

FOR SALE

THE FIELDS AT LIBERTY WAY - LIBERTY WAY & COX ROAD West Chester, OH 45069

NAIBergman



Land | 1-6 Acres +/-

- 6 +/- Acres Divisible - for Development at I-75 Northbound Exit Ramp at Liberty Way
- Adjoins Holiday Inn Express & Suites and NEW Hyatt House Hotel
- Near NEW Liberty Center, Cabela's, Children's Hospital, UC Health
- Great Visibility - Strong Traffic (133,438 CPD - Liberty Way & I-75)
- Strong Income Demographics
- Perfect for Retail | Restaurant | Office
- Butler County - West Chester Township - No Earnings Tax
- Zoned C-PUD (Commercial Planned Unit Development)
- All Utilities

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	3,282	\$133,379
2 MILES	19,483	\$143,695
3 MILES	45,651	\$133,716

* Figures shown represent estimates



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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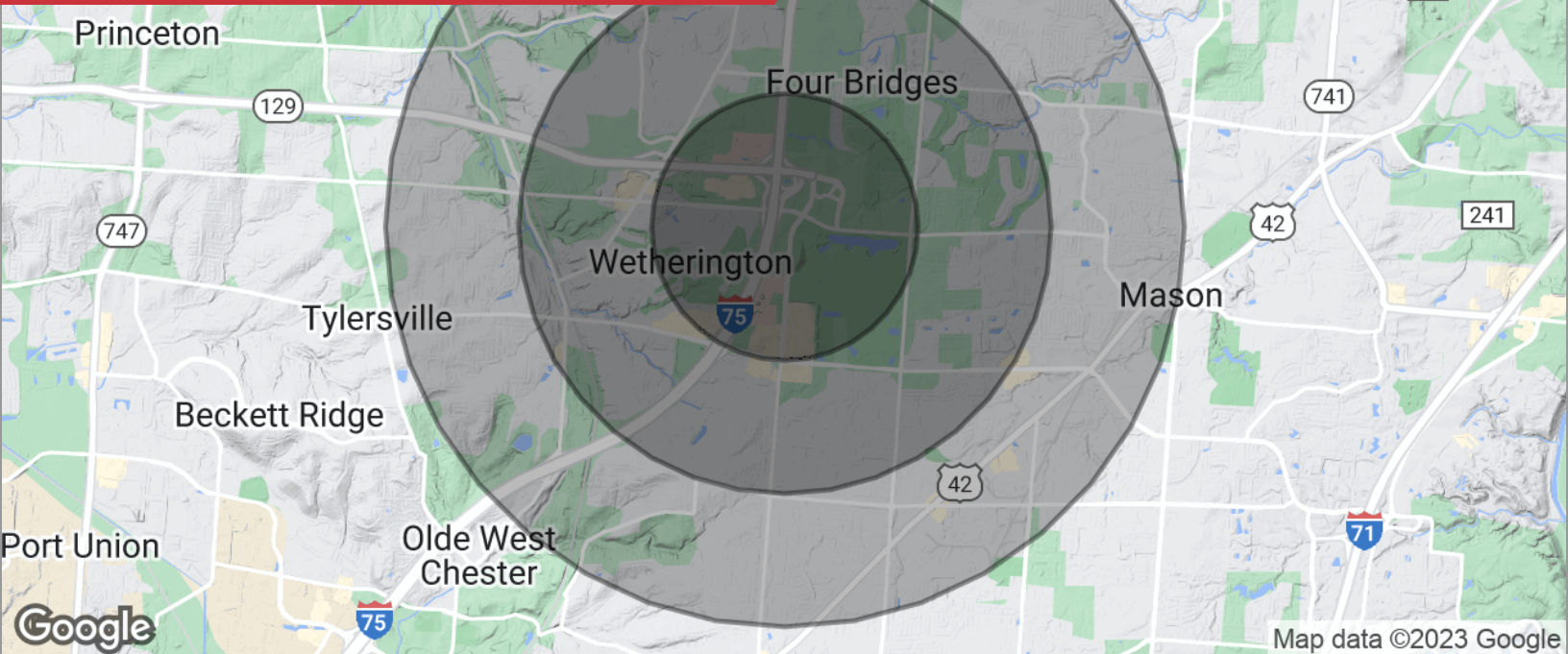
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	3,282	19,483	45,651
Median age	47.9	39.4	40.0
Median age (male)	46.1	37.0	37.8
Median age (Female)	48.3	40.0	41.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,423	7,092	16,887
# of persons per HH	2.3	2.7	2.7
Average HH income	\$133,379	\$143,695	\$133,716
Average house value	\$869,500	\$595,140	\$513,747

* Demographic data derived from 2020 ACS - US Census