

FOR LEASE

Liberty Falls

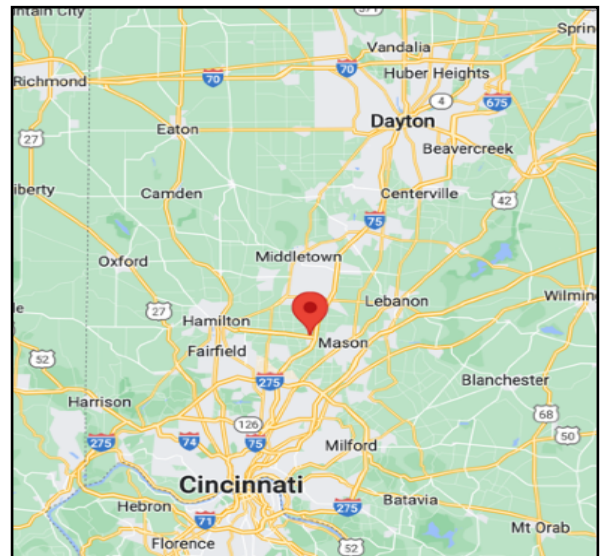
6752 Cincinnati-Dayton Road

Liberty Township, OH 45044



Property Highlights

- 8,606 SF office - 6 private offices, conference room, large kitchenette & large open area
- Prime visibility on Cincinnati Dayton Road - 20K VPD
- Minutes to Liberty Center
- Convenient access to I-75 & SR 129
- Co-Tenants: Smoothie King, Penn Station, Fireside Cafe and Manilla Orthodontics and more
- Nearby national retailers: Kroger MarketPlace, Chipotle, Firstwatch, Midas, and much more!
- Asking rate: \$12.35 PSF NNN (OpEx \$4.50 PSF)



North Ridge Realty Group

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Property Details

Location	Liberty Township, OH (Butler County)
Building Type	Multi-tenant center (45,455 SF)
Available	8,606 SF office
Utilities	Separately metered
Occupancy	Immediate
Lease Term	3-5 years
Asking Rate	\$12.35 PSF NNN
Operating Expenses	\$4.50 PSF

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DEMOGRAPHICS

Demographic Summary Report

6752 Cincinnati Dayton Rd, Liberty Township, OH 45044									
Building Type: General Retail									
Secondary: Storefront Retail/Office									
GLA: 45,455 SF									
Year Built: 2009									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		5,208		60,952		144,088			
2022 Estimate		4,945		57,713		136,385			
2010 Census		3,997		49,403		119,236			
Growth 2022 - 2027		5.32%		5.61%		5.65%			
Growth 2010 - 2022		23.72%		16.82%		14.38%			
2022 Population by Hispanic Origin		150		2,934		5,698			
2022 Population		4,945		57,713		136,385			
White		4,006 81.01%		44,686 77.43%		108,188 79.33%			
Black		523 10.58%		4,581 7.94%		9,489 6.96%			
Am. Indian & Alaskan		6 0.12%		114 0.20%		312 0.23%			
Asian		246 4.97%		6,854 11.88%		15,146 11.11%			
Hawaiian & Pacific Island		2 0.04%		84 0.15%		212 0.16%			
Other		162 3.28%		1,395 2.42%		3,038 2.23%			
U.S. Armed Forces		0		46		90			
Households									
2027 Projection		1,721		20,205		49,633			
2022 Estimate		1,632		19,111		46,906			
2010 Census		1,313		16,185		40,710			
Growth 2022 - 2027		5.45%		5.72%		5.81%			
Growth 2010 - 2022		24.30%		18.08%		15.22%			
Owner Occupied		1,376 84.31%		15,893 83.16%		39,206 83.58%			
Renter Occupied		256 15.69%		3,219 16.84%		7,699 16.41%			
2022 Households by HH Income		1,631		19,114		46,905			
Income: <\$25,000		60 3.68%		1,044 5.46%		2,682 5.72%			
Income: \$25,000 - \$50,000		88 5.40%		1,759 9.20%		4,850 10.34%			
Income: \$50,000 - \$75,000		198 12.14%		2,496 13.06%		6,404 13.65%			
Income: \$75,000 - \$100,000		233 14.29%		2,430 12.71%		6,653 14.18%			
Income: \$100,000 - \$125,000		201 12.32%		2,290 11.98%		5,663 12.07%			
Income: \$125,000 - \$150,000		197 12.08%		1,645 8.61%		3,952 8.43%			
Income: \$150,000 - \$200,000		383 23.48%		3,461 18.11%		7,987 17.03%			
Income: \$200,000+		271 16.62%		3,989 20.87%		8,714 18.58%			
2022 Avg Household Income		\$145,290		\$145,033		\$138,226			
2022 Med Household Income		\$129,505		\$119,956		\$112,641			

