

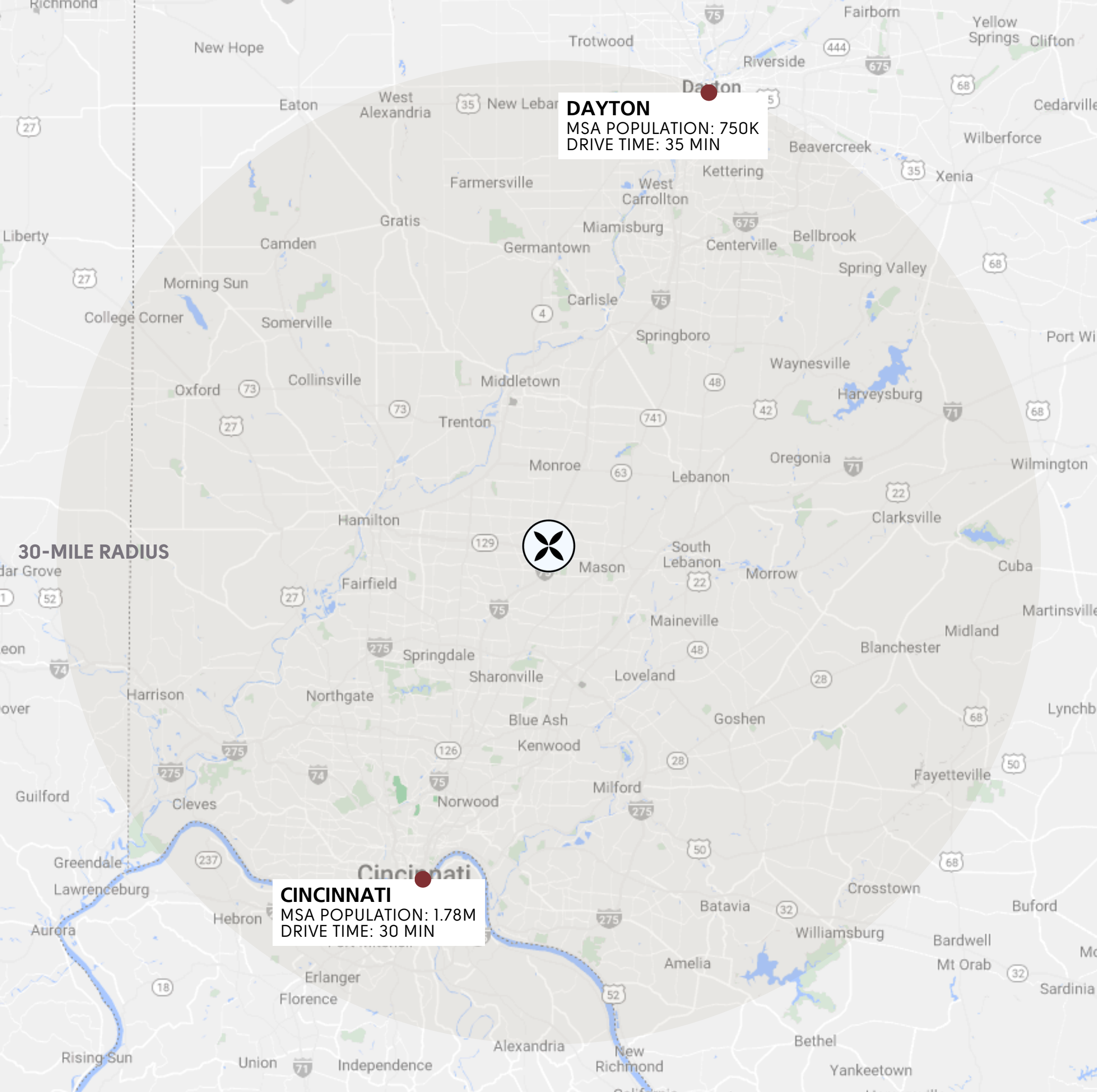


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LIBERTY TOWNSHIP | OHIO

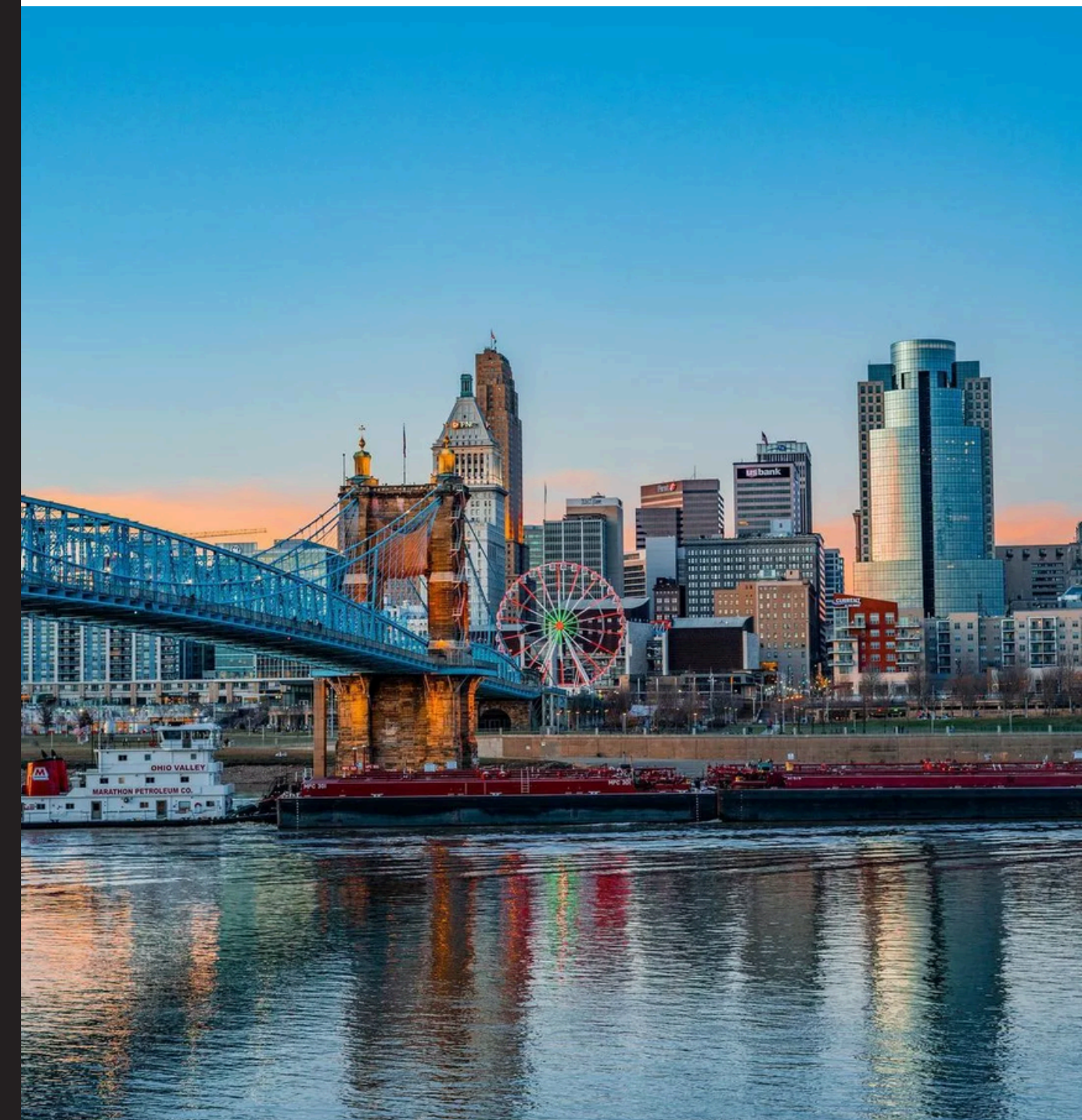






A CINCINNATI SUBURB

LOCATED  
**IN THE HEART OF**  
TWO MAJOR MSAS



## LIBERTY TOWNSHIP BUTLER COUNTY, OH

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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 69,052** AND SEES MORE THAN **232.2K VEHICLES PER DAY**.



Bethany Rd

← I-75 CPD - 106,808

**FOUR BRIDGES COUNTRY CLUB & RESIDENTIAL COMMUNITY**  
- 6,320 HOMES

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

**THE CHRIST HOSPITAL**  
- 7,200+ EMPLOYEES

129

I-129 CPD - 60,205

129

CINCINNATI DAYTON RD CPD - 37,369

**LIBERTY FLATS**  
- 356 APARTMENTS

**FIRST-TO-MARKET**

**SHAKE SHACK**

**COSTCO WHOLESALE**

Liberty Way

**LIBERTY WAY CPD - 27,894**

Cox Rd

**planet fitness**

**Cabela's**

**Holiday Inn Express**  
115 ROOMS

**WETHERINGTON COUNTRY CLUB & 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 Way

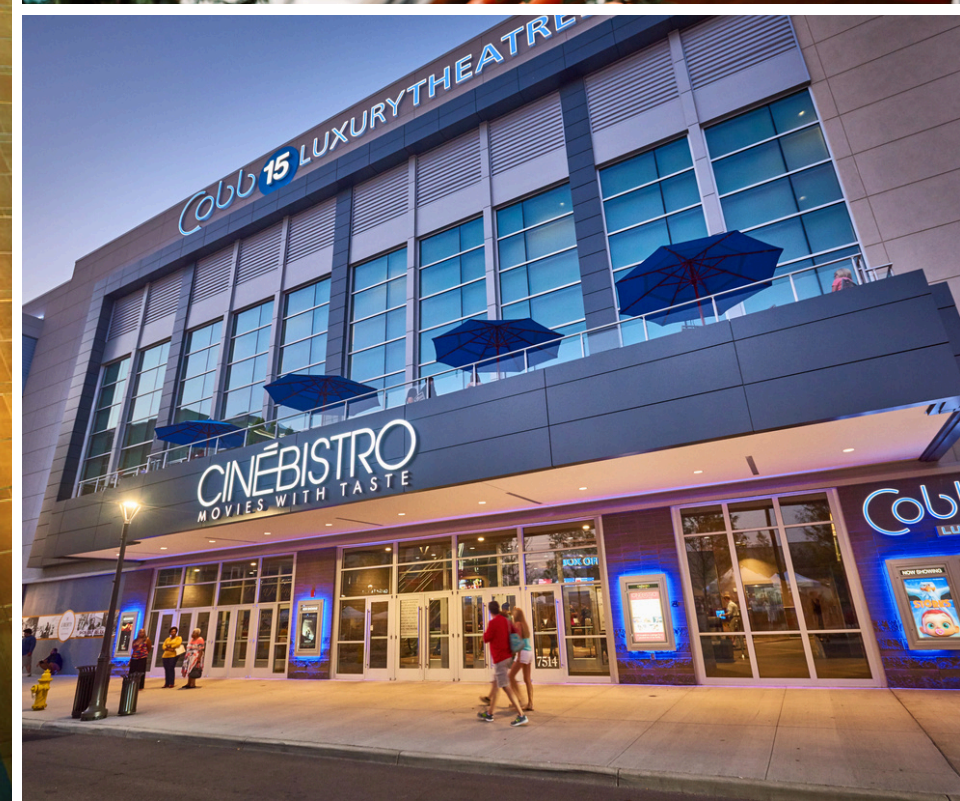
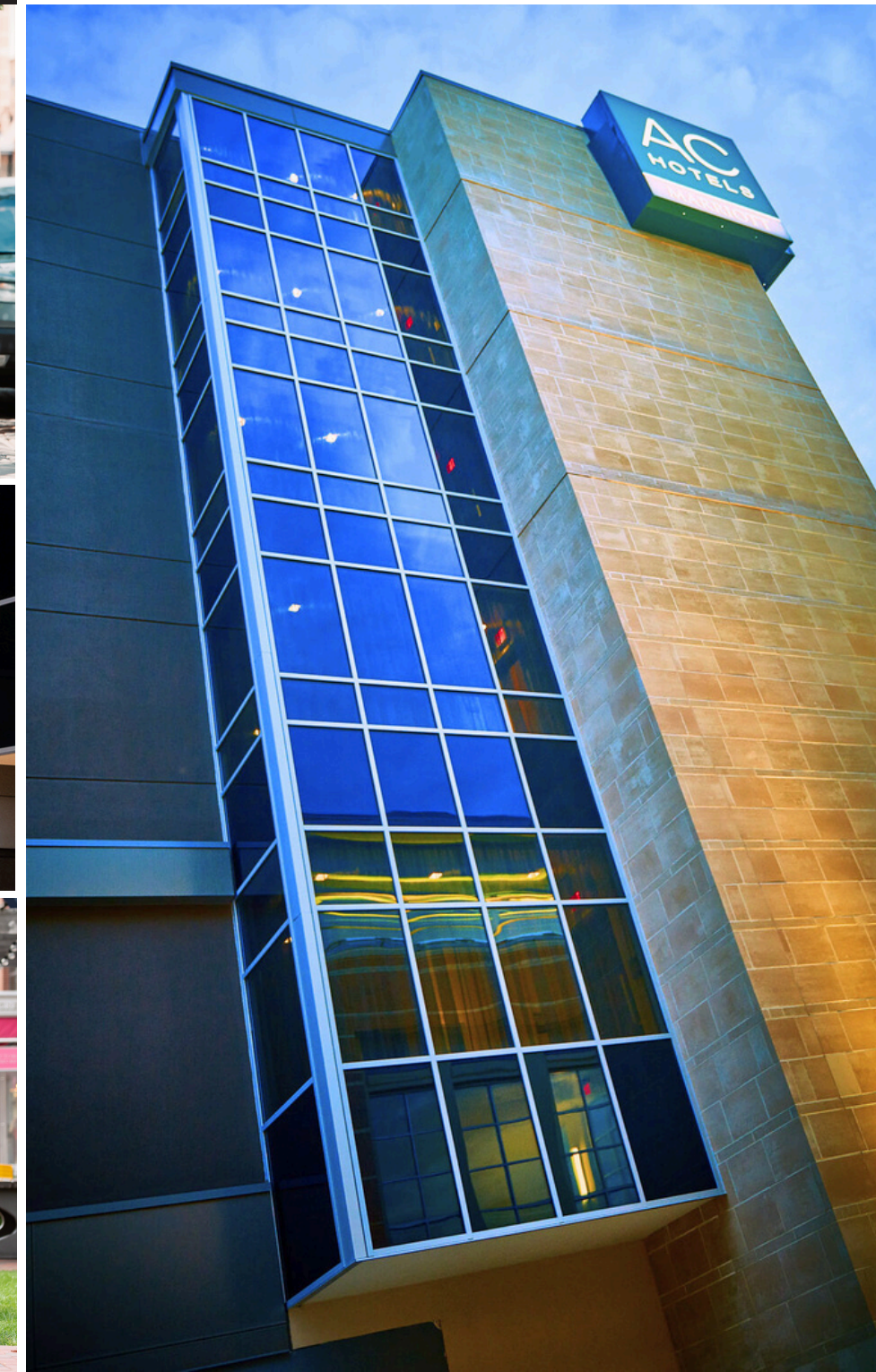
LIBERTY TOWNSHIP'S  
GO-TO MIXED-USE DESTINATION

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



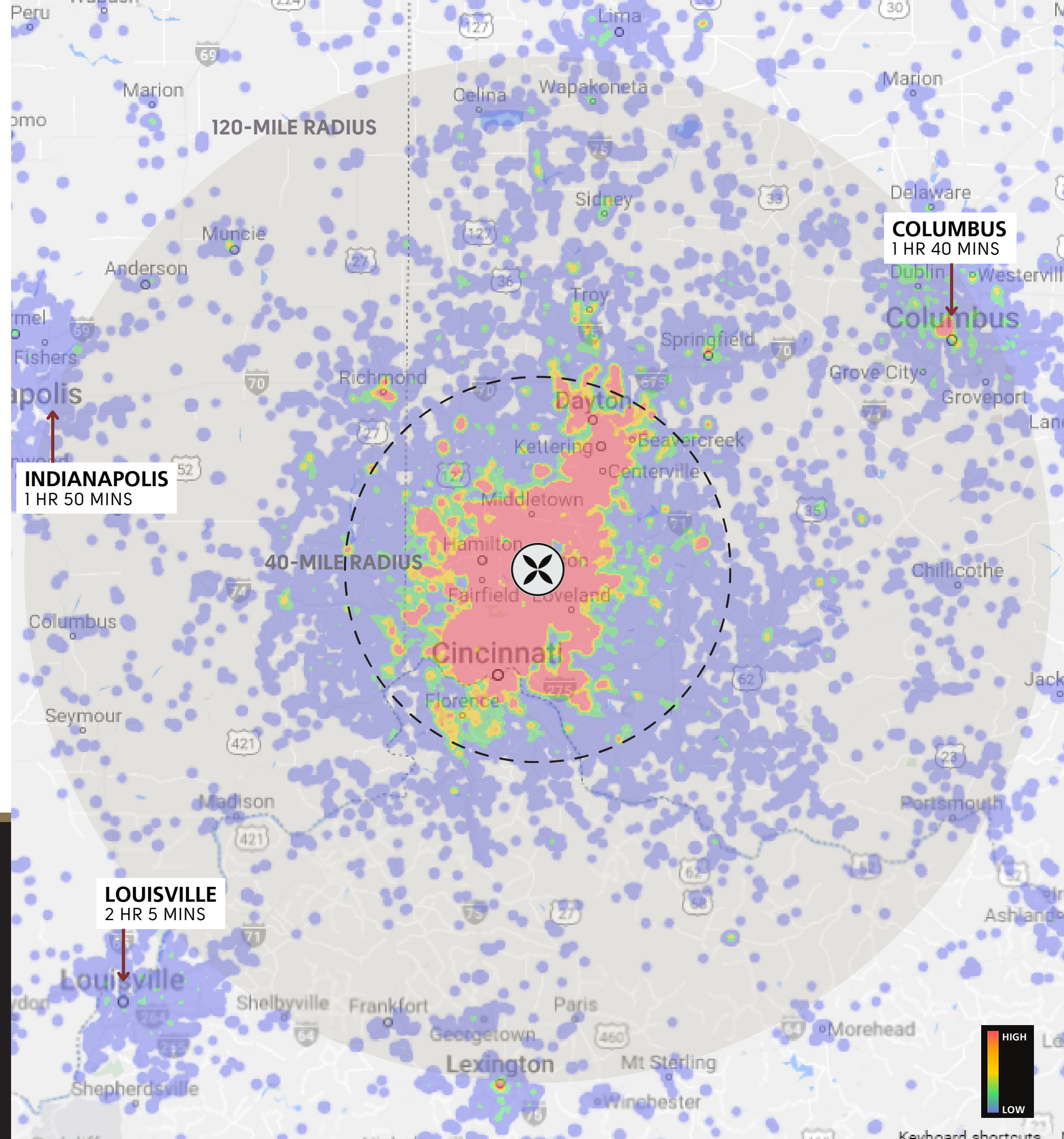
# TRAFFIC DATA

Annual Visits	<b>6.3M</b>
YOY Visit Increase	<b>12%</b>
Annual Avg. Visit Frequency	<b>4.69</b>
Avg. Dwell Time	<b>77 MINS</b>

## TRUE TRADE AREA DEMOGRAPHICS

Population	<b>617,016</b>	Average HHI	<b>\$124,000</b>
Daytime Population	<b>731,189</b>	HHI \$150K-\$200K	<b>9%</b>
Households	<b>235,995</b>	College Degree+	<b>64%</b>
Family Households	<b>150,768</b>		
Gen Z	<b>17%</b>		
Millennials	<b>20%</b>		

WITHIN A 5 MILE RADIUS OF LIBERTY CENTER  
**MORE THAN 12,700 HOUSEHOLDS**  
 EARN \$200K OR HIGHER IN ANNUAL HHI



# CORE CUSTOMER INSIGHTS

## SPENDING PATTERNS

Household Income \$500K+	3%	+
Avg. Discretionary Income	\$83,878	+
Discretionary Income \$150K+	10%	+

ABOVE  
U.S. AVERAGE

## PSYCHOGRAPHICS

Ultra Wealthy Families The nation's wealthiest families.	34%
Upper Suburban Diverse Families Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds.	21%
Wealthy Suburban Families Wealthy and diverse suburban families living children-driven lifestyles.	21%



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE MOST AFFLUENT HOUSEHOLDS IN THE NATION ACCORDING TO PLACER.AI.





## TRAFFIC COMPARISON DOMINATING THE COMPETITION

Liberty Center draws significant foot traffic, ranking as the second-best lifestyle center in Ohio, boasting the longest dwell time and highest year-over-year visit increase compared to its competitors.

	CUSTOMERS	VISITS	YOY VISIT CHANGE	FREQUENCY	DWELL TIME
LIBERTY CENTER	1.4M	6.3M	12%	4.69	77 MINS
KENWOOD TOWNE CENTRE	1.9M	7.3M	1.3%	3.87	71 MINS
ROOKWOOD COMMONS & PAVILION	1.3M	6.2M	-0.5%	4.87	58 MINS
DEERFIELD TOWNE CENTER	794K	4.2M	-0.4%	5.31	58 MINS





## PROVEN PERFORMANCE & EXCLUSIVITY

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Liberty Center is home to many top-performing and exclusive brands.

The **only iFly** in the state with **29.5K visits**.

Rally House **ranks #3 of 21** in the state based on visits.

Dick's Sporting Goods **ranks #4 of 35** in the state based on visits.

Lenscrafters **ranks #2 of 20** in the state based on visits.

The **only elevate office** in the market with **25K SF of coworking space**.

DILLARD'S  
**#2 OF 11 IN STATE**  
BASED ON VISITS

A.C. HOTEL 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.





**MORE THAN 20 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES**



# STAY A WHILE

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With an extensive dwell time of **77 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

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LIBERTY-CENTER.COM

