

# For Sale/Lease

## 7+ acres business PUD zoning

6672 Cincinnati Dayton Road (at Bethany Road)  
Liberty Township, OH 45044

BROKERED BY  
**exp**  
COMMERCIAL



Jennifer Romano  
513-580-4837  
jenromano@verity-mg.com



**BETHANY STATION**  
**LIBERTY TOWNSHIP**




- 7.4+ acres; 1,298' frontage; 2 corners, 2 signals
- Exposed to 23,000 vehicles per day
- Excellent for retail, restaurant, office, medical
- 1/2 mile to Rte 129; 1 mile to I-75
- Near 6 hospitals/medical systems, fast-growing retail district, Lakota East Schools
- Adjacent planned 1-acre park



# FOR SALE / LEASE

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**7.4+ acres  
zoned B-PUD**

## FEATURING

- 7.4 acres adjacent planned 1 acre public park
- Cincinnati Dayton Rd between Wyandot and Bethany
- In front of the high school in fast-growing Liberty Township
- Expanding retail and medical hub; 1/2 mile to OH-129; 1 mile to I-75
- Within 3 miles of 17,000 houses, 44,000 residents, \$124k avg income
- 1,298' frontage, access from 2 roads, 2 traffic lights, 23,000 vehicles/day
- Recorded utility & access easements; all utilities available at the street;
- Zoned for office, restaurant, retail, medical office
- Two parcels available for purchase or land lease; seperately or together

**\$3,700,000**

## Development Opportunity Liberty Township, OH

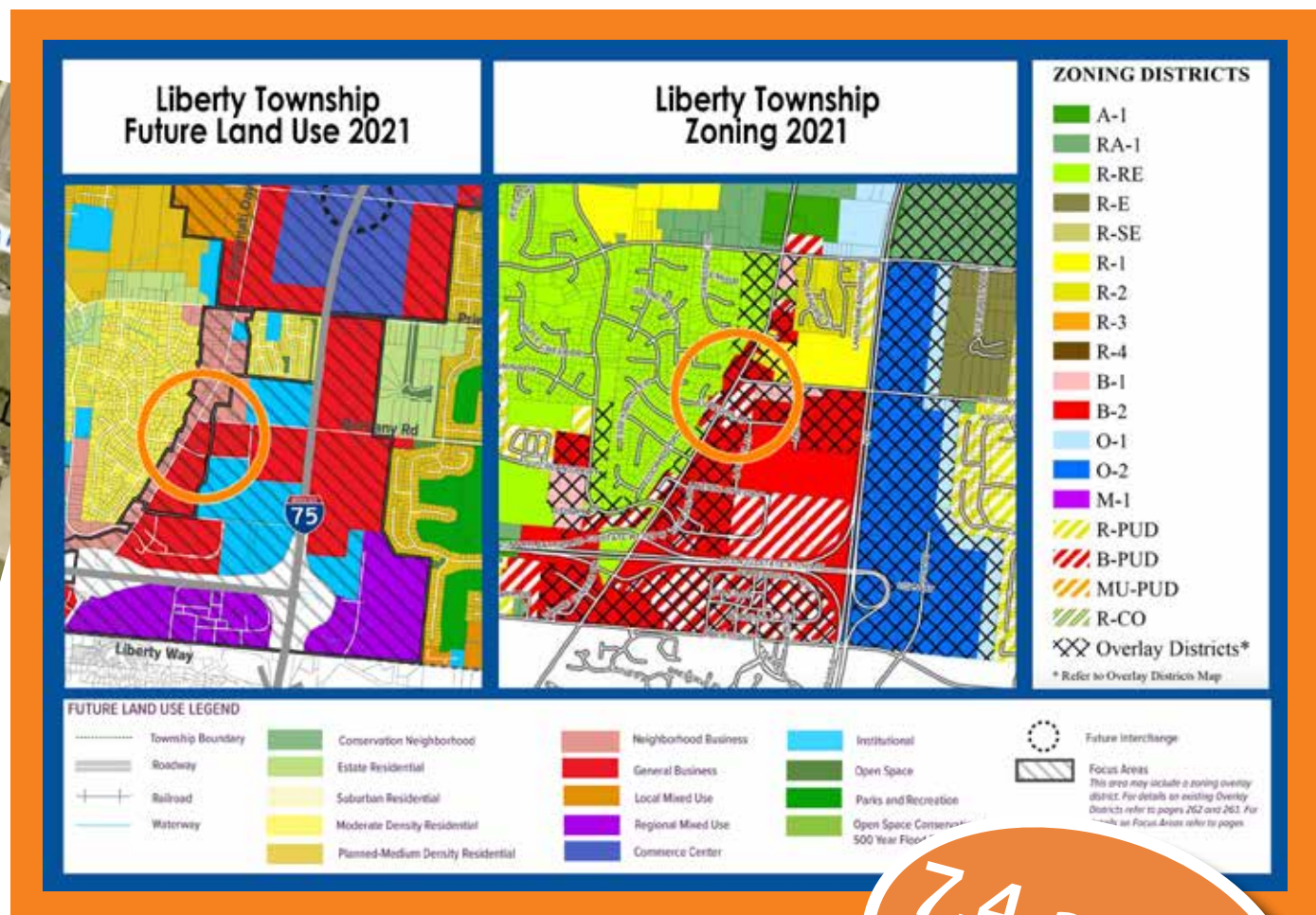
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# Zoned for Retail / Restaurant / Medical Office



7.4 acres  
zoned B-PUD

BETHANY STATION  
LIBERTY TOWNSHIP



**For Sale / Lease  
Retail/Office/Medical Opportunity**

**6672 Cincinnati Dayton Road (at Bethany Road)  
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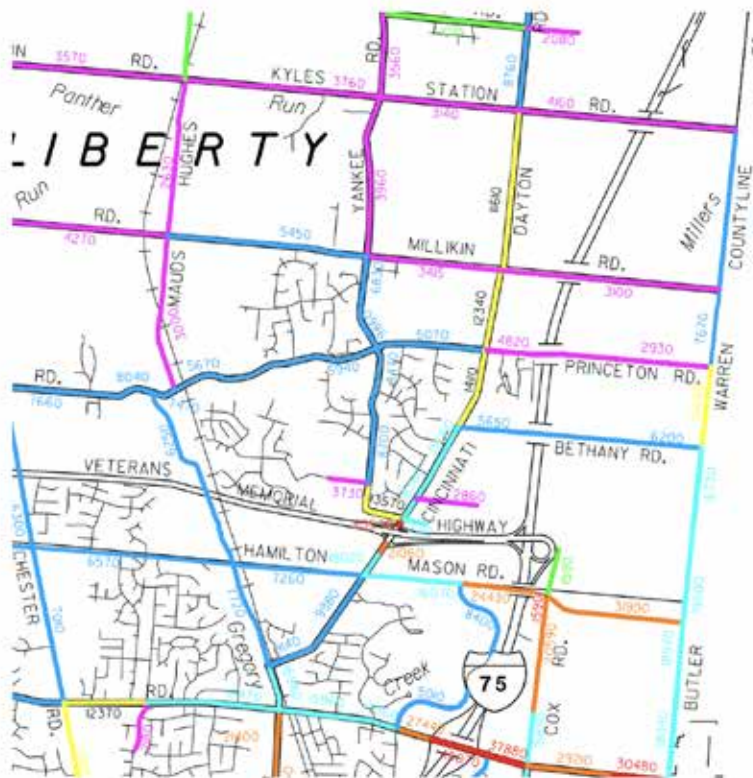
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## Busy Cincinnati Dayton Road

### Butler County Traffic Counts 2019



**2019 ODOT AADT: 23,188**



- 23,000 vehicles per day
- 658' frontage on Cincinnati Dayton
- Curb cuts on Cin-Day & Wyandot
- Recorded cross-access easements
- Signals at both ends of property

## Retail/Office/Medical Opportunity in fast growing community

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## Concept Sketches



**BETHANY STATION  
LIBERTY TOWNSHIP**



Examples of retail and office buildings taken from  
2016 zoning change application. For information  
only. No guarantee of government approval implied.

New Retail/Office Development  
Liberty Township, Ohio 45044



## Bethany Station

6672 Cincinnati Dayton Road (at Bethany Road)  
Liberty Township, OH 45044

# Build To Suit Opportunity

up to 16,000 sq ft office



### Example of zoning permissable building

\*\*no guarantee of local government approval is implied



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- 7.4 acres adjacent 1 acre public park
- zoned PUD-Business
- growing retail and medical hub
- within 3 miles of 17,000 houses, 53,000 residents, \$115k avg income
- Purchase or land lease; build to suit





## New Retail/Office Development Liberty Township, Ohio 45044

### Bethany Station

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## Build To Suit Office/Retail



### Features:

- 7.4 acres adjacent 1-acre public park
- zoned PUD-Business
- 3 retail/office outlots 1+ to 2.3 acres
- Access from 3 roads; 2 traffic lights
- Purchase or land lease; build to suit



New Retail/Office Development  
Liberty Township, Ohio 45044



## Bethany Station

6672 Cincinnati Dayton Road (at Bethany Road)  
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**Now Leasing**  
up to 10,000 sq ft retail / restaurant



53,000 residents within 3 miles; \$115,000 avg income



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- Cincinnati Dayton between Wyandot & Bethany
- In front of Lakota East HS; 1 mi to Childrens Hospital & Liberty Center
- 10,000 SF Retail/Restaurant; \$24 - \$26/SF
- 2 retail/office outlots 1+ and 2+ acres

## Retail/Office/Medical Opportunity in fast growing Liberty Township

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# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	4,692	40,022	94,647
2010 Population	4,825	52,062	124,762
2015 Population	4,863	53,587	129,575
2020 Population	4,954	55,257	134,195
2000-2010 Annual Rate	0.56%	5.40%	5.68%
2010-2015 Annual Rate	0.16%	0.58%	0.76%
2015-2020 Annual Rate	0.37%	0.62%	0.70%
2015 Male Population	48.3%	49.5%	49.4%
2015 Female Population	51.7%	50.5%	50.6%
2015 Median Age	37.2	36.9	37.7

In the identified area, the current year population is 129,575. In 2010, the Census count in the area was 124,762. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 134,195 representing a change of 0.70% annually from 2015 to 2020. Currently, the population is 49.4% male and 50.6% female.

### MEDIAN AGE

The media age in this area is 37.7, compared to U.S. median age of 37.3.

### RACE AND ETHNICITY

2015 White Alone	82.3%	81.6%	82.1%
2015 Black Alone	9.0%	6.7%	6.2%
2015 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2015 Asian Alone	4.5%	7.7%	8.2%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	1.1%	1.4%	1.1%
2015 Two or More Races	2.9%	2.3%	2.1%
2015 Hispanic Origin (Any Race)	3.3%	3.9%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.1 in the identified area, compared to 62.1 for the U.S. as a whole.

2000 Households	1,454	13,075	31,230
2010 Households	1,607	17,272	42,476
2015 Total Households	1,630	17,785	44,032
2020 Total Households	1,663	18,322	45,514
2000-2010 Annual Rate	2.02%	5.73%	6.34%
2010-2015 Annual Rate	0.28%	0.59%	0.72%
2015-2020 Annual Rate	0.27%	0.48%	0.54%
2015 Average Household Size	2.98	3.00	2.93

The household count in this area has changed from 42,476 in 2010 to 44,032 in the current year, a change of 0.72% annually. The five-year projection of households is 45,514, a change of 0.54% annually from the current year total. Average household size is currently 2.93, compared to 2.93 in the year 2010. The number of families in the current year is 35,320 in the specified area.



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population:	4,863	53,587	129,575
Total Households:	1,630	17,785	44,032
Avg. HH Income:	\$129,200	\$115,649	\$115,039



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- in front of Lakota East high school
- growing retail and medical hub;
- 1/2 mile to OH-129; 1 mile to I-75
- 15,000 homes; 44,000 residents; \$124k income
- 2 road access, 2 lights, 23,000 vehicles/day
- zoned office, restaurant, retail, medical office
- available for purchase or land lease
- either parcel or both

### OUR COMMUNITY

**Liberty Township** is located in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Liberty Township has become a very attractive community for residents while offering a variety of development opportunities for businesses. The Township provides great quality of life amenities, including excellent schools, superb access to healthcare, beautiful parks and trails and a variety of high-quality housing options.

Its location allows easy access to Cincinnati and Dayton which boast a wide variety of cultural events, museums, college and professional sports and more. Liberty Township's prime location along the I-75 Growth Corridor combined with its rural nature and charming character has made it a vibrant community that encourages involvement by residents and businesses in planning its future.

Founded In  
**1803**

**14,679**  
Housing Units

**28** Square  
Miles

**50%**  
Built Out with  
room to grow

**Family-Friendly  
Community**  
30% population age 52 & younger  
**38.3 Median Age**

1990 **9,200**  
2020 **44,000+**  
**Growing  
Population**

**\$123,701** Median  
Household Income

Data source: 2020 U.S. Census