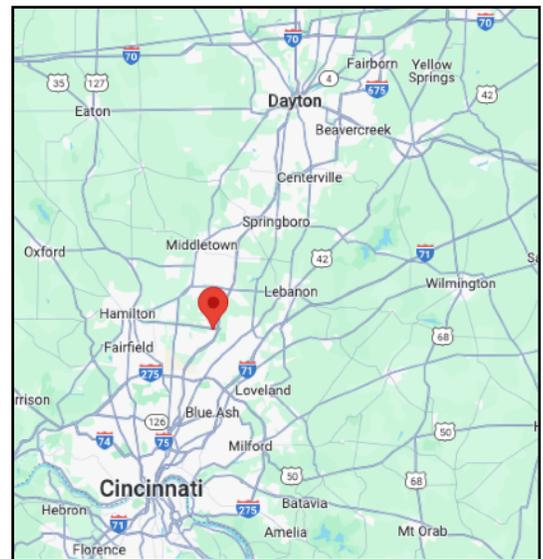




Property Highlights

- +/- 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 D202029000013 (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)



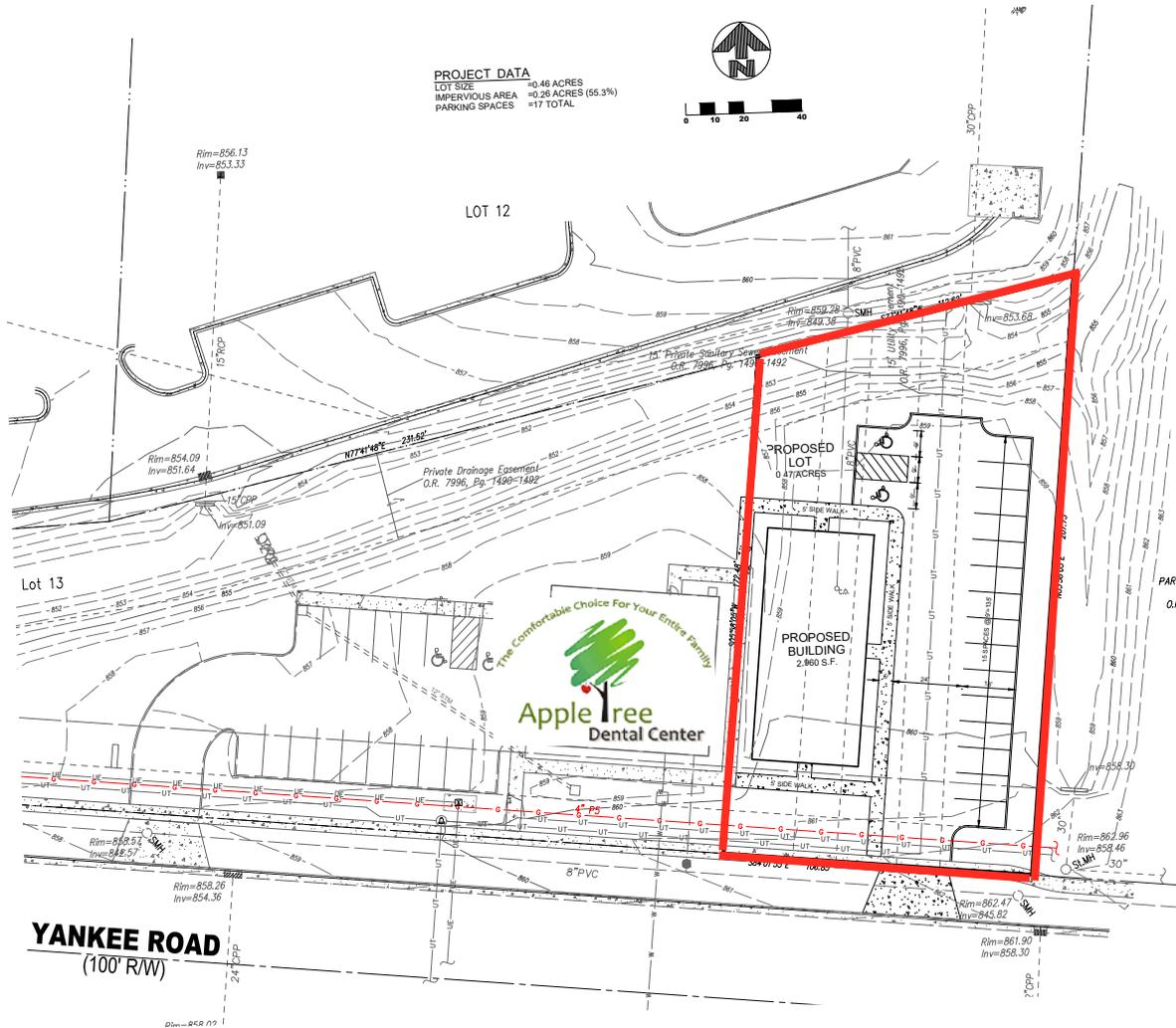
North Ridge Realty Group
7182 Liberty Centre Drive, Suite M | West Chester, OH 45069

www.nrrg.com

John Stretch | c: 513.623.6505 | john@nrrg.com
Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com

LOT FOR SALE
7350 Yankee Road
Liberty Twp, OH

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



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LOT FOR SALE

7350 Yankee Road

Liberty Twp, OH

7350 Yankee Road Liberty Township, OH 45044			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
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			
2023 Population	177	3,089	6,180
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			
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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