

LIBERTY POINTE

Seize a rare opportunity to lease in this premier market!

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2,950 SF ENDCAP SPACE

Second-generation restaurant space with a full drive-thru.

FEATURES

- This space is turnkey-ready and offers maximum visibility with a ready-made layout to reduce build-out costs
- Located at the highly trafficked intersection of Liberty Way and Cincinnati Dayton Road
- Tenants include: Dermatology & Surgery of Southern Ohio, Subway, Parlor Donuts, VIP Smoke Shop, Royal Studio Barbershop & Suites, CheeZaatar, and Honey Baked Ham
- Very well-maintained and attractive neighborhood shopping center in the affluent, fast-growing consumer base of the West Chester/Liberty Township trade area
- Effectively positioned, located 0.1 miles to Highway 129 and 0.9 miles from Interstate 75
- Ample parking with 131 spots (7.38 : 1,000 ratio)

TRAFFIC COUNTS

Street/Intersection	VPD
I-75	132,920
Liberty Way	29,080
Cincinnati Dayton Rd	23,230
Butler County Veterans Hwy	55,436

DEMOGRAPHICS

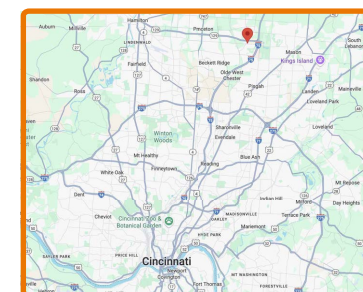
	Radius	1 Mile	3 Mile	5 Mile
Population		6,946	60,255	145,727
Daytime Population		8,855	53,316	134,718
Households		2,689	21,512	51,998
Average HH Income		\$167,779	\$176,177	\$181,815

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TRADE AREA

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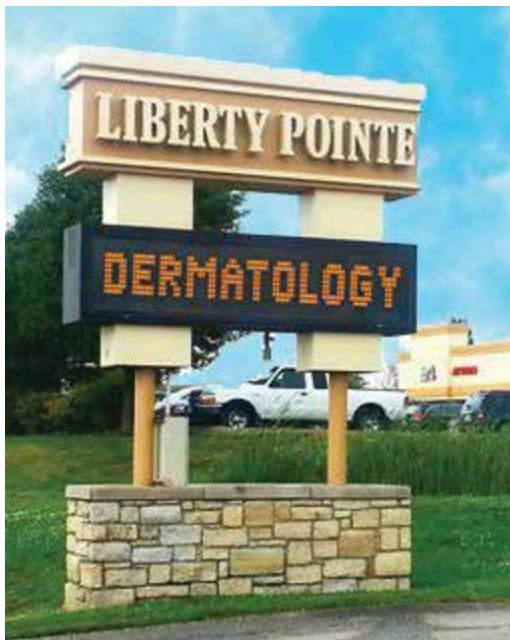


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Unit 100	AVAILABLE	2950 sq. ft.
Unit 200	Dermatology & Surgery	3280 sq. ft.
Unit 300		
Unit 400	Honey Baked Ham	1760 sq. ft.
Unit 500	Royal Studio	3200 sq. ft.
Unit 600	Subway	1600 sq. ft.
Unit 700	VIP Smoke Shop	1440 sq. ft.
Unit 800	CheeZaatar	1760 sq. ft.
Unit 900	Parlor Donuts	1600 sq. ft.
Total		17,745 sq. ft.

TENANTS

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IMAGES

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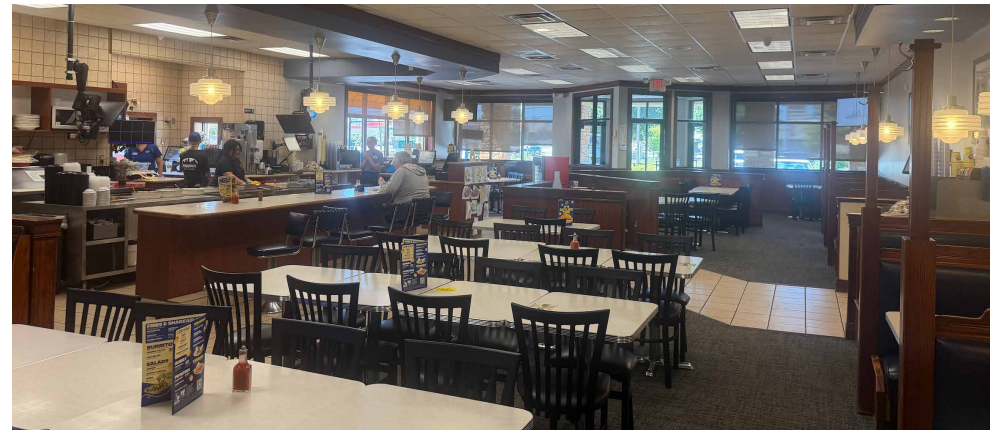
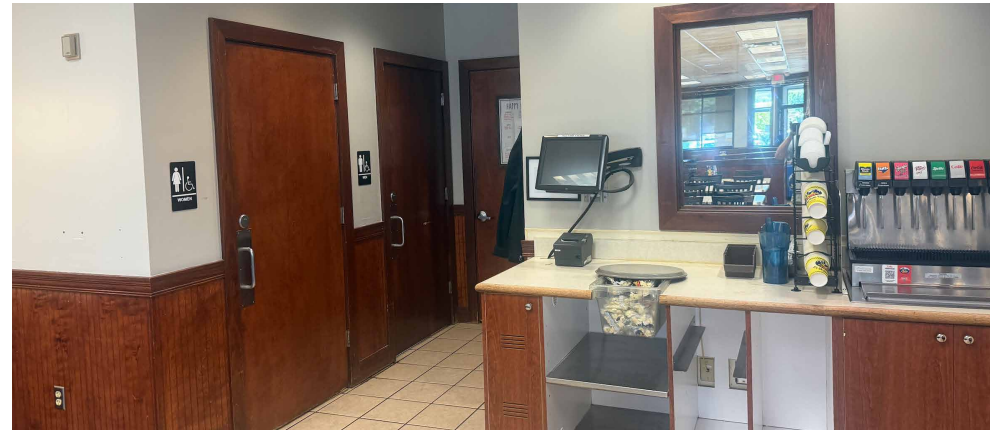
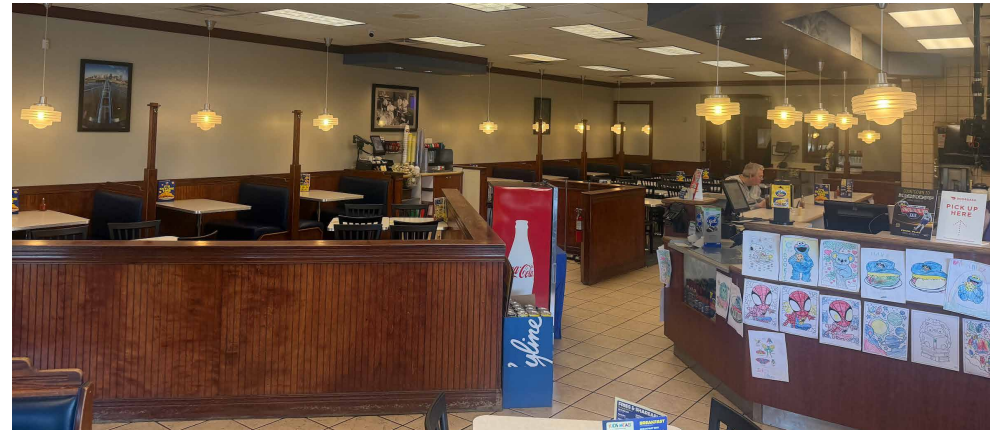
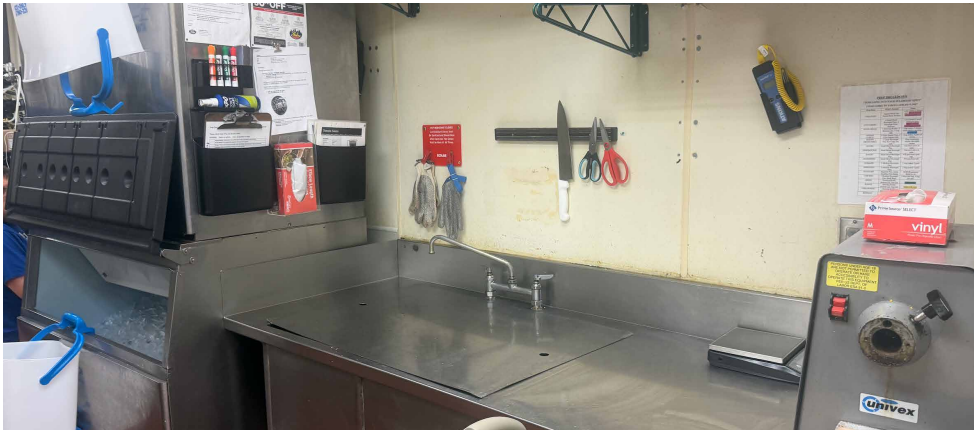
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2026 Demographics

Liberty Pointe

7132 Cincinnati Dayton Rd, Liberty Township, Ohio, 45044

Rings: 1, 3, 5 mile radii

Latitude: 39.37164

Longitude: -84.38262

Population	1 mile	3 miles	5 miles
2026 Total Population	6,946	60,255	145,727
2031 Total Population	7,140	61,528	149,636
2026-2031 Population: Annual Growth Rate	0.55%	0.42%	0.53%
2026 Total Daytime Population	8,855	53,316	134,718
2026 Female Population	3,464	30,045	72,737
2026 Male Population	3,482	30,210	72,990
2026 Median Age	39.9	40.0	40.1

Households	1 mile	3 miles	5 miles
2026 Total Households	2,689	21,512	51,998
2031 Total Households	2,789	22,225	53,953
2026-2031 Households: Annual Growth Rate	0.73%	0.65%	0.74%
2026 Average Household Size	2.58	2.79	2.79
2026 Dominant Tapestry Segment Name			

Income	1 mile	3 miles	5 miles
2026 Average Household Income	\$167,779	\$176,177	\$181,815
2031 Average Household Income	\$188,009	\$198,027	\$203,570
2026 Median Household Income	\$136,784	\$136,945	\$138,977
2031 Median Household Income	\$156,354	\$156,163	\$158,011
2026-2031 Median Household Income: Annual Growth	2.71%	2.66%	2.60%
2026 Per Capita Income	\$64,207	\$62,644	\$65,181
2031 Per Capita Income	\$72,613	\$71,249	\$73,690
2026-2031 Per Capita Income: Annual Growth Rate	2.49%	2.61%	2.48%

Home Value	1 mile	3 miles	5 miles
2026 Average Home Value	\$377,004	\$383,634	\$393,860
2031 Average Home Value	\$466,606	\$493,482	\$497,375
2026 Median Home Value	\$377,004	\$383,634	\$393,860
2031 Median Home Value	\$405,990	\$420,837	\$434,830

Race	1 mile	3 miles	5 miles
Diversity Index	61.5	53.9	54.9

Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	20	629	1,521
9-12th Grade/No Diploma	153	761	1,817
High School Diploma	683	6,189	14,259
GED/Alternative Credential	40	471	1,259
Some College/No Degree	677	5,623	13,976
Associate's Degree	365	3,343	8,219
Bachelor's Degree	2,063	15,090	36,384
Graduate/Professional Degree	872	8,930	21,835
Educational Attainment Base	4,873	41,036	99,270

Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2026 Annual Budget Expenditures	\$380,367,386	\$3,174,143,969	\$7,907,155,924
2031 Annual Budget Expenditures	\$441,769,622	\$3,685,618,777	\$9,184,852,473
2026 Retail Goods	\$16,168,679	\$135,570,884	\$338,321,754
2031 Retail Goods	\$139,145,954	\$1,157,840,855	\$2,879,633,690