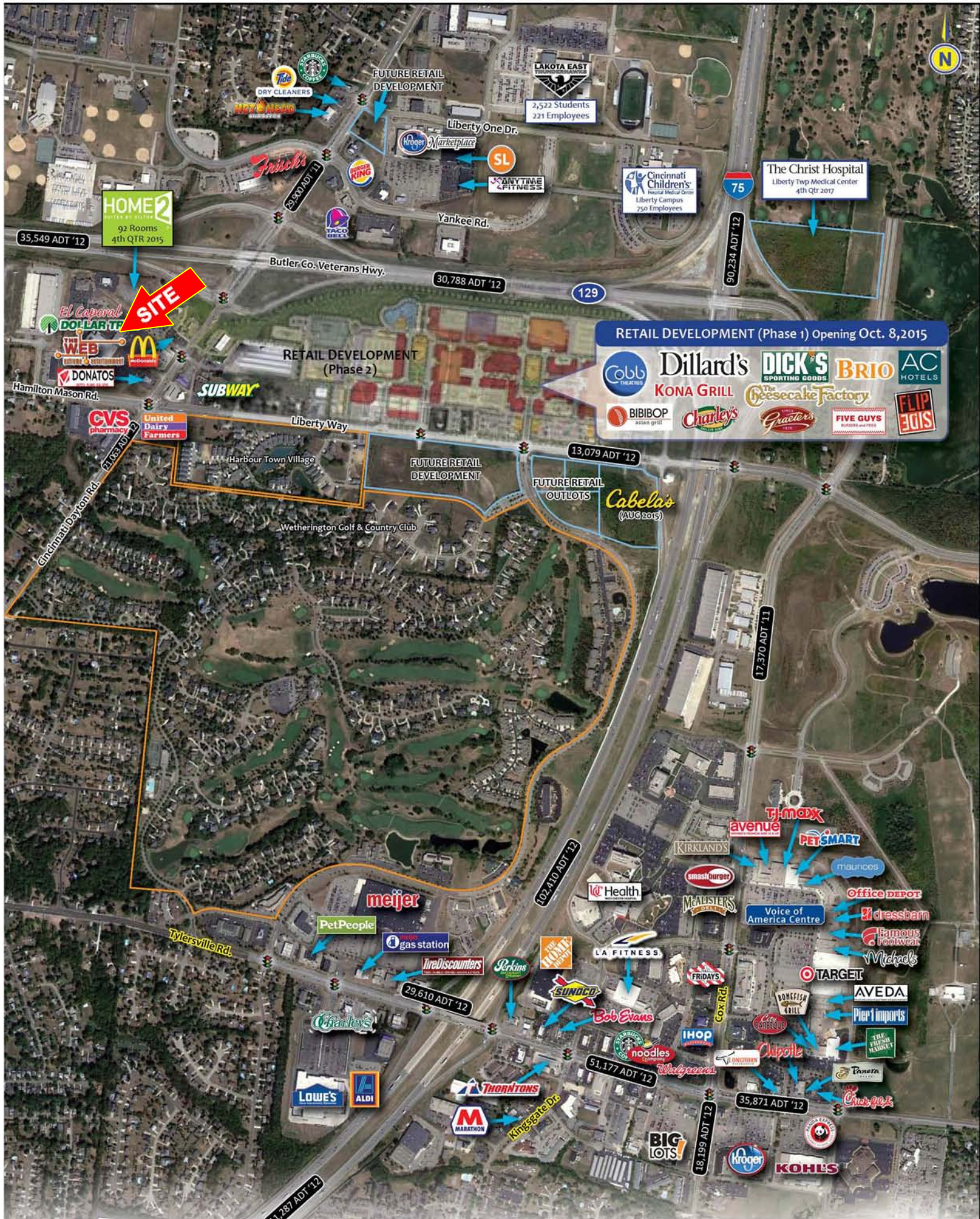
West Chester, Ohio 45069

The Web Extreme
Entertainment
Laser Tag

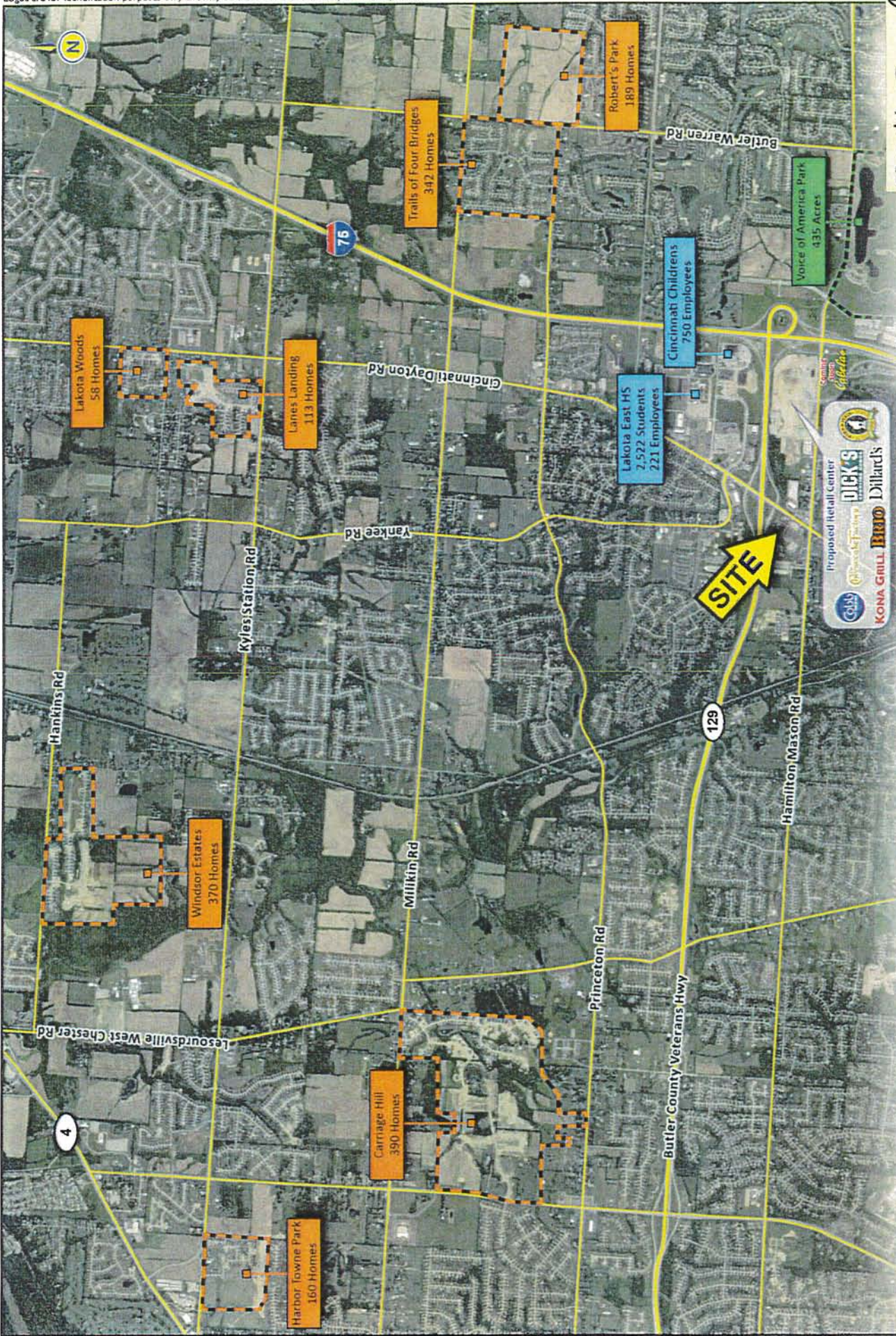


Parking Field





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Proposed Retail Center

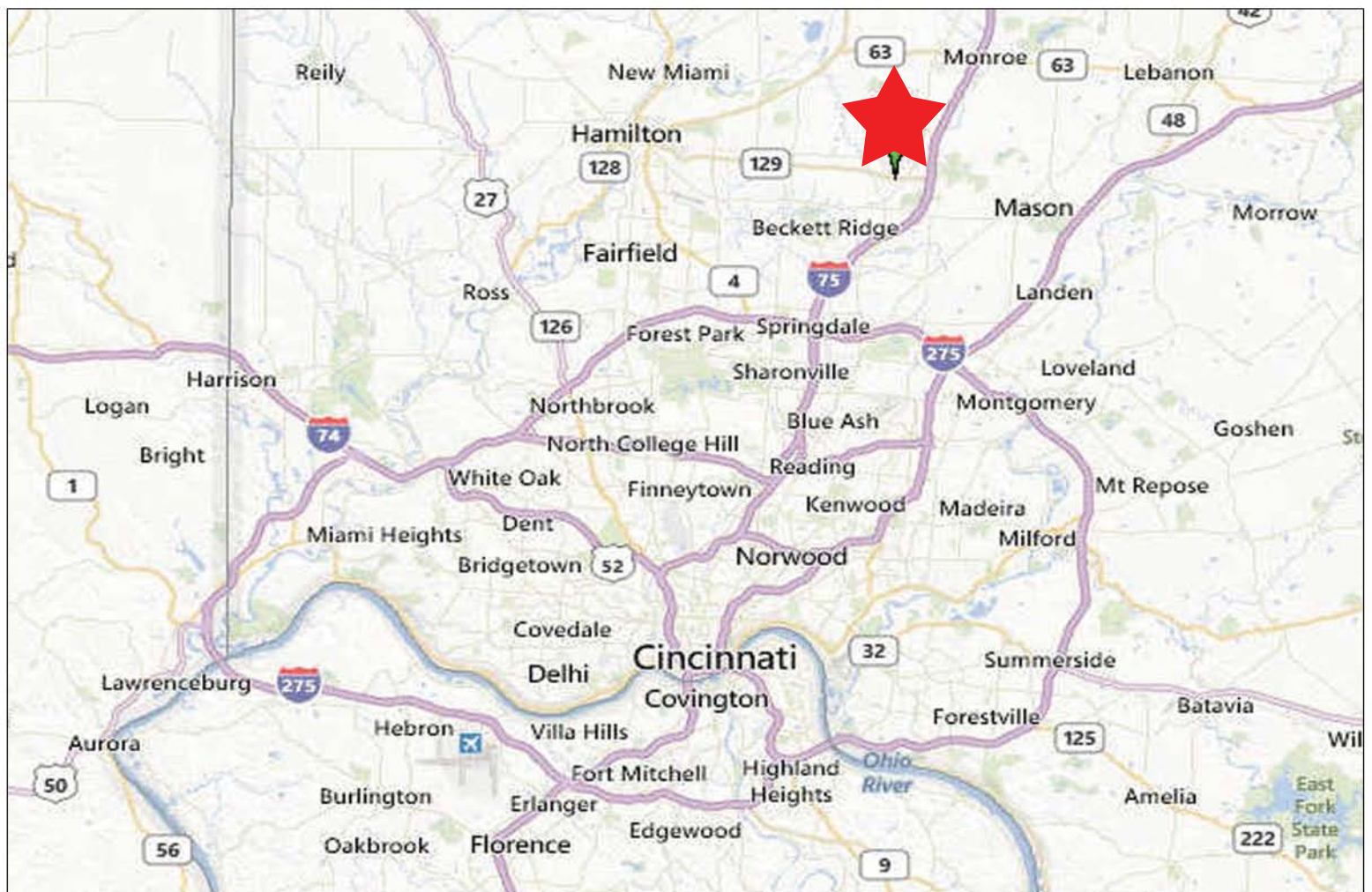
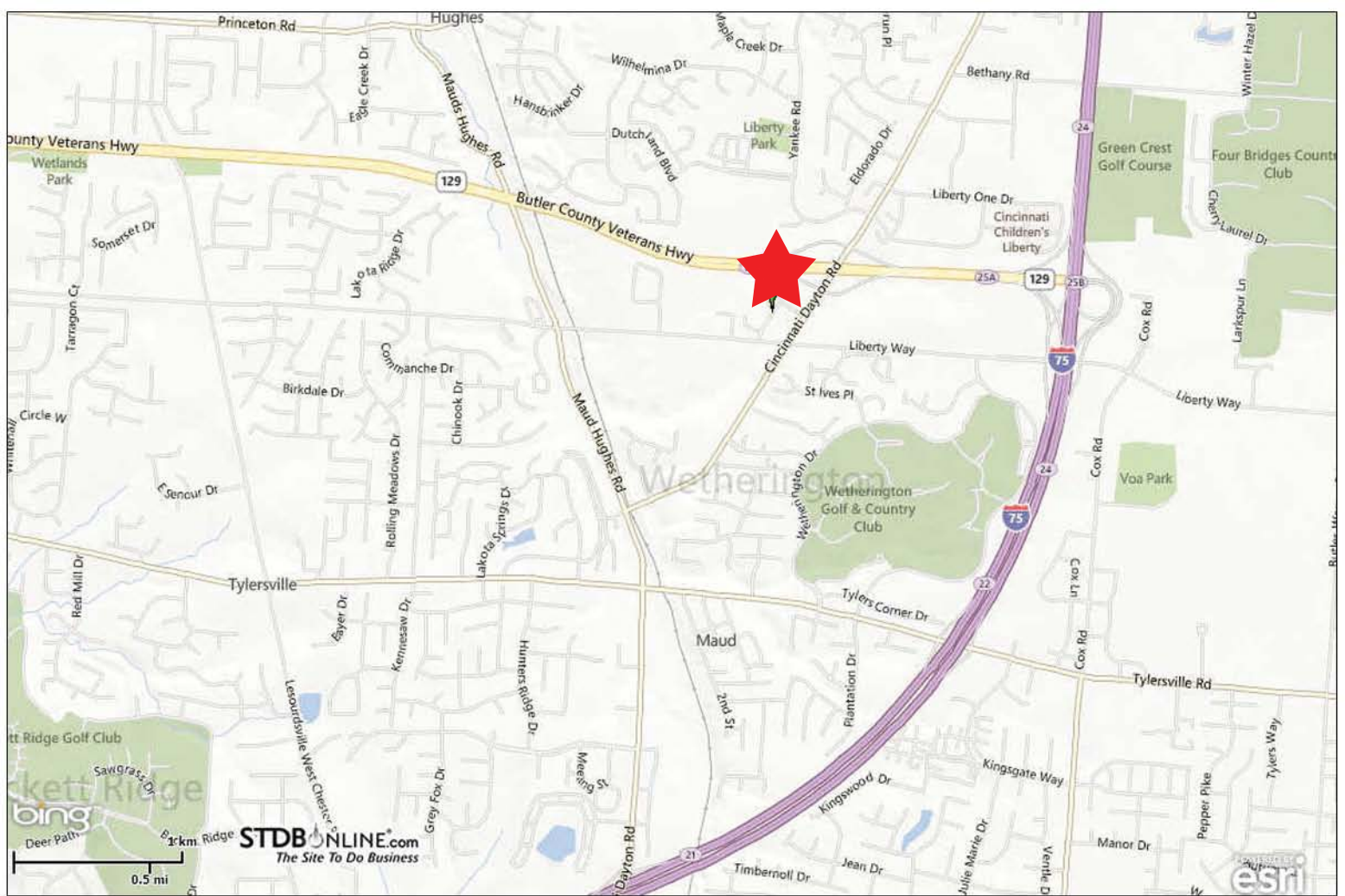
Costco

Dick's

Kona Grill

Brio

Dillard's



Demographic Summary Report

Liberty Center

7206-7240 Town Centre Dr, Liberty Township, OH 45069

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **22,798 SF**
 Year Built: **2001**

Total Available: **4,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$216.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	8,028		61,124		151,743	
2022 Estimate	7,680		58,300		143,970	
2010 Census	6,530		50,911		126,362	
Growth 2022 - 2027	4.53%		4.84%		5.40%	
Growth 2010 - 2022	17.61%		14.51%		13.93%	
2022 Population by Hispanic Origin	293		2,919		6,453	
2022 Population	7,680		58,300		143,970	
White	6,109	79.54%	45,729	78.44%	113,087	78.55%
Black	859	11.18%	4,796	8.23%	10,812	7.51%
Am. Indian & Alaskan	18	0.23%	128	0.22%	334	0.23%
Asian	453	5.90%	6,119	10.50%	16,213	11.26%
Hawaiian & Pacific Island	3	0.04%	86	0.15%	302	0.21%
Other	237	3.09%	1,442	2.47%	3,222	2.24%
U.S. Armed Forces	0		28		90	
Households						
2027 Projection	2,703		20,648		52,145	
2022 Estimate	2,584		19,664		49,405	
2010 Census	2,194		16,983		43,066	
Growth 2022 - 2027	4.61%		5.00%		5.55%	
Growth 2010 - 2022	17.78%		15.79%		14.72%	
Owner Occupied	2,219	85.87%	16,314	82.96%	41,110	83.21%
Renter Occupied	365	14.13%	3,350	17.04%	8,296	16.79%
2022 Households by HH Income	2,584		19,666		49,405	
Income: <\$25,000	162	6.27%	1,123	5.71%	2,885	5.84%
Income: \$25,000 - \$50,000	198	7.66%	1,882	9.57%	4,976	10.07%
Income: \$50,000 - \$75,000	335	12.96%	2,662	13.54%	6,671	13.50%
Income: \$75,000 - \$100,000	472	18.27%	2,449	12.45%	6,895	13.96%
Income: \$100,000 - \$125,000	328	12.69%	2,417	12.29%	6,007	12.16%
Income: \$125,000 - \$150,000	211	8.17%	1,714	8.72%	4,191	8.48%
Income: \$150,000 - \$200,000	480	18.58%	3,735	18.99%	8,572	17.35%
Income: \$200,000+	398	15.40%	3,684	18.73%	9,208	18.64%
2022 Avg Household Income	\$133,232		\$140,671		\$138,771	
2022 Med Household Income	\$109,527		\$117,759		\$113,631	



The Following Information Has Been Prepared By The Everest Group
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4/20/2022