

LIBERTY COMMONS SHOPPING CENTER

7302 - 7340 Yankee Road, Liberty Twp., OH 45044

AVAILABLE for LEASE
1,731 - 5,078 SF Retail Space
1,044 SF Retail / Office Space



Property Details:

- Co-tenancy with one of the **highest trafficked Krogers** in the Cincinnati / Dayton region
- Located in fast-growing **Liberty Township**
- Directly off of SR 129 and Interstate 75 interchange with **terrific access and visibility** from Yankee Road
- Multiple spaces available that can potentially be **re-configured and / or combined**

Major retail **area anchors** include:



Demographics:

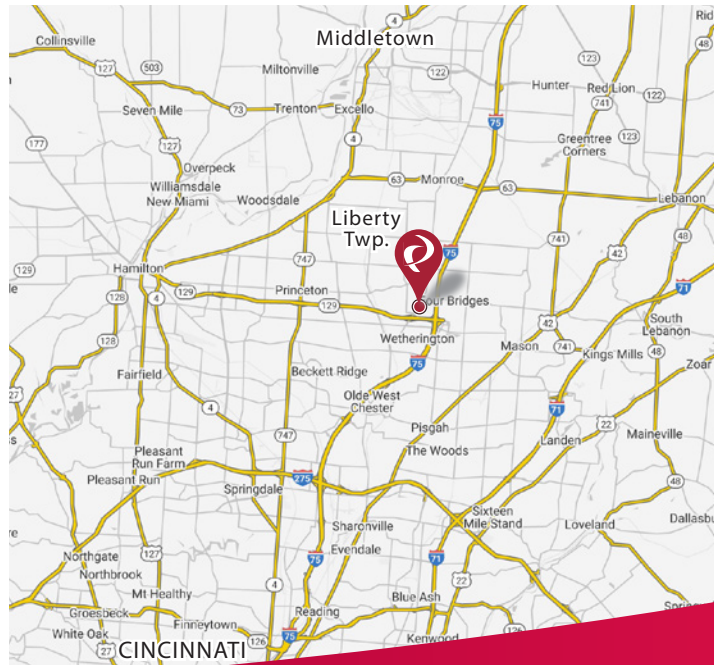
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	5,797	58,976	140,545
Households	1,978	20,109	49,470
Average Household Income	\$146,197	\$174,745	\$168,607
Total Number of Employees	2,715	17,303	50,814

Traffic Counts:

	ADT
Cincinnati Dayton Road	43,529 (Inrix 2023)
Butler County Veteran's Hwy (SR 129)	52,967 (Inrix 2023)
I-75	106,851 ADT (Inrix 2023)

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Detail Aerial



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Market Aerial



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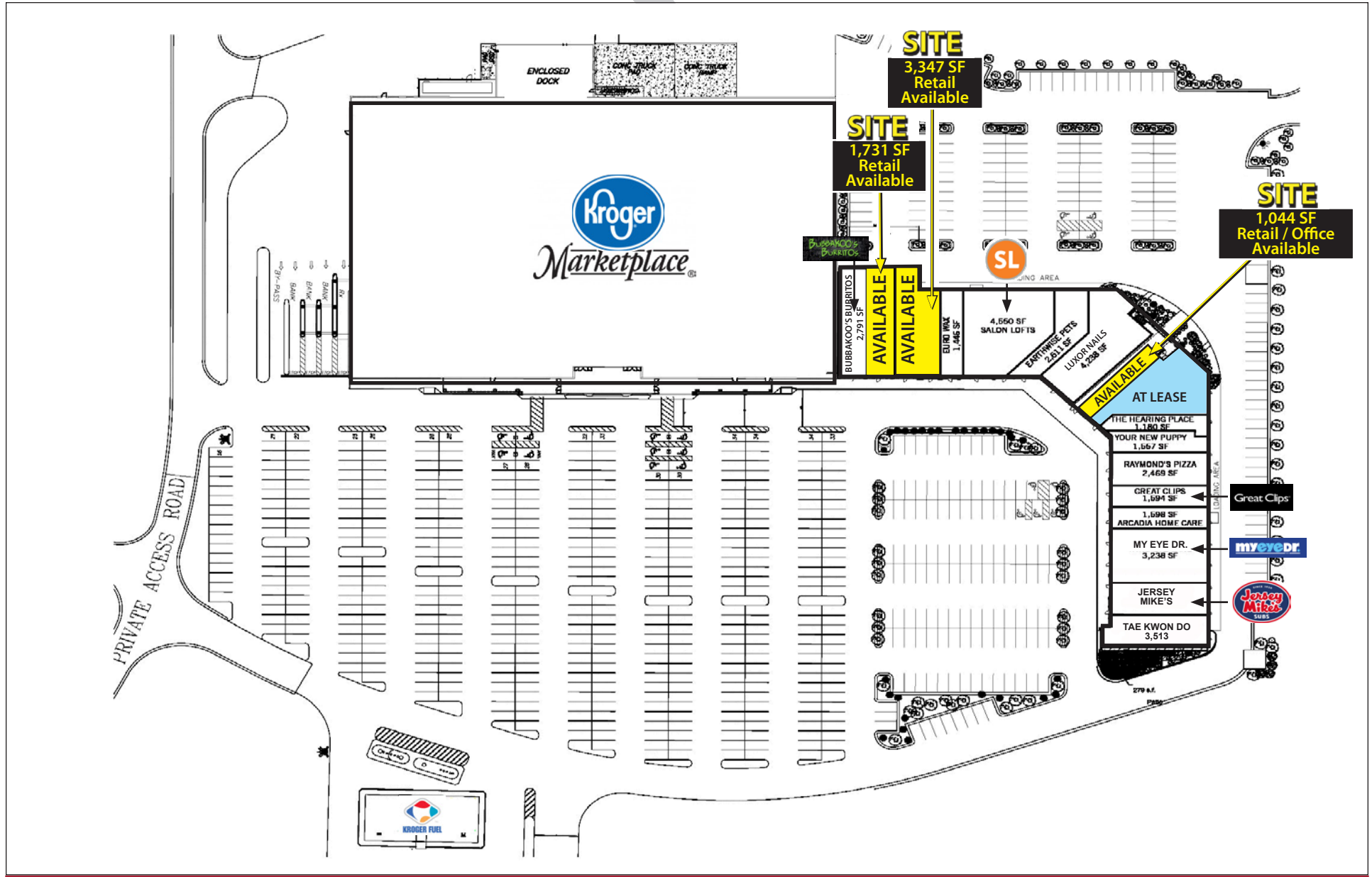
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Site Plan



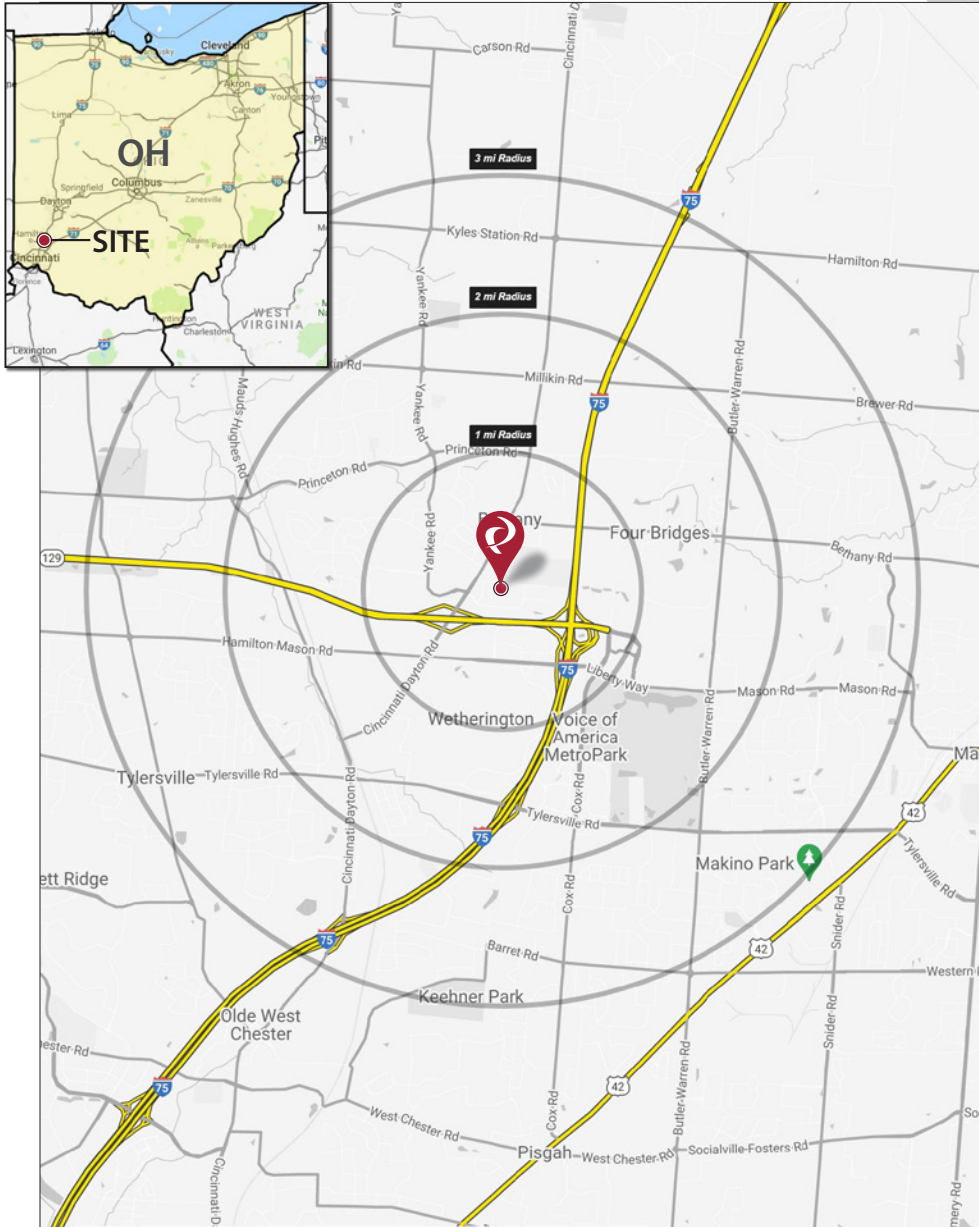
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3762/-84.3747

7340 Yankee Rd Middletown, OH 45044	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population	5,797	21,967	58,976	140,545
2028 Projected Population	5,911	22,603	60,599	145,356
2020 Census Population	5,721	21,476	58,292	138,726
2010 Census Population	4,197	18,880	53,218	123,792
Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.6%	0.7%
Historical Annual Growth 2010 to 2023	2.9%	1.3%	0.8%	1.0%
2023 Median Age	35.3	37.7	37.0	37.9
Households				
2023 Estimated Households	1,978	7,748	20,109	49,470
2028 Projected Households	2,037	8,044	20,876	51,860
2020 Census Households	1,917	7,474	19,597	48,139
2010 Census Households	1,405	6,432	17,606	42,303
Projected Annual Growth 2023 to 2028	0.6%	0.8%	0.8%	1.0%
Historical Annual Growth 2010 to 2023	3.1%	1.6%	1.1%	1.3%
Race and Ethnicity				
2023 Estimated White	73.9%	77.0%	75.9%	75.9%
2023 Estimated Black or African American	11.1%	8.2%	7.4%	7.3%
2023 Estimated Asian or Pacific Islander	7.3%	8.7%	10.9%	11.2%
2023 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.1%	0.1%
2023 Estimated Other Races	7.2%	5.9%	5.6%	5.5%
2023 Estimated Hispanic	6.5%	4.7%	4.2%	4.0%
Income				
2023 Estimated Average Household Income	\$146,197	\$169,075	\$174,745	\$168,607
2023 Estimated Median Household Income	\$133,249	\$131,859	\$134,573	\$131,707
2023 Estimated Per Capita Income	\$49,889	\$59,673	\$59,618	\$59,393
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.9%	1.7%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.6%	1.9%	2.0%
2023 Estimated High School Graduate	19.8%	17.8%	16.8%	17.5%
2023 Estimated Some College	13.9%	15.7%	16.2%	14.9%
2023 Estimated Associates Degree Only	6.6%	6.4%	5.7%	6.8%
2023 Estimated Bachelors Degree Only	38.6%	36.0%	36.2%	34.7%
2023 Estimated Graduate Degree	15.8%	19.5%	21.4%	22.4%
Business				
2023 Estimated Total Businesses	298	1,011	1,600	4,528
2023 Estimated Total Employees	2,715	13,609	17,303	50,814
2023 Estimated Employee Population per Business	9.1	13.5	10.8	11.2
2023 Estimated Residential Population per Business	19.4	21.7	36.9	31.0

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