THE CINCINNATI-DAYTON METROPLEX IS THE 15TH LARGEST IN THE U.S.

THE MARKET WITHIN A 10 MILE RADIUS

<table>
<thead>
<tr>
<th>Regional Retail Centers</th>
<th>Dayton</th>
<th>Central</th>
<th>Cincinnati</th>
<th>Kentucky</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield Mall</td>
<td>The Greene</td>
<td>LIBERTY CENTER</td>
<td>Northgate Mall</td>
<td>Florence Mall</td>
</tr>
<tr>
<td>Dayton Mall</td>
<td></td>
<td></td>
<td>Eastgate Mall</td>
<td>Crestview Hills Town Center</td>
</tr>
</tbody>
</table>

THE CINCINNATI-DAYTON METROPLEX

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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>452,251</td>
<td>346,436</td>
<td>34%</td>
<td>175,838</td>
<td>$94,279</td>
</tr>
</tbody>
</table>

Households with an income above $75,000: 75,593
Households with an income above $100,000: 50,611

A PENT UP DEMAND

The central region of the metroplex currently has no regional shopping center, yet it has over 450,000 residents with the highest annual income in the region of over $94,000 and 50,000 households over $100,000. This is the most affluent customer base surrounding any regional center in southern Ohio.
The 10 minute drive time from Liberty Center does not overlap with any other regional fashion center. There are significantly more households over $100,000 than either Kenwood or Rookwood. The Liberty core customer has the highest annual household income at $114,000, and by far the highest consumer spending per household of $72,944.

**Facts About Surrounding Cities and Counties**

- **Butler/Warren Counties** home to over 570,000 residents, increasing 34% since 2000
- **Warren County** is listed as one of the top 100 wealthiest counties in the US
- **Wetherington** is directly across from the site, and is a community with the 2nd highest income of any community in the state of Ohio at $173,000
- **Mason** Money magazine ranked this town #7 in 2013 as a “Best Places to Live in the U.S.”
- **West Chester** has an average household income of $108,495 and is ranked 30th in “Best Places to Live” by Money magazine
- **Springboro** was ranked as the 10th “Best Suburb in America” by Business Insider, and is the 61st wealthiest zip code in the U.S. with median family income of $105,681
**THE PREMIER MIXED-USE DEVELOPMENT IN SOUTHERN OHIO**

Liberty Center has 1.3 million square feet of mixed-use space.

**Dillard's**
The only fashion department store in Butler and Warren counties

**Dick's Sporting Goods**
The first 80,000 square foot two-level Dick's in the market

**CinéBistro**
A 16 screen, state of the art cinema with 6 dine-in theaters

The largest most, dynamic and diverse collection of restaurants in the metroplex.

**TOTAL OF 1,300,000 SQUARE FEET**

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anchor Retail</td>
<td>280,000 SF</td>
</tr>
<tr>
<td>Specialty Retail</td>
<td>435,000 SF</td>
</tr>
<tr>
<td>Restaurant</td>
<td>100,000 SF</td>
</tr>
<tr>
<td>Cinema / Entertainment</td>
<td>90,000 SF</td>
</tr>
<tr>
<td>Residential (240 Units)</td>
<td>240,000 SF</td>
</tr>
<tr>
<td>Office</td>
<td>75,000 SF</td>
</tr>
<tr>
<td>Hotel (130 Keys)</td>
<td>80,000 SF</td>
</tr>
</tbody>
</table>

A sleek, sophisticated European-inspired hotel aesthetic unique to the market.
THE SITE

The average household income within a 5 mile radius is over $106,000

1.3 MILLION SQUARE FEET of mixed-use development

100 ACRE SITE with great regional access

SITE FRONTS I-75 AT THE LIBERTY WAY INTERCHANGE a new interchange - full north and south exits

FOUR ENTRY POINTS INTO SITE off of Liberty Way

OVER 190,000 VEHICLES drive by the site every day

2 REGIONAL HOSPITALS WITHIN ONE MILE
Cincinnati Children’s Hospital North and West Chester Hospital

LOCATED WITHIN 5 MILES OVER 8,000 STUDENTS at Lakota West, Lakota East and Mason High School

CABELA’S IS OPENING THEIR FIRST STORE in southern Ohio directly across from Liberty Center in August of 2015.

PRIVATE GOLF CLUB COMMUNITIES surround the Liberty Center site with home values in excess of $1M

Cincinnati Children’s Discovery Center

Discovery Center on level two of the Foundry next to the Food Hall. It is an interactive space where young children and their families can play, explore, imagine, and dream.

It’s a place full of surprises, where pigs fly and imagination soars.
THE PARTNERSHIP

BUCKSBAUM RETAIL PROPERTIES
Bucksbaum Retail Properties is a fully integrated owner and developer of retail real estate. In addition to suburban malls and urban oriented retail developments the company is incorporating office, residential and hospitality uses into its projects. They are actively involved in understanding the relationship between a high-quality of life and the built environment.

STEINER + ASSOCIATES
Founded in 1993, Steiner + Associates has built, developed, leased and managed more than $1.7 billion of projects comprising 7.4 million square feet of retail and mixed-use space. Operating from the firm’s corporate offices at Easton Town Center in Columbus, Ohio, Steiner’s award-winning development and leasing teams are focused on creating and maintaining sustainable and high-performing mixed-use environments.

(614) 414-7300 • steiner.com