

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

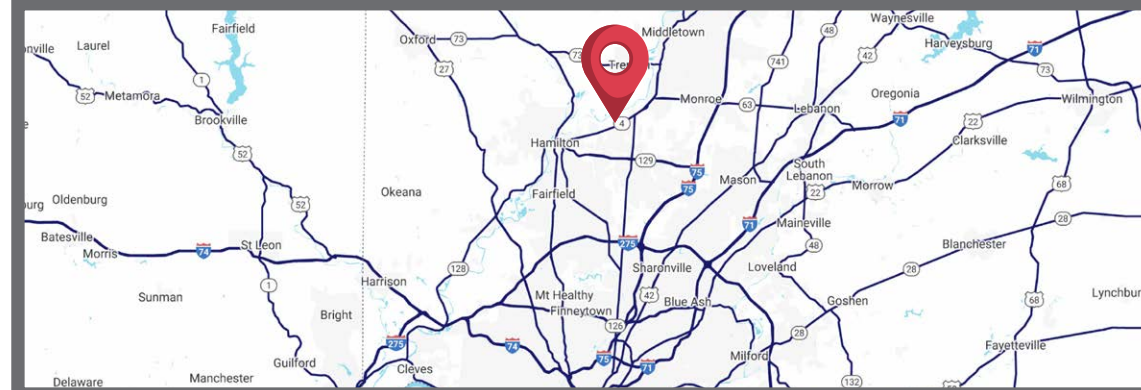
- **Two outparcels totaling ±1 AC each - available for lease**
- Prime Location - Adjacent to Kroger Marketplace at Kyles Station, top 10% of Kroger's nationwide.
- Surrounded by Strong Retail Co-Tenants including Aria Nail Spa, Nothing Bundt Cakes, Great Clips, Subway, El Rancho Nuevo, Prime Dentistry, Mercy Health, Mike's Carwash, Tide Cleaners, Dairy Queen, and Valvoline.
- Affluent Trade Area - Average household income of \$165,530 within a 3-mile radius
- Agent Owned

TRAFFIC COUNTS

- 24,775 (24) VPD: Hamilton-Middletown Rd
- 7,131 (24) VPD: SR 747

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,791	35,302	113,470
HOUSEHOLDS	2,527	11,521	39,343
AVG HH INCOME	\$156,707	\$165,530	\$146,649
EMPLOYEES	1,500	4,836	22,809



CONTACT

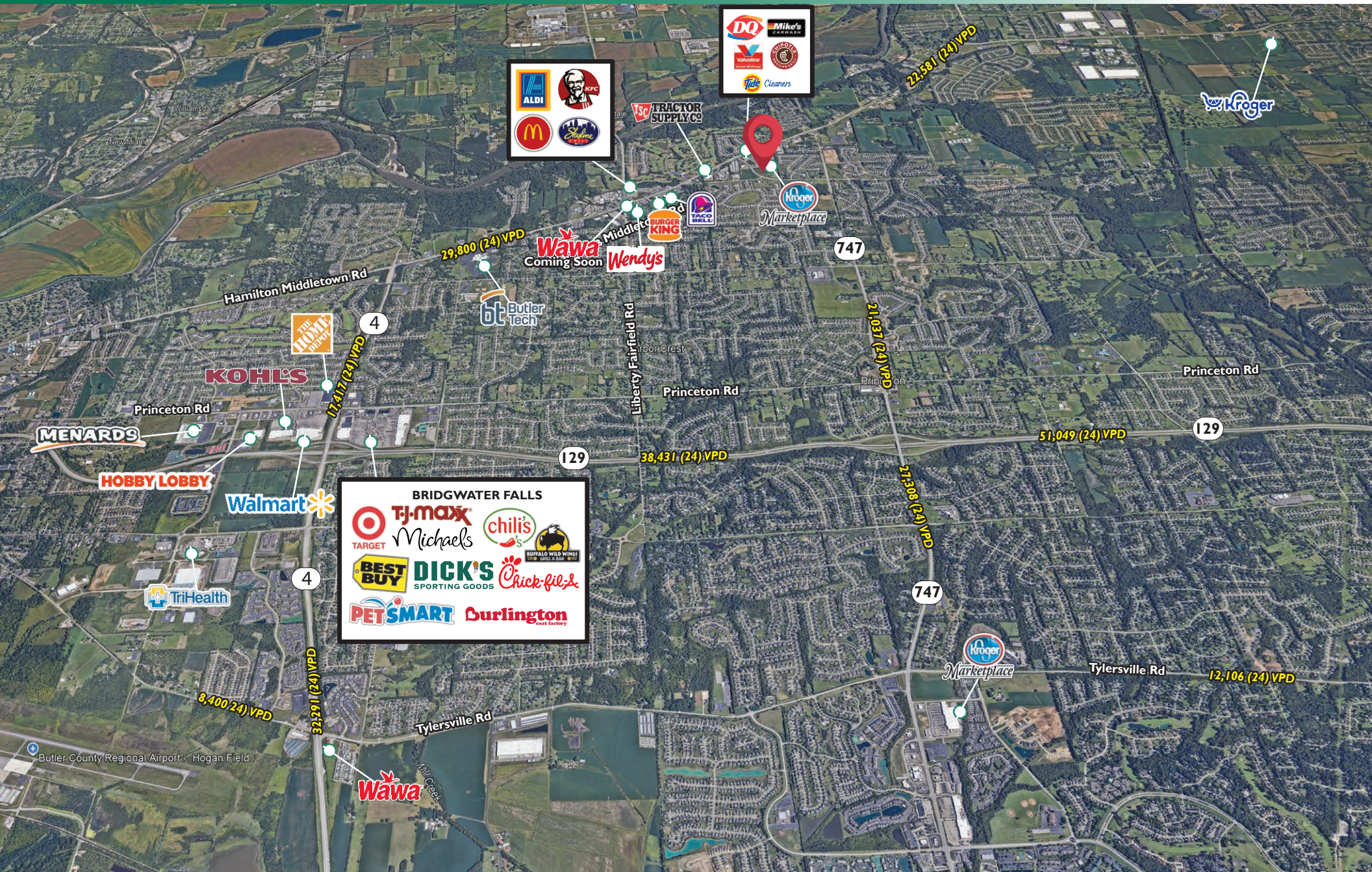
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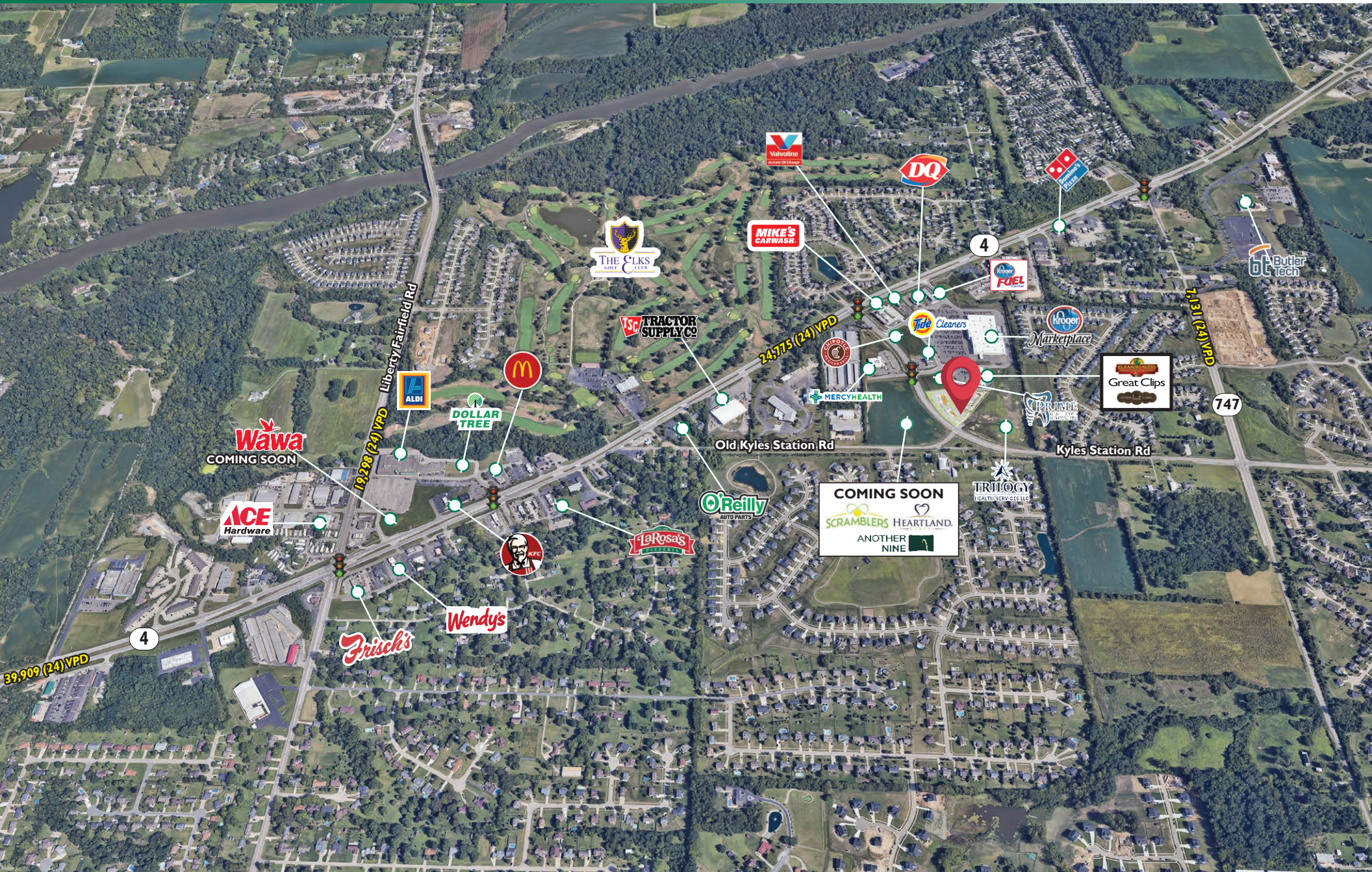
Kyles Station

SR 4 & KYLES STATION RD | LIBERTY TOWNSHIP, OH 45011



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SITE PLAN



Kyles Station

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SITE PLAN



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513-784-1106 | www.anchor-associates.com

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