

LIBERTY POINTE



1,760 SF INLINE SPACE

\$25.50 SF and estimated \$6.50 SF NNN

FEATURES

- 10 foot kitchen hood located in front of house
- Grease interceptor buried tank
- The first Wawa in the region has just opened on the corner of Liberty Way and Cincinnati Dayton Road - a major draw to the market
- Tenants include: Dermatology & Surgery of Southern Ohio, Skyline Chili, Parlor Donuts, VIP Smoke Shop, Royal Studio Barbershop & Suites, and Honey Baked Ham
- Very well-maintained and attractive neighborhood shopping center in high residential and business growth 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
Liberty Way	29,080
Cincinnati Dayton Rd	23,230
Butler County Veterans Hwy	52,448

DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population	6,493	59,830	144,640	
Daytime Population	8,498	53,091	134,497	
Households	2,552	21,274	51,548	
Average HH Income	\$159,050	\$165,349	\$168,800	

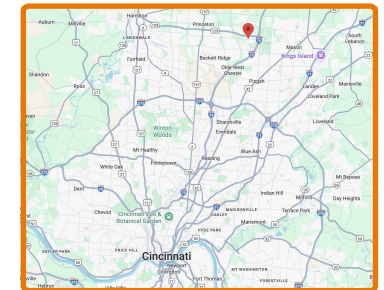
Jugo Juice is currently operating. They will vacate as soon as new tenant lease is signed.

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