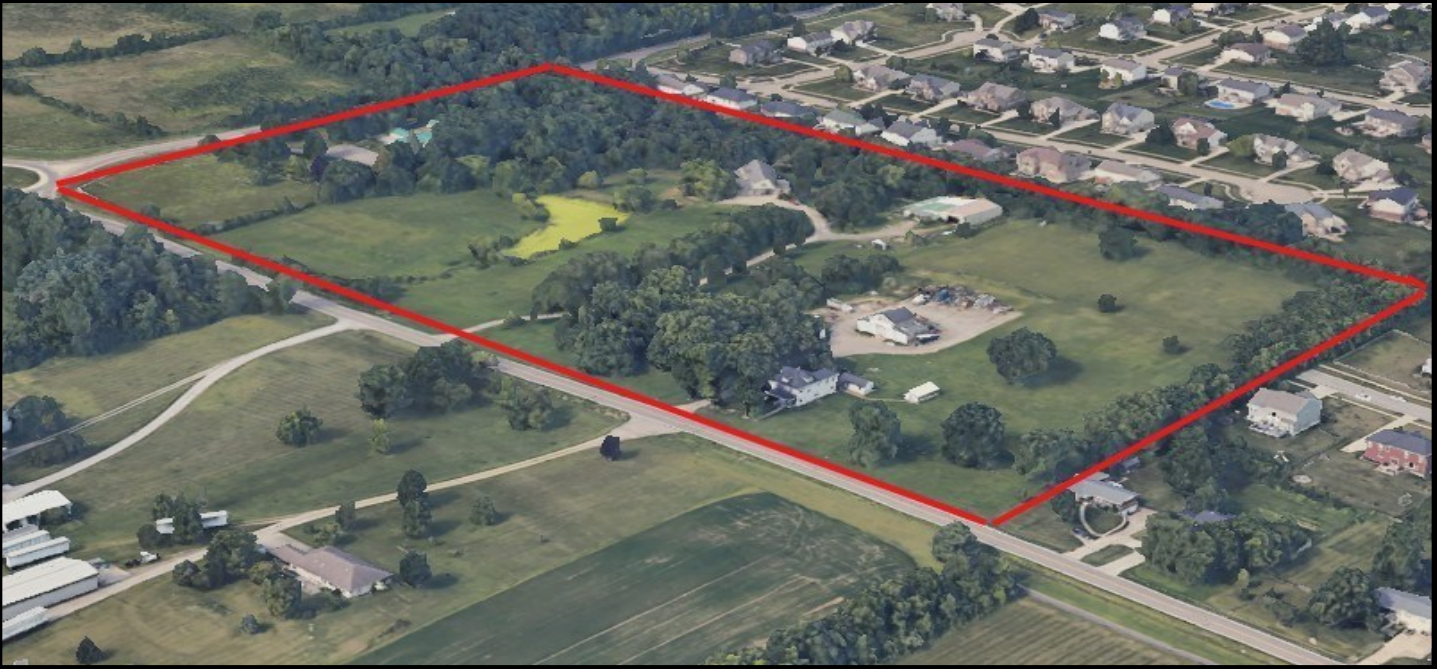


REDEVELOPMENT



Prime Mixed Use Redevelopment Opportunity 22.81 Acres at the NW Corner of Cincinnati-Dayton & Kyles, Liberty Twp OH 45044

Premier, high-visibility development opportunity in this rapidly expanding Tri-State corridor. This strategic 22.81-acre three-parcel land assemblage features exceptional hard-corner positioning at a high-traffic intersection, presenting an unmatched blank canvas for a comprehensive mixed-use master plan.

The commercial anchor of the development can be situated directly on the hard corner, this parcel is uniquely positioned to capture daily commuter traffic with Cincinnati Dayton Road as a dedicated commercial corridor. Extensive road frontage opportunities along the main thoroughfare, provides for retail, restaurant, professional office and the integration of a high-quality residential development.

Class-A Medical, Office & Retail Corridor. High-End Fuel Anchor & C-Store, Multi-Tenant Retail, Freestanding Restaurants.

Exceptional Tri-State Demographics. Located within Liberty Township, one of Southwest Ohio's most affluent and fastest-growing communities, this site benefits from strong household incomes, excellent local schools, and a surging demand for amenities.

HIGHLIGHTS

Sale Price: Call
Lot Sizes: 1+ acres
Frontages: 1,358' & 770'
Utilities On-Site

Pop. 5 mile: 101,910
Households 5 mile: 33,862
Income 5 mile: \$149,677

Traffic: 15,896 vpd
Zoning: Neighborhood
Business
1.2 Miles from new I-75 X

Coordinates:
39°24'51.93"N 84°
22'05.69"W



Spencer Kron
7809 Laurel Avenue, Ste 10
Cincinnati, OH 45243
spencerk@skcres.com

513-271-2460

www.SKCRE.com

LOCATION

USE

ION RD

EXISTING RESIDENTIAL NEIGHBORHOOD

RETAIL CENTER 1
±10,000 SF TOTAL
(3-5 UNIT BUILDING)

RETAIL CENTER
±10,000 SF TOT
(3-5 UNIT BUILD)

AREA
Jungle Gym
pace

BANK

BANK
±4,200
• Drive-
• Drive-

TOWNHOMES
(±120 UNITS)

KYLE'S STATION RD

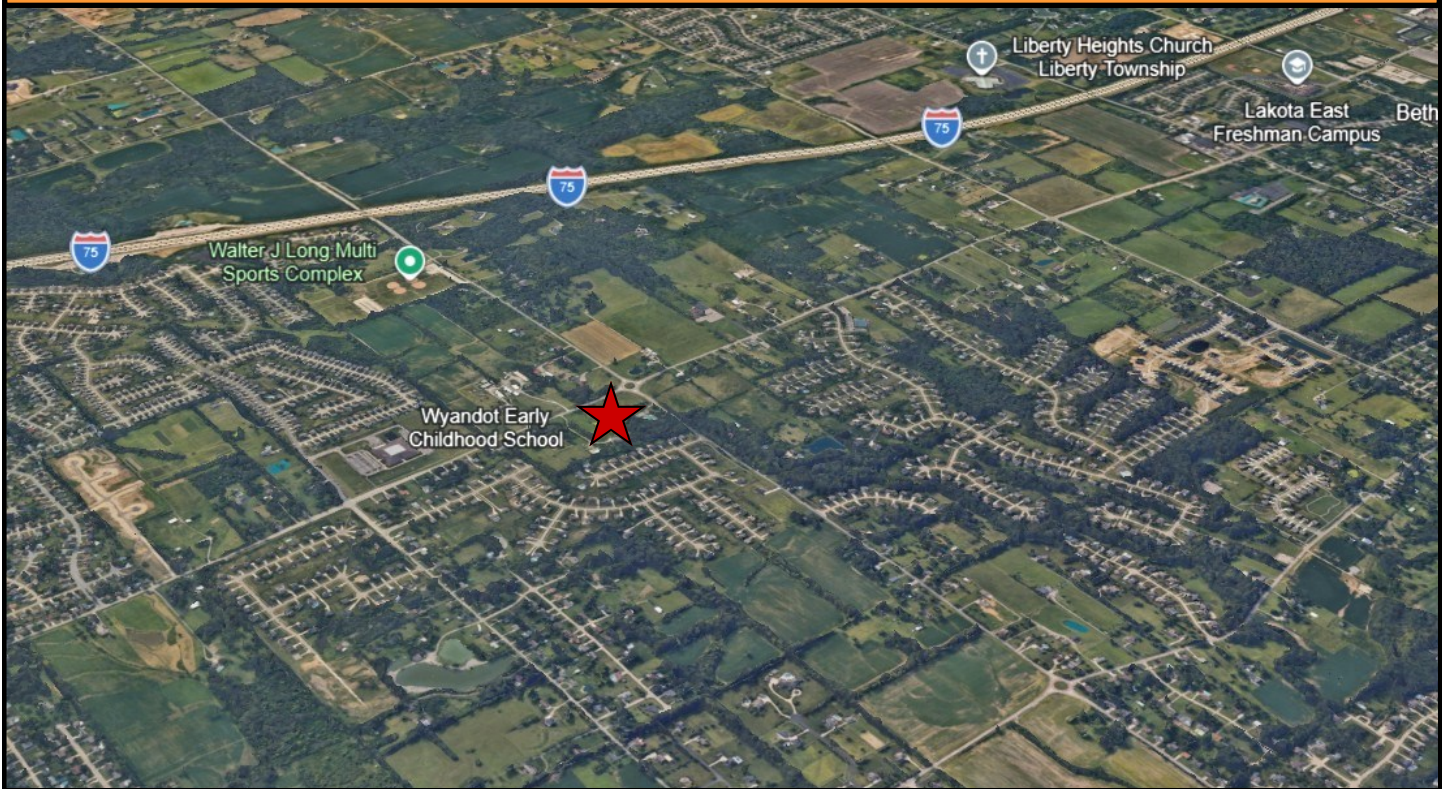
CINCINNATI DAYTON RD

513-271-2460

www.SKCRE.com

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LOCATION



Lot lines are approximate and for illustrative purposes only



513-271-2460

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