

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

6672 Cincinnati Dayton Road
Liberty Township, OH

BROKERED BY



Jennifer Romano

513-580-4837

jenromano@verity-mg.com

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; separately or together

\$3,700,000

Development Opportunity Liberty Township, OH

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

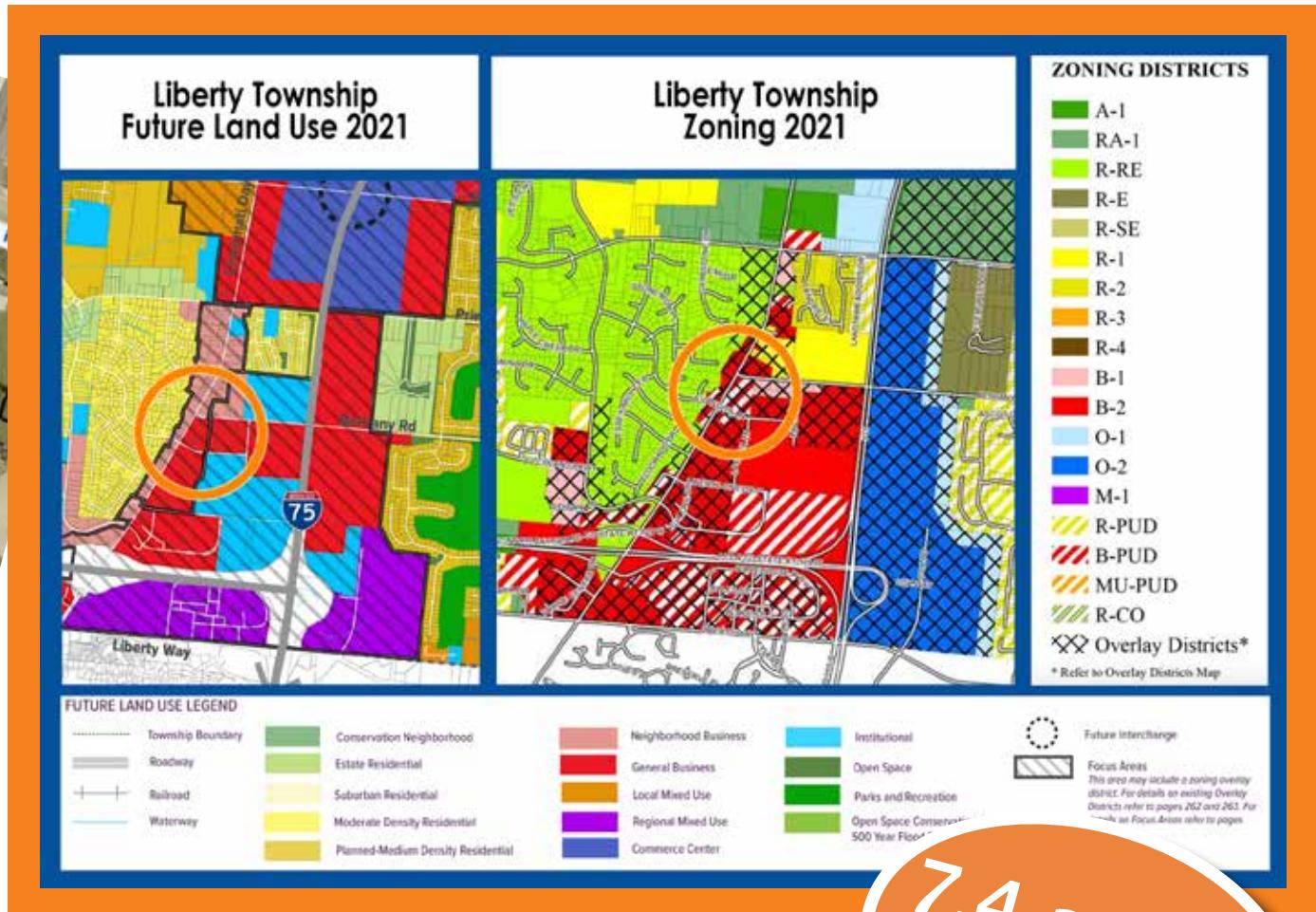
BROKERED BY



Jennifer Romano
513-580-4837

jenromano@verity-mg.com

Zoned for Retail / Restaurant / Medical Office



7.4 acres
zoned B-PUD

**BETHANY STATION
LIBERTY TOWNSHIP**

Compiled from sources deemed accurate, but no guarantee is stated or implied; subject to change without notice

For Sale / Lease Retail/Office/Medical Opportunity

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

BROKERED BY
exp[®]
COMMERCIAL

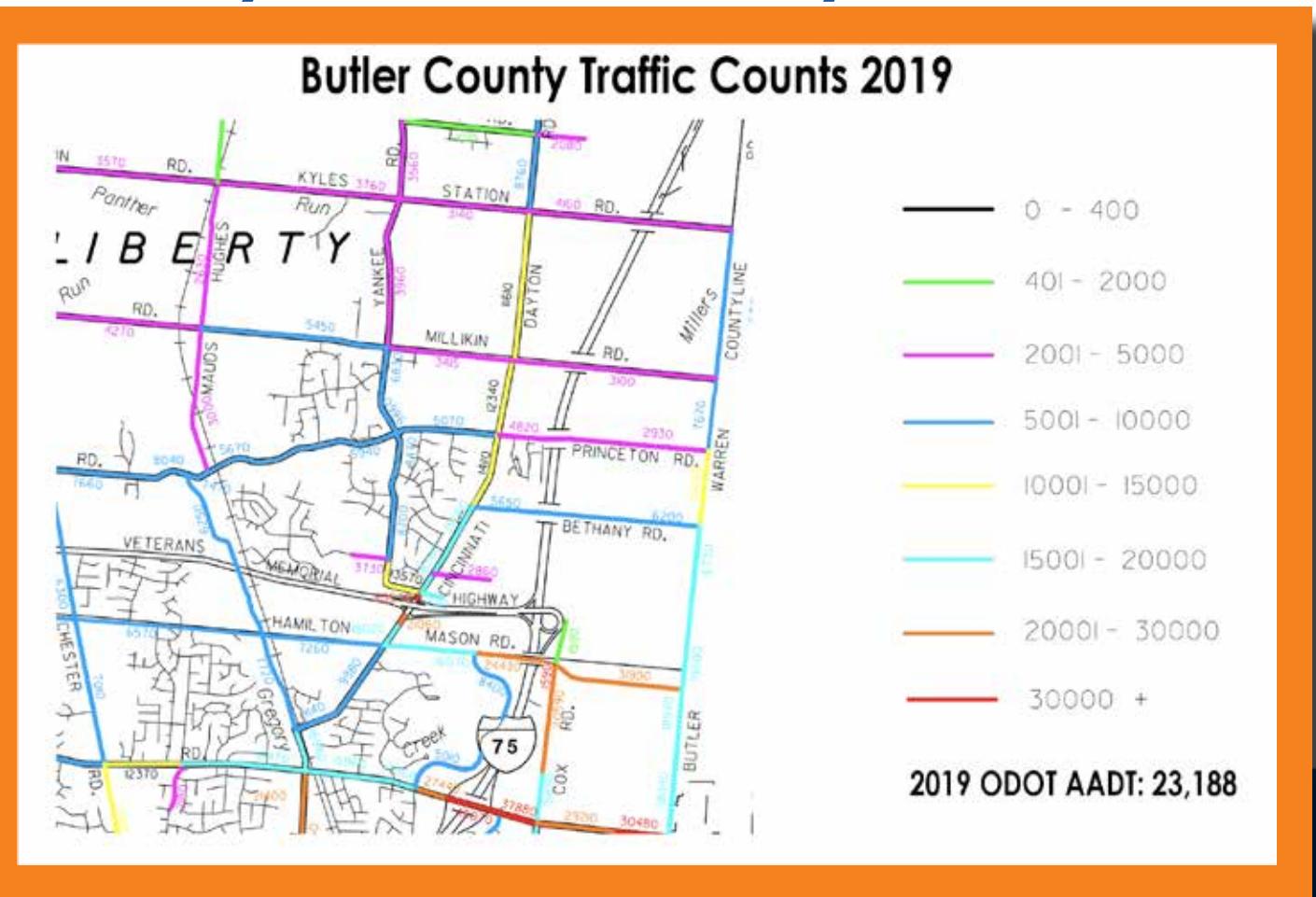


Jennifer Romano

513-580-4837

jenromano@verity-mg.com

Busy Cincinnati Dayton Road



BETHANY STATION
LIBERTY TOWNSHIP

- 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

Compiled from sources deemed accurate, but no guarantee is stated or implied; subject to change without notice

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

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

BROKERED BY



Jennifer Romano

513-580-4837

jenromano@verity-mg.com

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
LIBERTY TOWNSHIP



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 permissible building

**no guarantee of local government approval is implied



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



- 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

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

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

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
LIBERTY TOWNSHIP



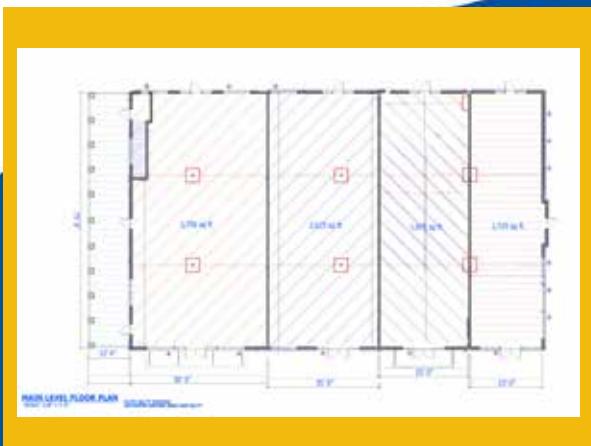
Bethany Station

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

Now Leasing
up to 10,000 sq ft retail / restaurant



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



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



- 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

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

BROKERED BY
exp[®]
COMMERCIAL



Jennifer Romano
513-580-4837

jenromano@verity-mg.com

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.

**BETHANY STATION
LIBERTY TOWNSHIP**


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

For Sale/Lease

7.4 acres zoned B-PUD

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

BROKERED BY



Jennifer Romano

513-580-4837

jenromano@verity-mg.com



- 7.4+ acres adjacent planned 1 acre public park
- Cincinnati Dayton Rd, Wyandot and Bethany
- 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. 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 18 & younger
38.3 Median Age

1990 9,200
2020 44,000+
Growing Population

\$123,701 Median Household Income

Data source: 2020 U.S. Census