NORTH RIDGE REALTY GROUP
COMMERCIAL REAL ESTATE

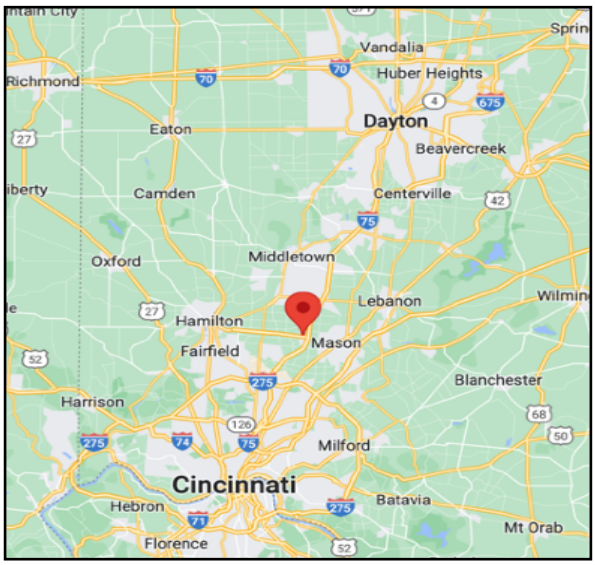
FOR LEASE

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
- 3,688 SF office - private offices, kitchenette & conference room available 1/1/25
- 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)
- TIA available to qualified tenants



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Property Details

Location	Liberty Township, OH (Butler County)
Building Type	Multi-tenant center (45,455 SF)
Available	8,606 SF & 3,688 SF (available 1/1/25) 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	

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