



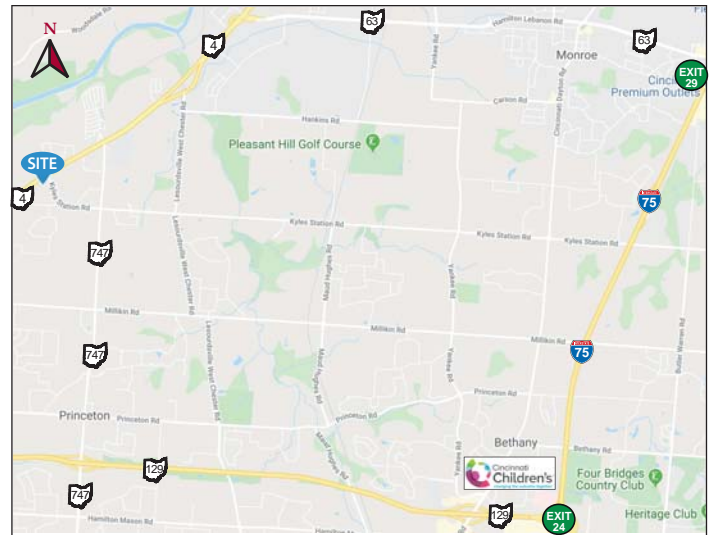
FOR LEASE

SHOPPES I AT KYLES STATION

Liberty Township, Ohio 45011



- UP TO 3,500 +/- SF (DIVISIBLE) END CAP SPACE FOR LEASE in new 13,800 SF strip center currently under construction - Summer, 2020 delivery
- IMMEDIATELY ADJACENT TO NEW KROGER MARKETPLACE in new mixed use development now under construction in Liberty Township at the intersection of Kyles Station Road and SR 4 (Hamilton-Middletown Rd.)
- HIGH TRAFFIC AREA with over 25,400 vehicles per day on SR 4
- SIGNALIZED SR 4 ACCESS
- STRONG DEMOGRAPHICS & HIGH GROWTH POTENTIAL with over 1,250 new/planned homes within the trade area
- STRATEGICALLY SITUATED amid numerous new, upscale residential communities that have led Greater Cincinnati in single family housing permits for the last three years
- CONVENIENT TO/FROM West Chester/Liberty Township, Fairfield/Fairfield Township, Hamilton and Monroe



| 2019 DEMOGRAPHICS | 3 mile | 5 mile | 7 mile |
|-------------------|-----------|-----------|----------|
| POPULATION | 28,871 | 105,514 | 212,618 |
| TOTAL EMPLOYEES | 5,099 | 23,077 | 86,492 |
| HH INCOME | \$110,300 | \$100,999 | \$86,960 |

CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com

SHOPPES I - KYLES STATION

5310 NEWTOWN DRIVE, LIBERTY TOWNSHIP, OHIO

GROSS BUILDING AREA: 13,778 SF

RENTABLE AREA: 13,704 SF

OCCUPANCY PLAN

DECEMBER 6, 2019



OBERER

REALTY SERVICES, LTD.



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DEVELOPMENT CONCEPT PLAN



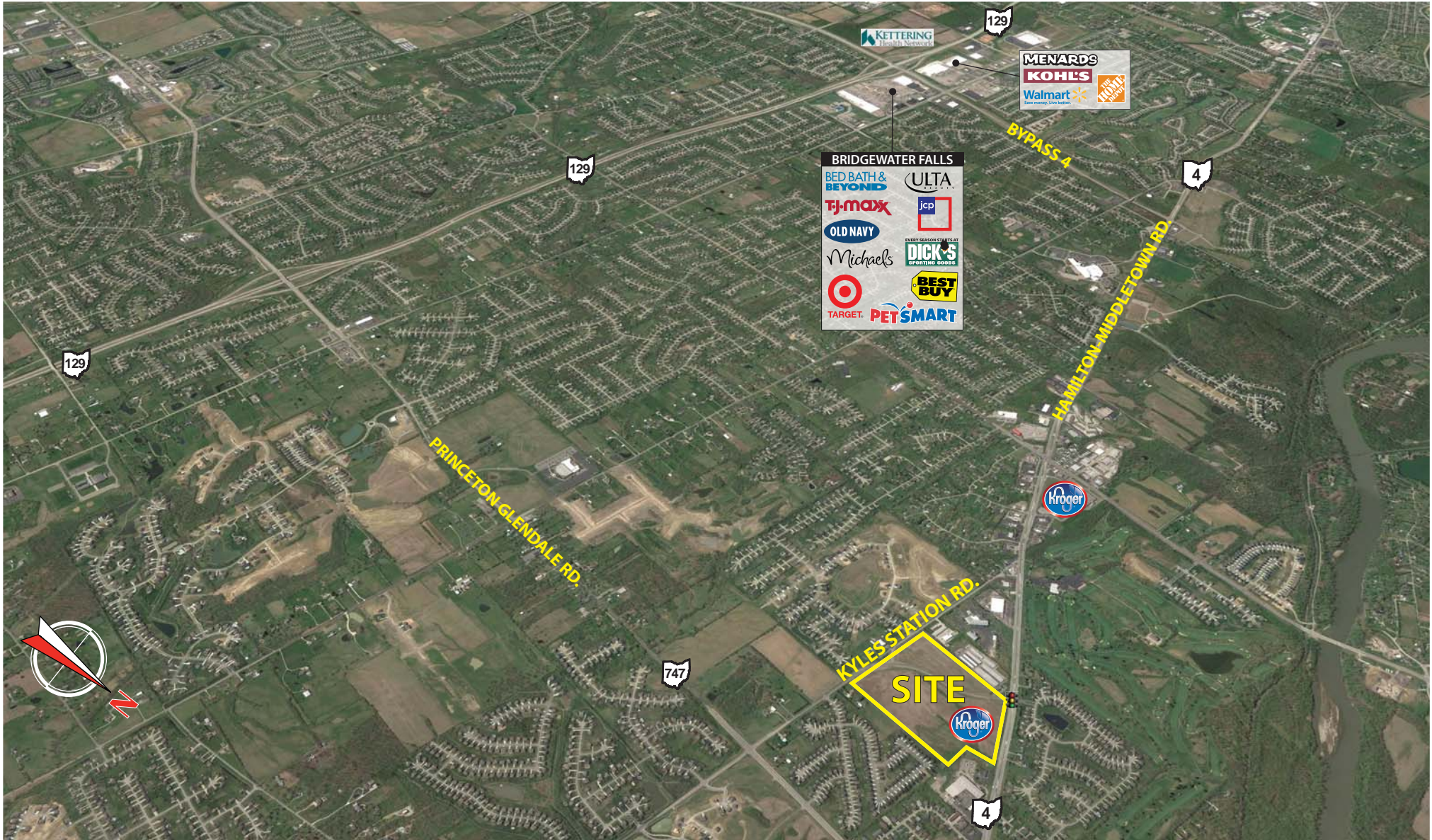
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