

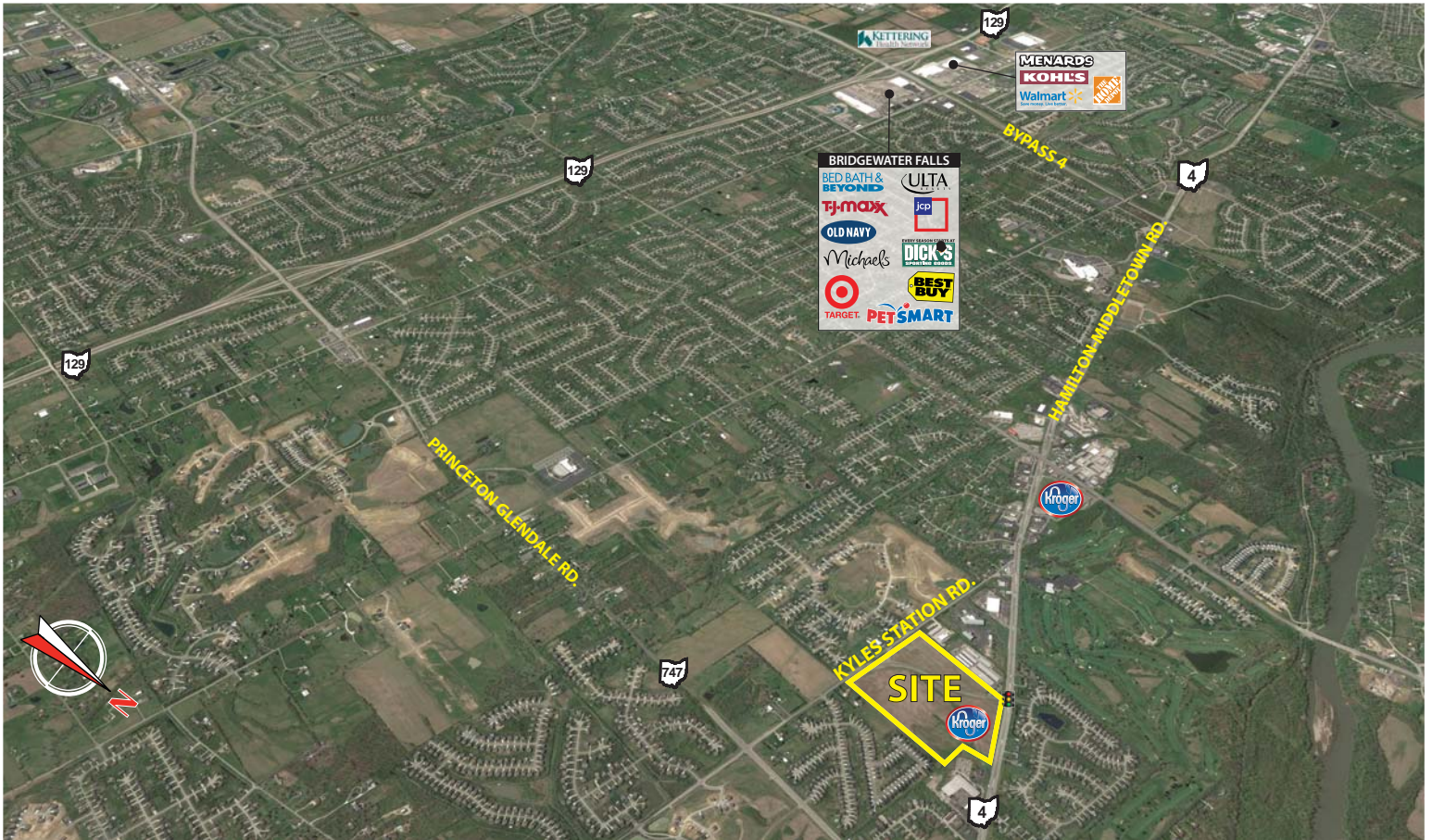


OBERER

REALTY SERVICES, LTD.

AVAILABLE SHOPPES I AND II (PHASE II) AT KYLES STATION

Liberty Township, Ohio 45011



- **NEW KROGER-ANCHORED, MIXED USE DEVELOPMENT** located in Liberty Township at the intersection of Kyles Station Road and SR 4/Hamilton-Middletown Rd.
- **3,500 SF INLINE RETAIL SPACE AVAILABLE IN SHOPPES I**- Spring, 2020 delivery
- **UP TO 7,000 SF INLINE RETAIL SPACE + JR. BOX SPACE AVAILABLE IN PHASE II**
- **OUTLOTS FROM 1 - 4 +/- AC** available for sale or lease and well-suited for restaurant, retail and/or office uses
- **ZONED B-2** which will accommodate most retail & office uses
- **STRONG DEMOGRAPHICS** and drive-by traffic of over 25,400 vehicles per day
- **CONVENIENT TO/FROM** West Chester/Liberty Township, Fairfield/Fairfield Township, Hamilton and Monroe
- **FUTURE SIGNALIZED SR 4 ACCESS**
- **STRATEGICALLY SITUATED** amid numerous new, upscale residential communities that have led Greater Cincinnati in single family housing permits for the last three years
- **HIGH GROWTH POTENTIAL** with over 1,250 new or soon-to-be-built homes within the trade area

2018 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	28,226	104,067	210,863
TOTAL EMPLOYEES	5,031	23,402	86,863
HH INCOME	\$105,204	\$99,206	\$84,720

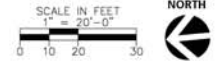
CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information

WELCOME TO THE REGION WE KNOW

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

AVAILABLE SHOPPES I AND II AT KYLES STATION

Liberty Township, Ohio 45011



- GENERAL NOTES:**
- OUTLET CONCEPT PLANS ARE SHOWN FOR REFERENCE ONLY. EACH PURCHASER SHALL SUBMIT ITS SITE IMPROVEMENT APPLICATION FOR REVIEW AND APPROVAL.
 - NOT INCLUDED WITH THIS SUBMITTAL APPLICATION.
- KEYED NOTES:**
- DUMPSTER ENCLOSURE. ENCLOSURE TO BE ARCHITECTURALLY CONSISTENT WITH THE BUILDING DESIGN AND MATERIAL CHOICE. RE: SHEET X, PAVEMENT AND DIMENSIONING PLAN.
 - CONCRETE SIDEWALK WITH SCORING PATTERN AS SHOWN. RE: ARCHITECTURAL DRAWINGS.
 - CURB AND GUTTER WITH SHALLOW PIPE UNDERDRAIN, TYPICAL AS SHOWN. RE: X, GENERAL DETAILS.
 - ASPHALT PAVEMENT. REGULAR AND HEAVY DUTY. RE: X, PAVEMENT AND DIMENSIONING PLAN.
 - PAINTED ACCESSIBLE PARKING STALL SYMBOL, TYPICAL. RE: SHEET X, GENERAL DETAILS.
 - ACCESSIBLE CURB RAMP WITH TRUNCATED DOME DETECTABLE WARNING MAT, TYPICAL. RE: SHEET X, GENERAL DETAILS.
 - EXISTING SHARED ACCESS DRIVE TO REMAIN, BY OTHERS.
 - PROPOSED SITE LIGHT FIXTURE. RE: SHEET X, SITE ELECTRICAL.
 - PROPOSED ELECTRICAL TRANSFORMER. EXACT SIZE TO BE DETERMINED BY UTILITY PROVIDER.

AVAILABLE KYLES STATION

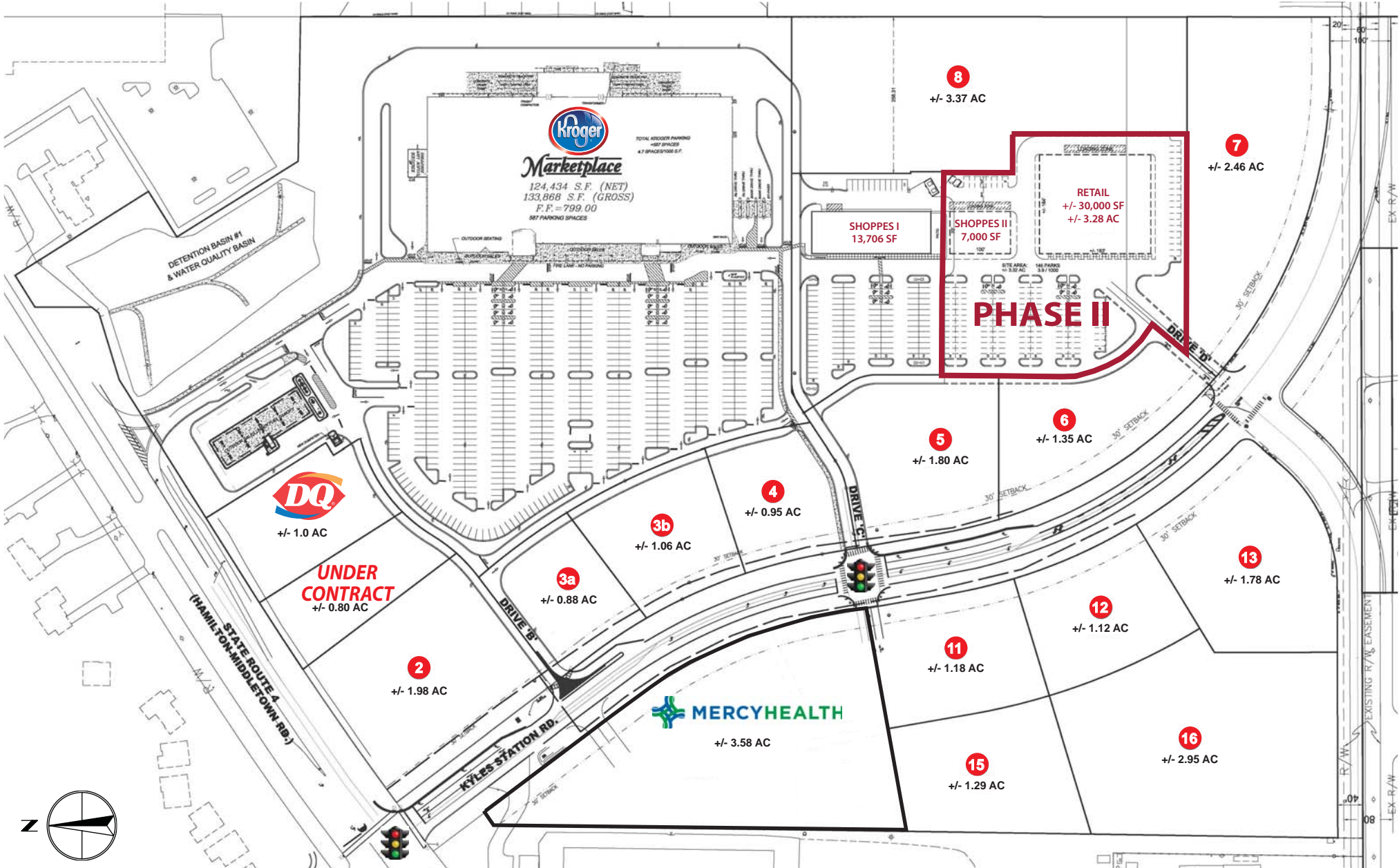
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DEVELOPMENT CONCEPT PLAN



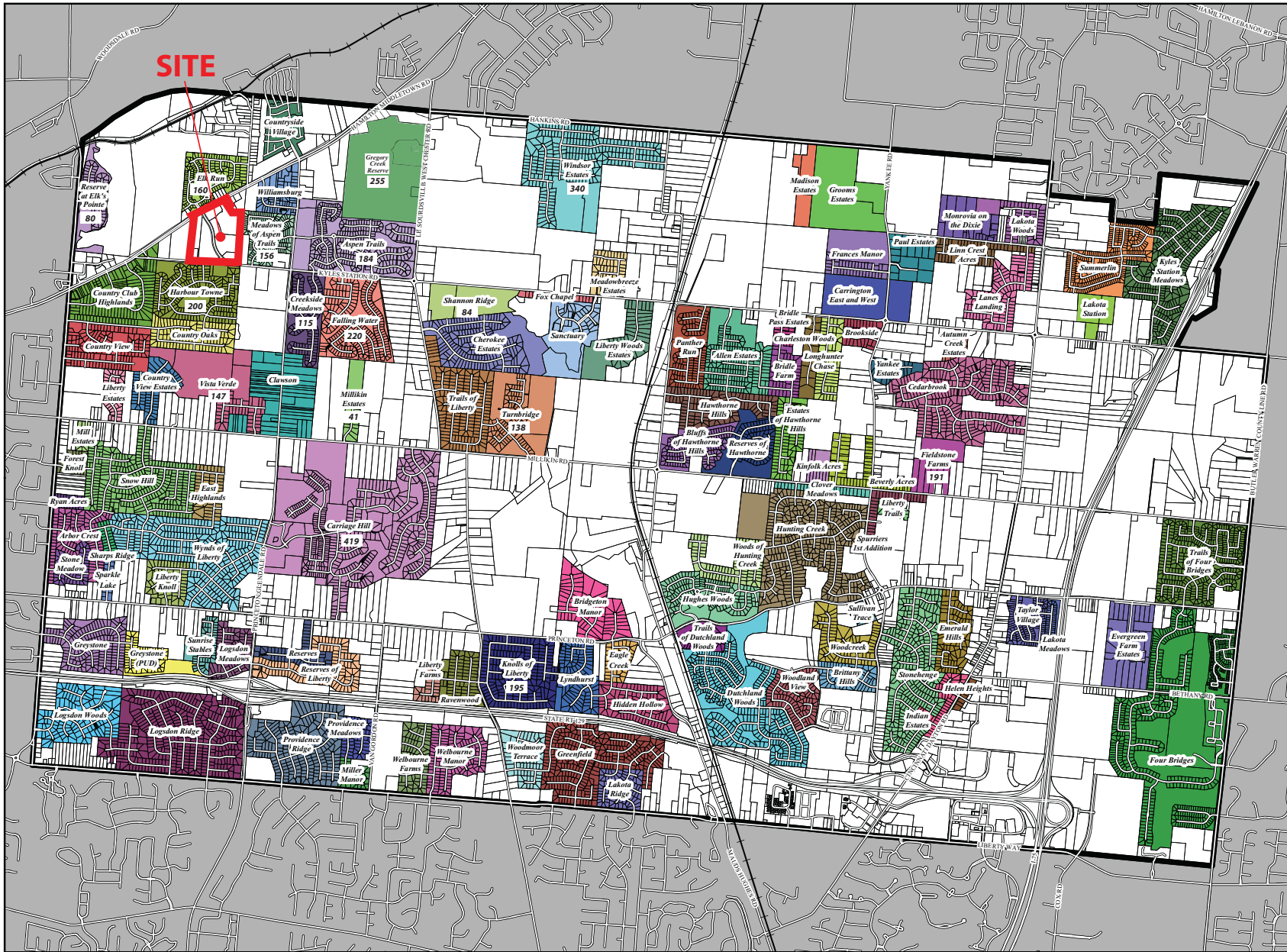
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SUBDIVISION NAMES

- | | |
|----------------------------|-------------------------------|
| Allen Estates | Lanes Landing |
| Arbor Crest | Liberty Estates |
| Aspen Trails (184) | Liberty Farms |
| Autumn Creek Estates | Liberty Knoll |
| Beverly Acres | Liberty Trails |
| Bluffs of Hawthorne Hills | Liberty Woods Estates |
| Bridgton Manor | Linn Crest Acres |
| Bridle Farm | Logsdon Meadows |
| Bridle Pass Estates | Logsdon Ridge |
| Brittany Trails | Logsdon Woods |
| Brookside | Longhunter Chase |
| Carriage Hill (419) | Lyndhurst |
| Carrington East and West | Madison Estates |
| Cedarbrook | Meadowbreeze Estates |
| Charleston Woods | Meadows of Aspen Trails (156) |
| Chester Estates | Mill Estates |
| Clawson | Miller Manor |
| Clover Meadows | Milkin Estates (41) |
| Country Club Highlands | Monrovia on the Dixie |
| Country Oaks | Monrovia on the Dixie |
| Country View | Panther Run |
| Country View Estates | Paradise |
| Countryside Village | Providence Meadows |
| Creekside Meadows (115) | Providence Ridge |
| Dutchland Woods | Ravenwood |
| Eagle Creek | Reserve at Elk's Pointe (80) |
| East Highlands | Reserves of Hawthorne |
| Emerald Hills | Reserves of Liberty |
| Estates of Hawthorne Hills | Ryan Acres |
| Evergreen Farm Estates | Sanctuary |
| Falling Water (220) | Shannon Ridge (84) |
| Fieldstone Farms (191) | Sharp Ridge |
| Forest Knoll | Snow Hill |
| Four Bridges | Sparkle Lake |
| Francis Manor | Spurriers 1st Addition |
| Geonfield | Stone Meadow |
| Gregory Creek Reserve | Stonebridge |
| Greystone | Sullivan Trace |
| Greystone (PUD) | Summerlin |
| Greenwood Estates | Sunrise Stables |
| Harbour Towne (200) | Taylor Village |
| Hawthorne Hills | Trails of Dutchland Woods |
| Hidden Hollow | Trails of Four Bridges |
| Hughes Woods | Trails of Liberty |
| Hunting Creek | Turnbridge (138) |
| Indian Estates | Vista Verde (147) |
| Knolls of Liberty (195) | Walbourne Farms |
| Kyles Station Meadows | Welbourne Manor |
| Lakota Meadows | Williamsburg |
| Lakota Ridge | Windor Estates (340) |
| Lakota Station | Woodcreek |
| Lakota Woods | Woodland View |
| | Woodmoor Terrace |
| | Woods of Hunting Creek |
| | Yankee Estates |

0 1,000 2,000 3,000 4,000 5,000 Feet

Revised: December 22, 2017

LIBERTY TOWNSHIP
 Department of Planning & Zoning
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 Libert Township, OH 45069
 P: 513.759.7500 | F: 513.759.7501
www.liberty-township.com

SUBDIVISION MAP