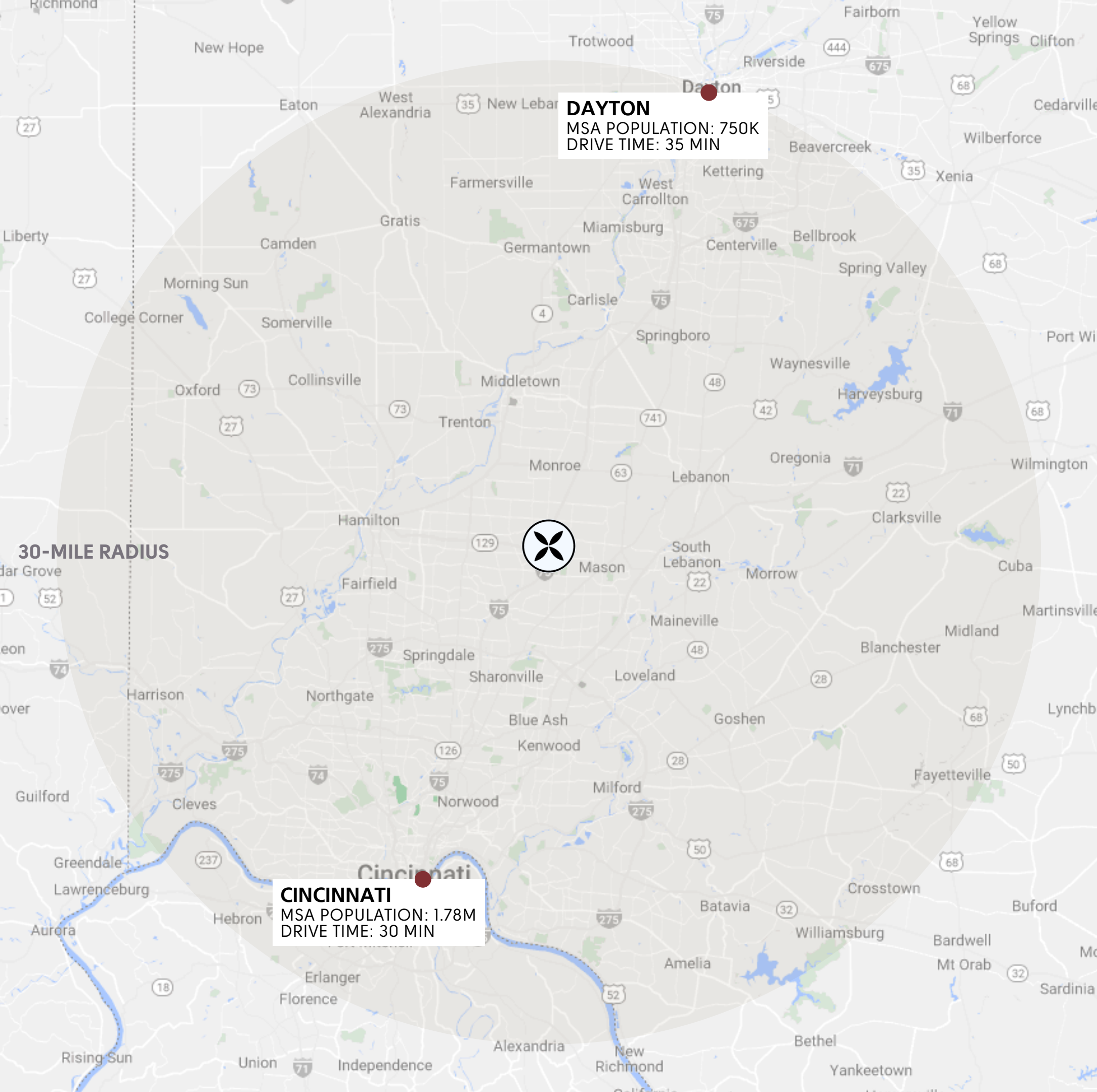




LIBERTY TOWNSHIP | OHIO

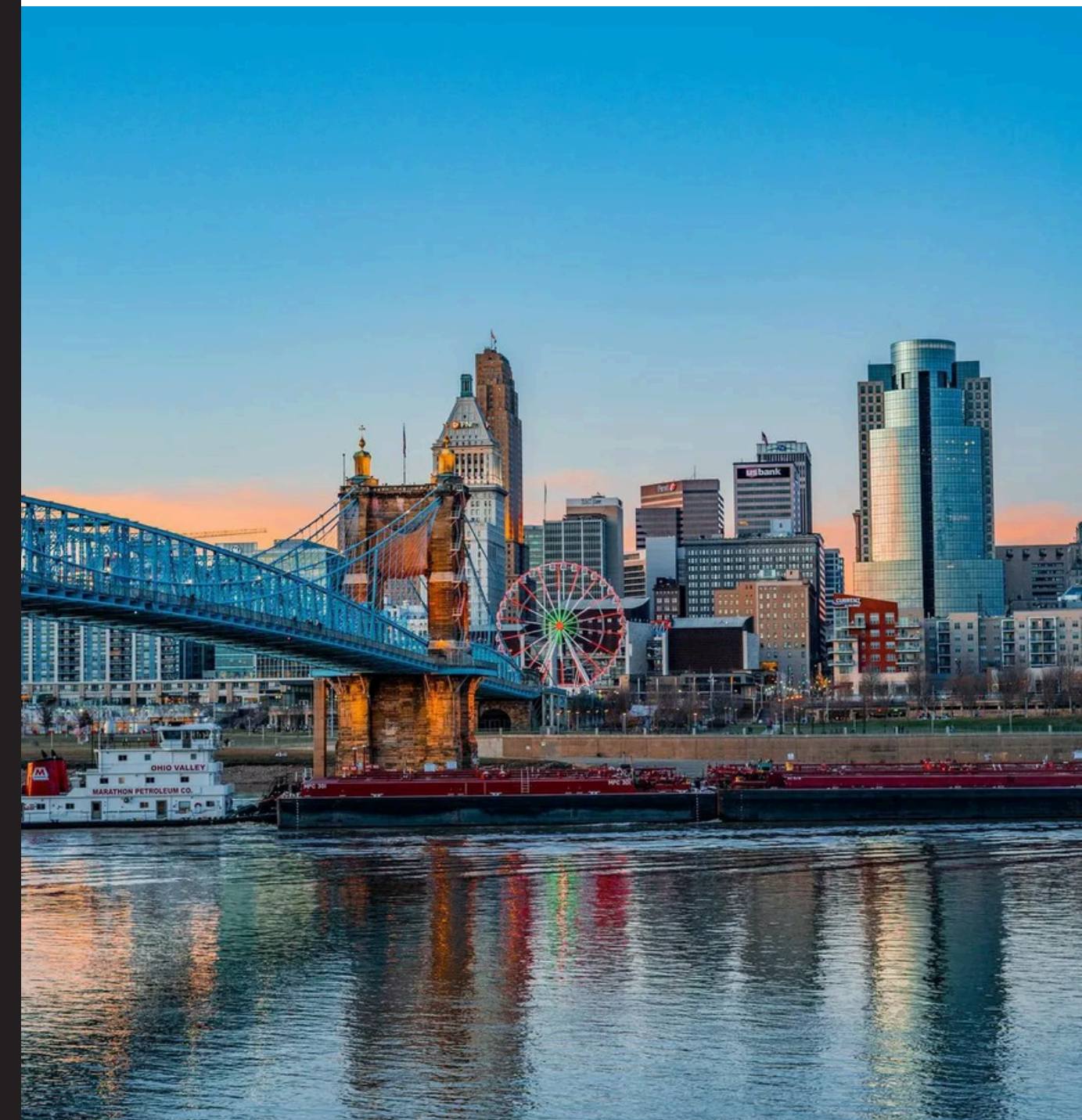






A CINCINNATI SUBURB

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 69,052** 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

129 CPD - 60,205

129

CINCINNATI DAYTON RD CPD - 37,369

LIBERTY FLATS
- 356 APARTMENTS

FIRST-TO-MARKET

SHAKE SHACK

COSTCO
WHOLESALE

LIBERTY WAY CPD - 27,894

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

Butler Warren Rd

Warren Rd

Cox Rd

Liberty Way

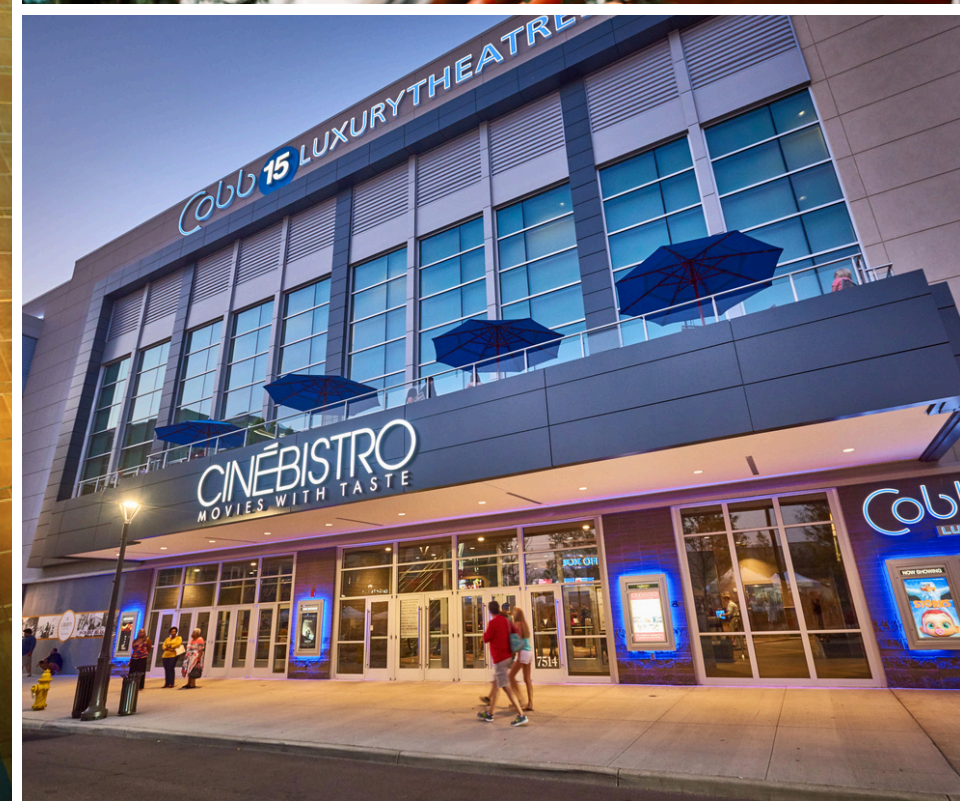
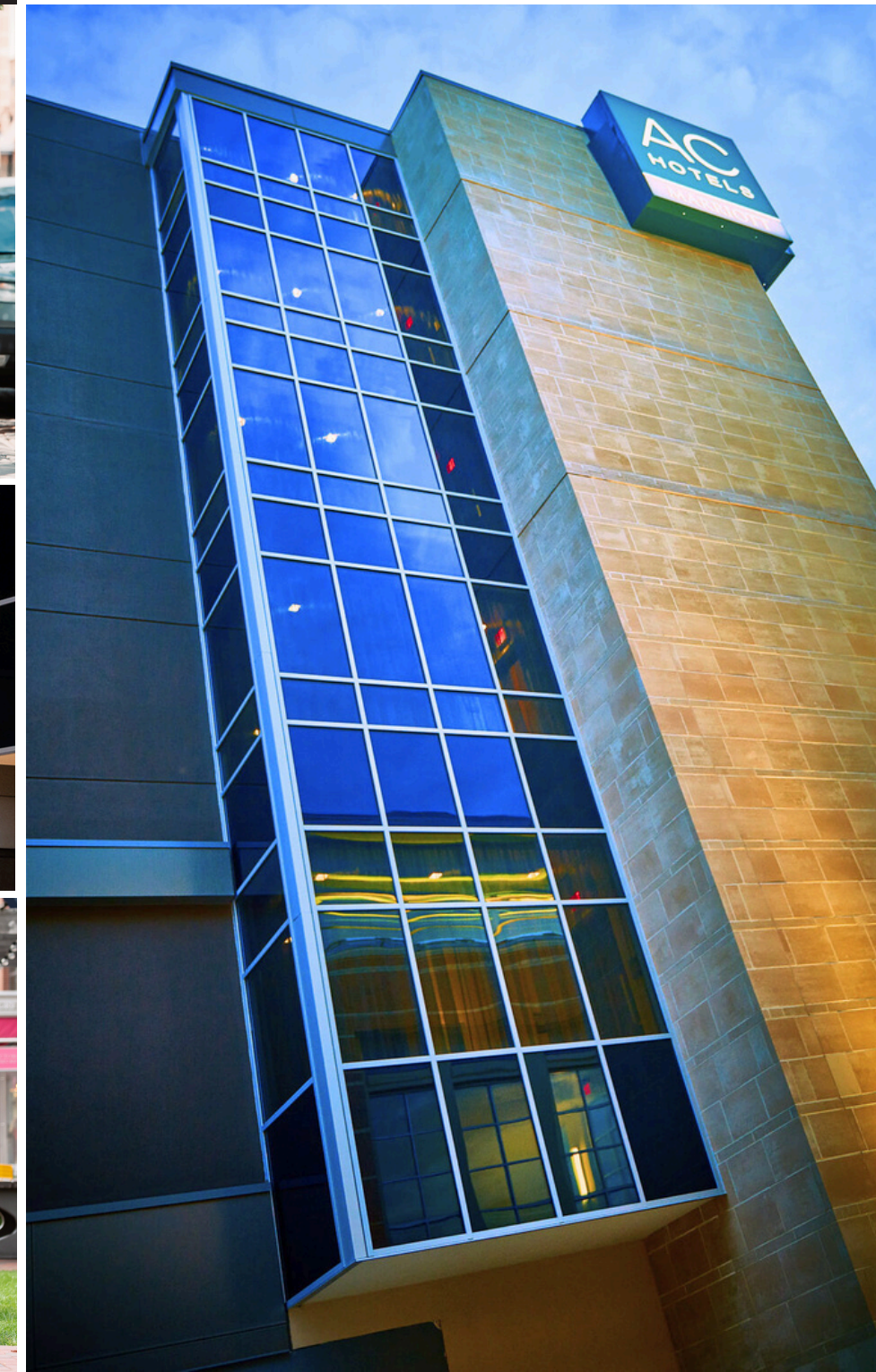
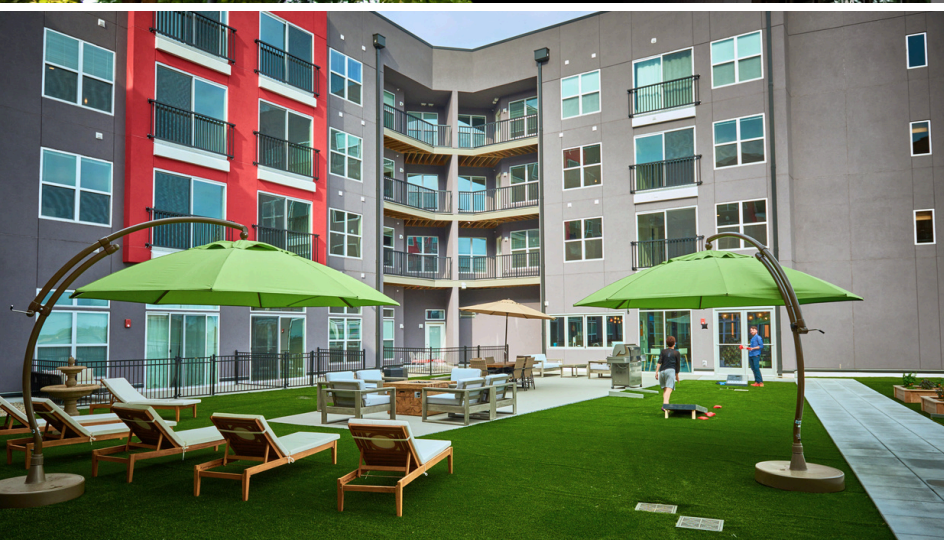
LIBERTY TOWNSHIP'S
GO-TO MIXED-USE DESTINATION

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



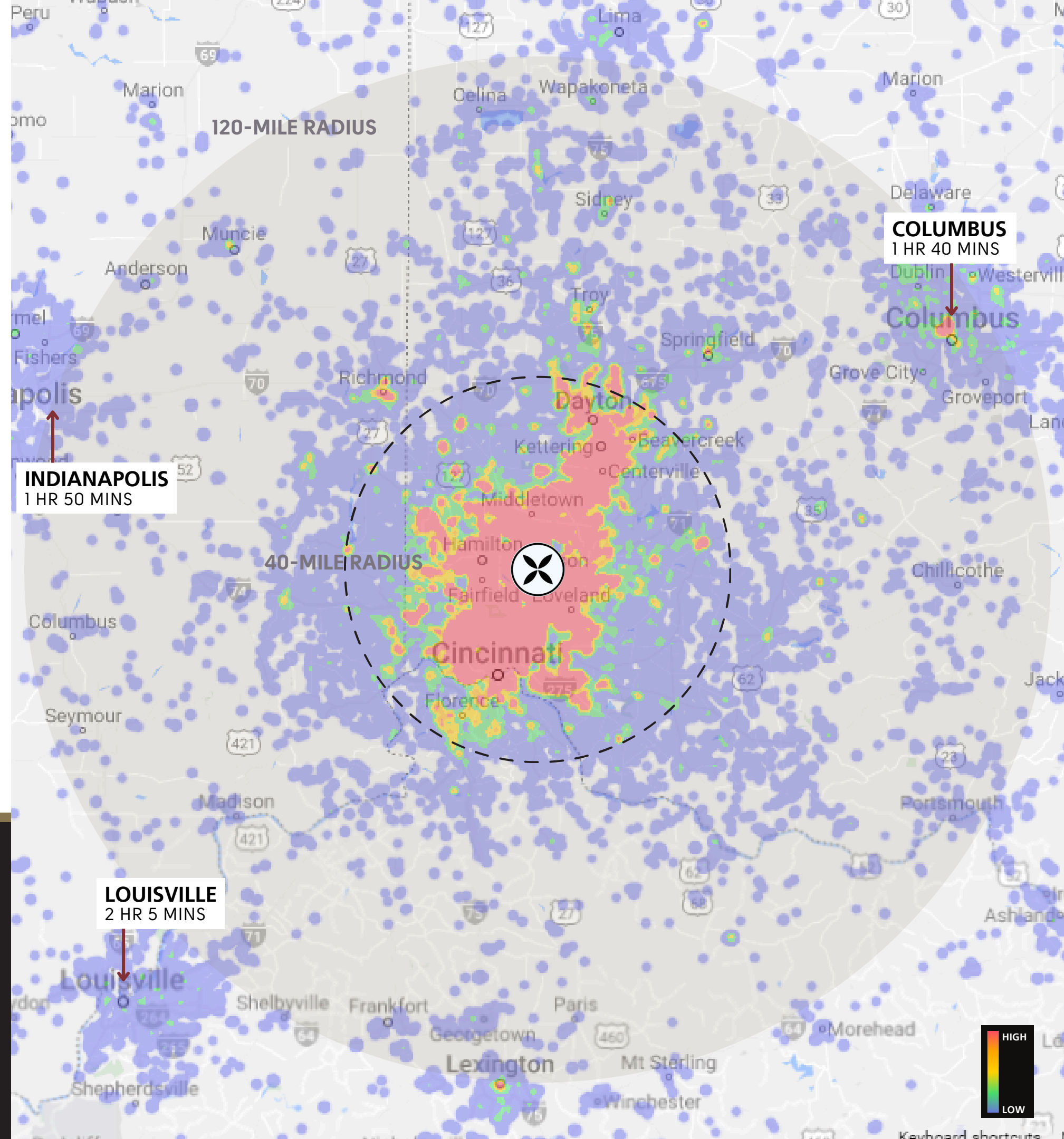
TRAFFIC DATA

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

TRUE TRADE AREA DEMOGRAPHICS

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

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

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

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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