

# LOT FOR SALE

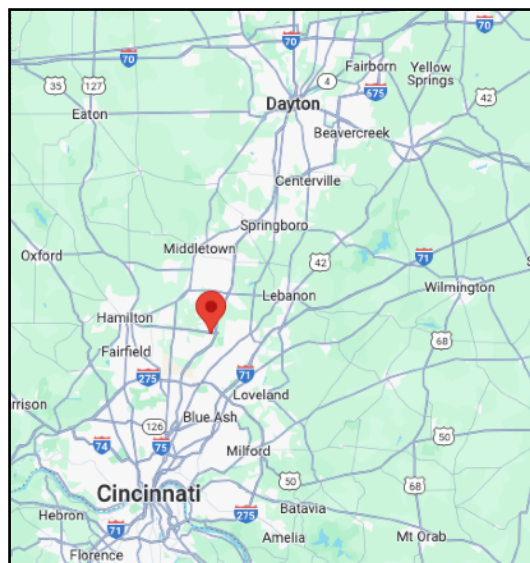
## 7350 Yankee Road

Liberty Twp, OH



### Property Highlights

- +/- 0.528 acres office/retail opportunity
- Site can accommodate up to +/- 2,960 SF building
- Flat topography w/ all utilities at street
- Parcel Number: Part of D2020290000013 (Butler County) - split yet to occur
- Zoned B-PUD/Cincinnati Dayton Business District Overlay (Click for zoning resolution)
- Prime location less than a half mile to SR 129 and I-75 - next to Kroger Marketplace & Children's Hospital
- 1 mile from new Liberty Center development
- Asking \$225,000.00 (\$426,136/acre)



North Ridge Realty Group  
7182 Liberty Centre Drive, Suite M | West Chester, OH 45069

[www.nrrg.com](http://www.nrrg.com)

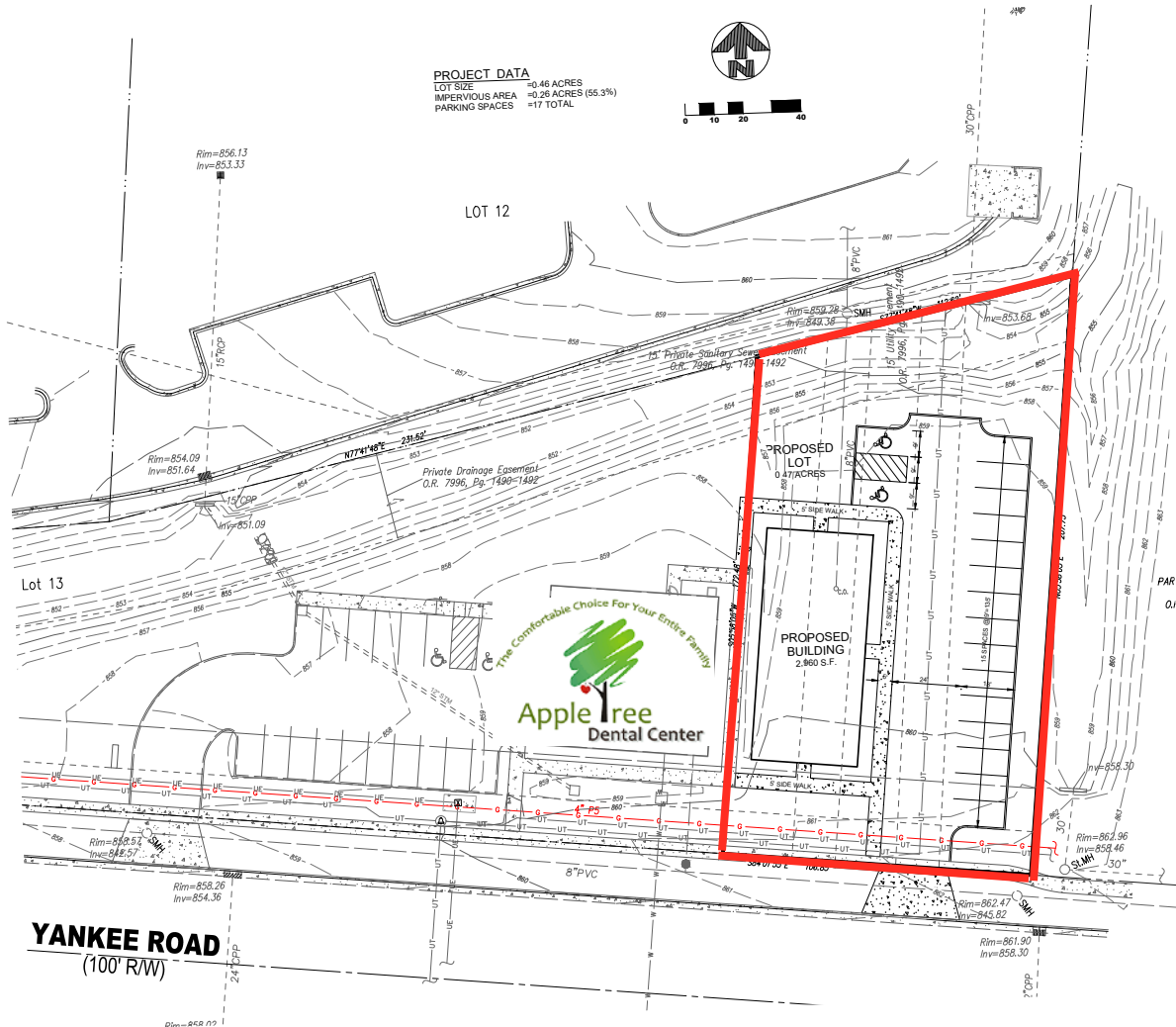
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LOT FOR SALE

**7350 Yankee Road**

Liberty Twp, OH


**SITE ACCOMMODATES UP TO  
+/- 2,960 SF BUILDING**



## LOT FOR SALE

# 7350 Yankee Road

Liberty Twp, OH

7350 Yankee Road Liberty Township, OH 45044							
Building Type: <b>Land</b>		Total Available: <b>0 SF</b>					
Class: -		% Leased: <b>0%</b>					
RBA: -		Rent/SF/Yr: -					
Typical Floor: -							
Radius		1 Mile		3 Mile		5 Mile	
Population							
2028 Projection		5,553		61,794		148,167	
2023 Estimate		5,368		59,589		142,689	
2010 Census		4,569		51,645		123,703	
Growth 2023 - 2028		3.45%		3.70%		3.84%	
Growth 2010 - 2023		17.49%		15.38%		15.35%	
2023 Population by Hispanic Origin		177		3,089		6,180	
2023 Population		5,368		59,589		142,689	
White		4,327	80.61%	45,972	77.15%	111,520	78.16%
Black		525	9.78%	4,636	7.78%	10,162	7.12%
Am. Indian & Alaskan		8	0.15%	116	0.19%	332	0.23%
Asian		337	6.28%	7,298	12.25%	17,103	11.99%
Hawaiian & Pacific Island		2	0.04%	91	0.15%	304	0.21%
Other		168	3.13%	1,475	2.48%	3,268	2.29%
U.S. Armed Forces		0		65		125	
Households							
2028 Projection		1,897		20,688		51,236	
2023 Estimate		1,831		19,916		49,264	
2010 Census		1,552		17,068		42,359	
Growth 2023 - 2028		3.60%		3.88%		4.00%	
Growth 2010 - 2023		17.98%		16.69%		16.30%	
Owner Occupied		1,576	86.07%	16,585	83.27%	41,273	83.78%
Renter Occupied		256	13.98%	3,331	16.73%	7,991	16.22%
2023 Households by HH Income		1,832		19,915		49,263	
Income: <\$25,000		108	5.90%	1,086	5.45%	2,787	5.66%
Income: \$25,000 - \$50,000		140	7.64%	2,011	10.10%	4,893	9.93%
Income: \$50,000 - \$75,000		125	6.82%	2,606	13.09%	6,648	13.49%
Income: \$75,000 - \$100,000		207	11.30%	2,568	12.89%	6,672	13.54%
Income: \$100,000 - \$125,000		206	11.24%	2,387	11.99%	6,127	12.44%
Income: \$125,000 - \$150,000		176	9.61%	1,665	8.36%	4,242	8.61%
Income: \$150,000 - \$200,000		494	26.97%	3,793	19.05%	8,776	17.81%
Income: \$200,000+		376	20.52%	3,799	19.08%	9,118	18.51%
2023 Avg Household Income		\$154,274		\$141,366		\$139,243	
2023 Med Household Income		\$143,465		\$117,663		\$114,817	

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