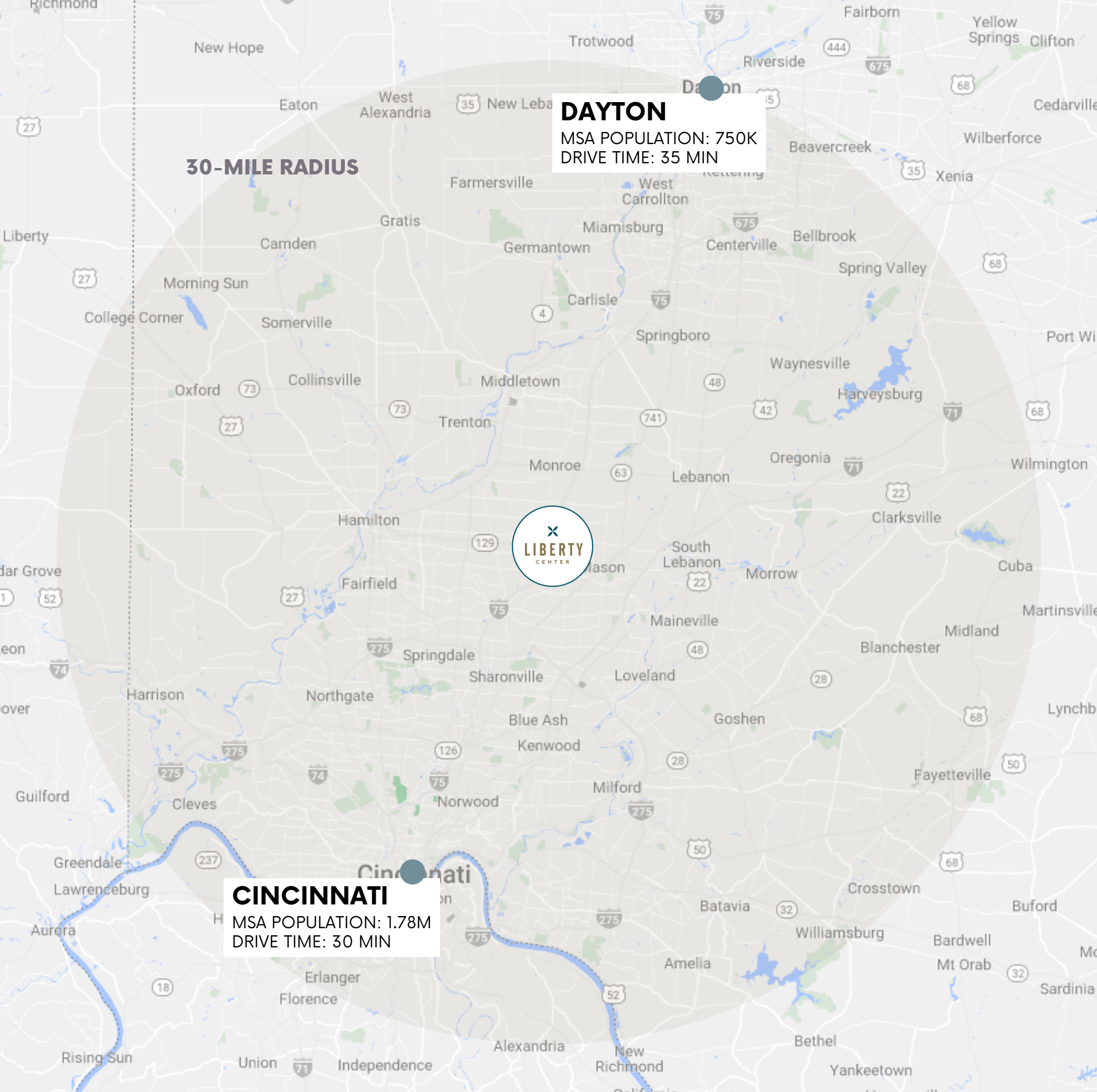




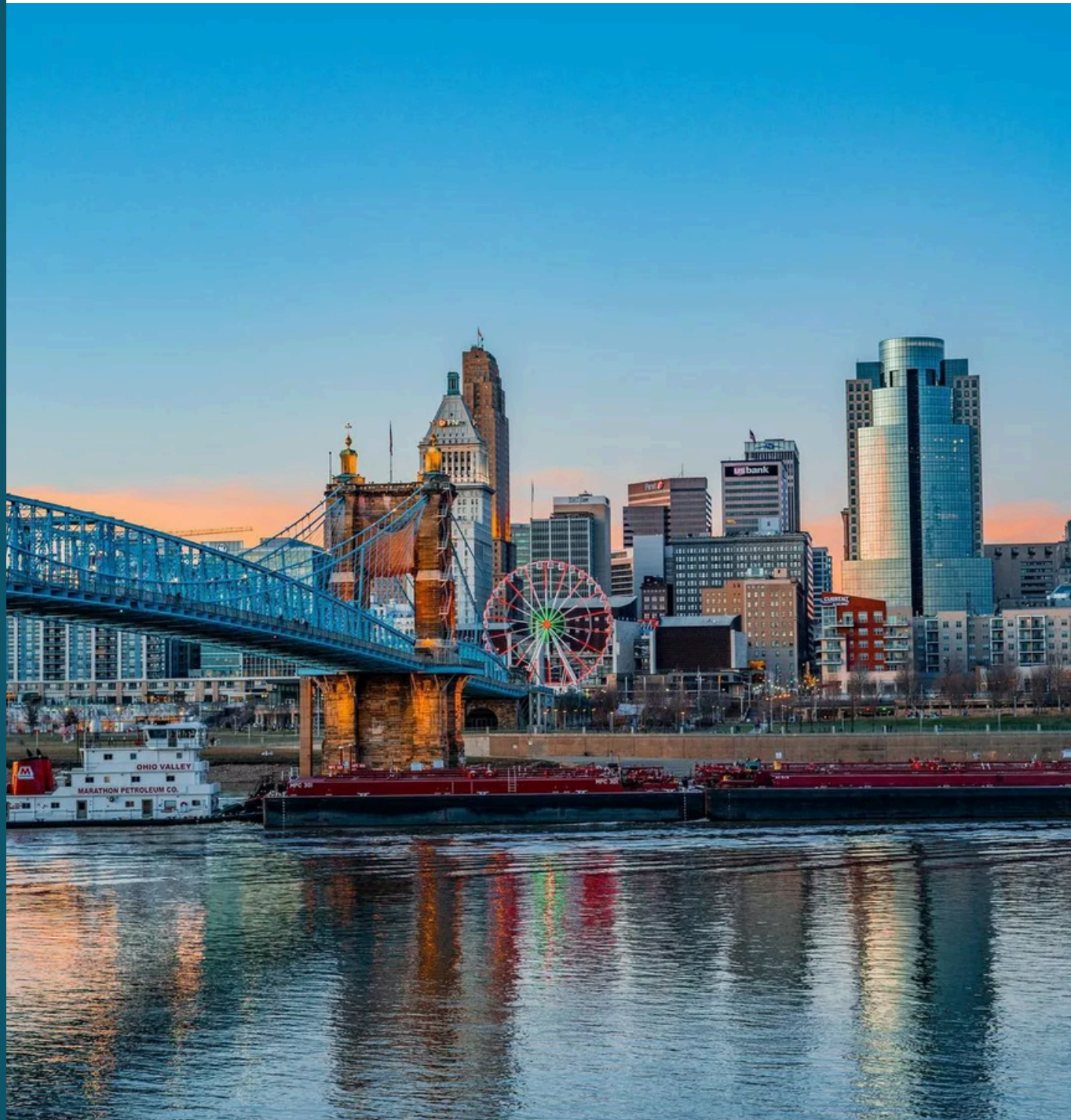
LIBERTY TOWNSHIP | OHIO





A C I N C I N N A T I S U B U R B

Located
IN THE HEART OF
TWO MAJOR MSAS



LIBERTY TOWNSHIP **BUTLER COUNTY, OH**


LIBERTY TOWNSHIP IS LOCATED APPROXIMATELY 30 MINUTES FROM TWO MAJOR OHIO CITIES, CINCINNATI AND DAYTON.


CINCINNATI AND DAYTON TAKE THE #1 AND #2 SPOT ON U.S. NEWS & WORLD REPORT'S 2022-2023 BEST PLACES TO LIVE IN OHIO LIST.

IN THE PAST 10 YEARS, BUTLER COUNTY'S UNEMPLOYMENT RATE DROPPED BY 7.4% & CURRENTLY STANDS BELOW THE NATIONAL AVERAGE AT 3.4%.

THE MEDIAN HOUSEHOLD INCOME IN LIBERTY TOWNSHIP IS \$124,372, MORE THAN DOUBLE THE OHIO AVERAGE OF \$58,116.



 **2.83M**
RESIDENTS WITHIN BUTLER COUNTY + TWO MSAS

 **40**
RESIDENTIAL PROJECTS UNDER CONSTRUCTION WITHIN 10 MILES OF LIBERTY CENTER

SURROUNDED BY A NATIONALLY RANKED HOSPITAL, A MAJOR TOURIST ATTRACTION, AND TWO COUNTRY CLUB COMMUNITIES, LIBERTY CENTER SERVES A 3-MILE DAYTIME POPULATION OF 69,502 AND SEES MORE THAN 233.5K VEHICLES PER DAY.

CINCINNATI DAYTON RD CPD - 34,029

CINCINNATI CHILDREN'S HOSPITAL
- NATIONALLY RANKED IN 10 PEDIATRIC SPECIALTIES
- 17,000+ EMPLOYEES

← **75 CPD - 105,851**

FOUR BRIDGES COUNTRY CLUB AND RESIDENTIAL COMMUNITY
- 6,320 HOMES

THE CHRIST HOSPITAL
- 7,200+ EMPLOYEES

129 CPD - 60,194

LIBERTY FLATS
- 356 APARTMENTS

LIBERTY CENTER

FIRST-TO-MARKET

SHAKE SHACK

COSTCO WHOLESALE

LIBERTY WAY CPD - 31,205

planet fitness

Cabela's

Holiday Inn Express
115 ROOMS

WETHERINGTON COUNTRY CLUB AND RESIDENTIAL COMMUNITY
- 2,041 HOMES

Hampton by HILTON
100 ROOMS

VOA LAKE & METRO PARK
- 11M ANNUAL VISITORS

Dayton Rd

Cox Rd

Butler Warren Rd

Warren Rd

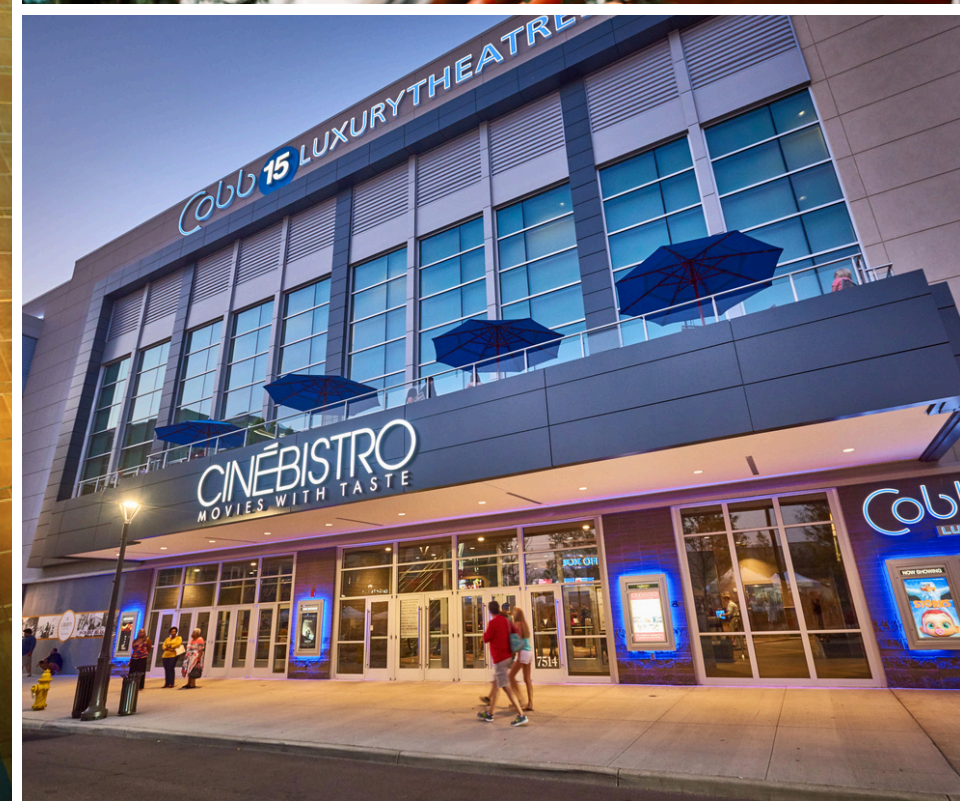
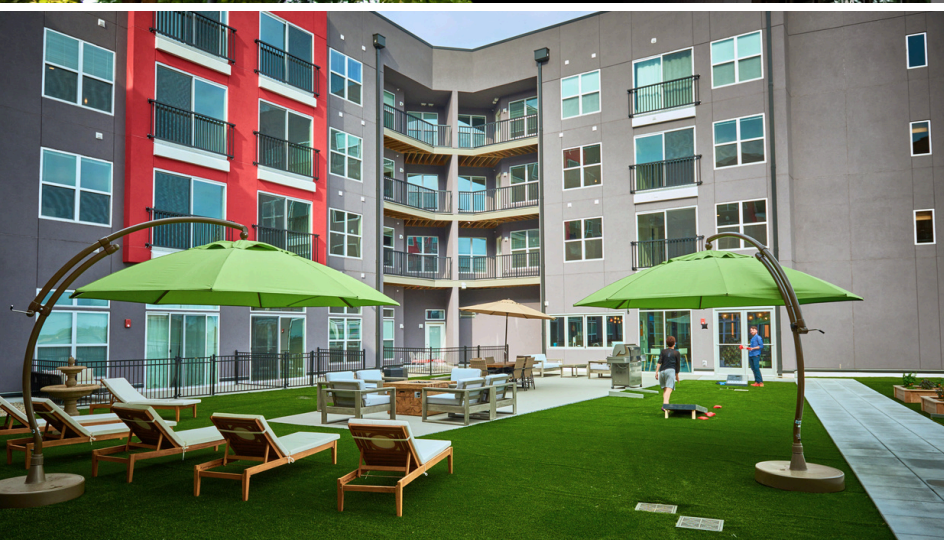
LIBERTY TOWNSHIP'S
GO-TO MIXED-USE DESTINATION

860,000 SF
RETAIL, DINING & ENTERTAINMENT

75,000 SF
CLASS-A OFFICE

238-UNIT
LUXURY APARTMENT COMPLEX
APPROVED FOR 264 MULTI-FAMILY PROJECT

130 ROOM
AC HOTEL BY MARRIOTT
APPROVED FOR SECOND HOTEL



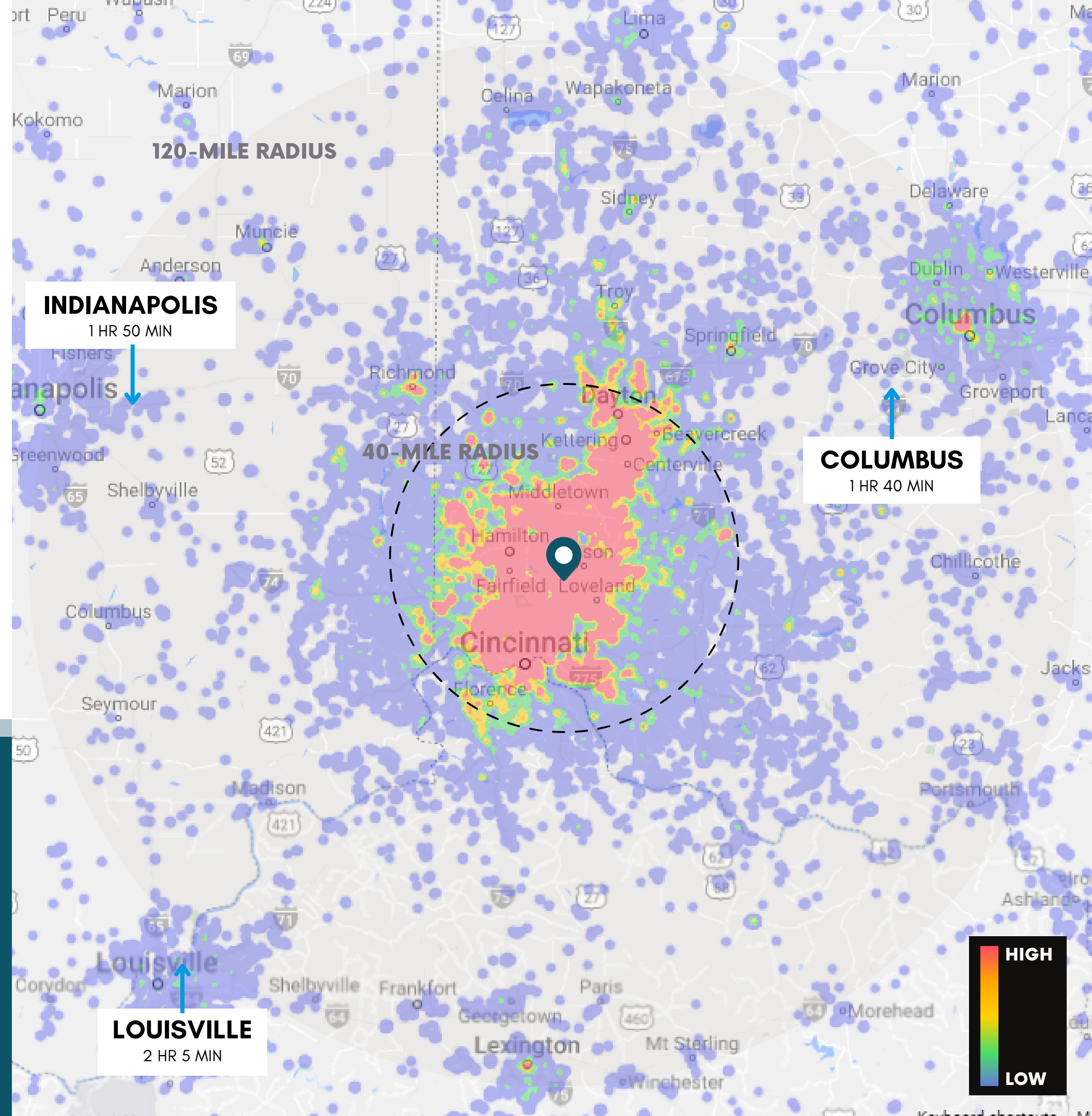
TRAFFIC DATA

Annual Number of Visits **6.1M**
Annual Avg. Visit Frequency **4.67**
Avg. Dwell Time **86 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **639,982**
Daytime Population **762,075**
Households **245,934**
Family Households **155,314**
Average HHI **\$124,000**
College Degree+ **64.3%**

12,700+ HOUSEHOLDS
WITHIN 5 MILES OF LIBERTY CENTER
EARN \$200K OR HIGHER





OUR AFFLUENT CORE CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS

SPENDING PATTERNS

ABOVE U.S.
AVERAGE

Avg. Household Income	\$152,324	+
Household Income \$500K+	2.9%	+
Avg. Discretionary Income	\$83,878	+
Discretionary Income \$150K+	9.8%	+

PSYCHOGRAPHICS

POWER ELITE

33.3%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

FLOURISHING FAMILIES

22.2%

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.

BOOMING WITH CONFIDENCE

16.7%

Prosperous, established couples in their peak earning years living in suburban homes.



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE MOST AFFLUENT PSYCHOGRAPHIC SEGMENTS IN PLACER.AI.

TRAFFIC COMPARISON

Liberty Center attracts high traffic levels and ranks as the **#2 lifestyle center** in the state. Additionally, Liberty Center holds the **highest dwell time** compared to the competition

LOCATION	CUSTOMERS	VISITS	FREQUENCY	DWELL TIME
Liberty Center	1.3M	6.1M	4.67	86 MINS
Kenwood Towne Centre	1.7M	6.9M	4.04	69 MINS
Rookwood Commons & Pavillion	1.3M	6.2M	4.85	58 MINS
Deerfield Towne Center	819.2K	3.6M	5.19	59 MINS





PROVEN PERFORMANCE & EXCLUSIVITY

LIBERTY CENTER IS HOME TO MANY TOP-PERFORMING AND EXCLUSIVE BRANDS.

THE **ONLY** IFLY IN THE STATE WITH **29.3K ANNUAL VISITS**.

NORTHSTAR CAFE **RANKED #2** IN THE STATE BASED ON VISITS.

LENSCRAFTERS **RANKED #2** IN THE STATE BASED ON VISITS.

THE **ONLY ELEVATE OFFICE** IN THE MARKET WITH **25K SF OF COWORKING SPACE**.

DILLARD'S
#2 OF 12 IN STATE
BASED ON VISITS

AC MARRIOTT
#1 OF 5 IN STATE
BASED ON VISITS



\$51M
ANNUAL F&B SALES



**TOWNSHIP
EXCLUSIVE**
OPEN CONTAINER
DISTRICT "DORA"



13
MARKET-EXCLUSIVE
RESTAURANTS



28
DINING OPTIONS

EPIC F&B

**LIBERTY CENTER IS HOME TO THREE RECORD
BREAKING EPIC BRAND CONCEPTS.**

SON OF A BUTCHER

**RECORDED THE HIGHEST SALES FOR AN OPENING WEEKEND OF ALL
RESTAURANTS IN THE EPIC BRANDS GROUP.**

AGAVE & RYE

**#1 SALES PERFORMING STORE
IN THE STATE.**

COWBOY SALLY'S

**FIRST CONCEPT LAUNCHED
AT LIBERTY CENTER.**





CONCERT SERIES



FIDO FEST

MORE THAN 20 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES



MOVIE NIGHT



HOLIDAY



SPOT-A-TRUCK



WORKSHOPS

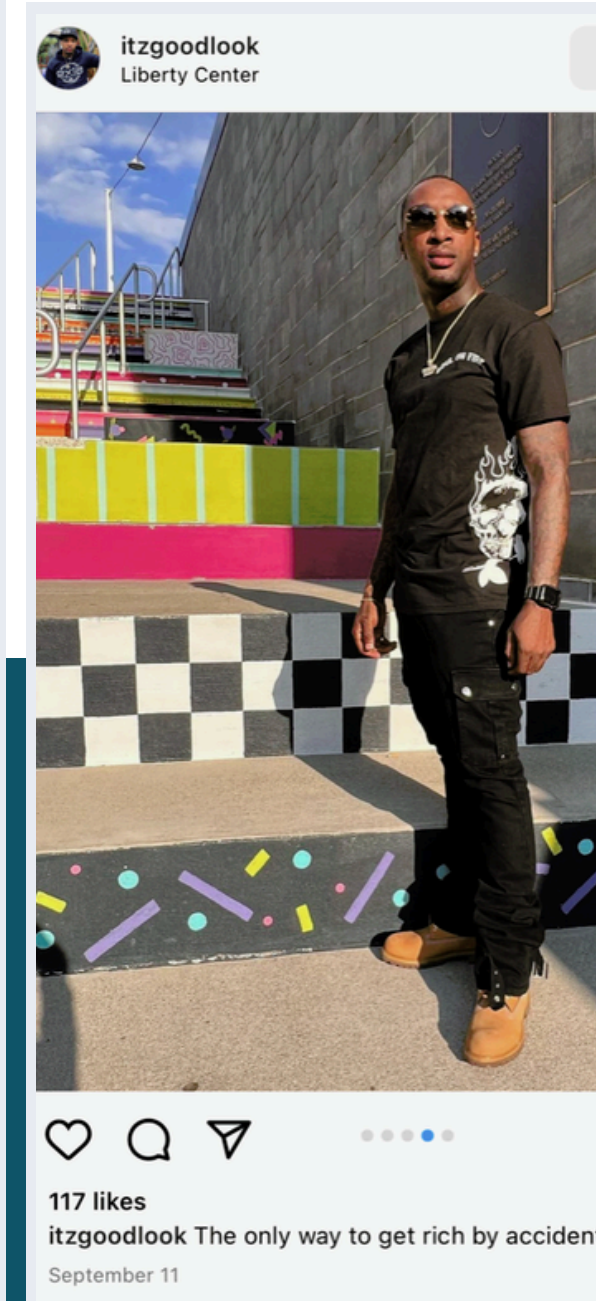
STAY A WHILE

With an extensive dwell time of 86 minutes, Liberty Center not only provides its visitors with all of the best shopping and dining options, but also the ability to stay a while with our interactive green space and gathering areas providing games, seating, live music, events and more.



LIBERTY CENTER BOASTS
THE HIGHEST DWELL TIME
COMPARED TO COMPETING CENTERS





INSTA-WORTHY

MORE THAN 36.7K POSTS ON INSTAGRAM MENTION LIBERTY CENTER



YOU BELONG HERE



NATIONAL LEASING

KRISTA WOOD
KWOOD@CENTENNIALREC.COM
859.287.2335

DEEDEE SHASHY
DSHASHY@CENTENNIALREC.COM
205.795.4144

ANCHORS & PADS

LINDSAY VETZNER
LVETZNER@CENTENNIALREC.COM
312.515.1487

**LOCAL LEASING, NATIONAL POP UPS,
ADVERTISING, EVENT TOURS**

HEIDI KEMPF
HKEMPF@CENTENNIALREC.COM
813.333.3993



 LIBERTY-CENTER.COM

