

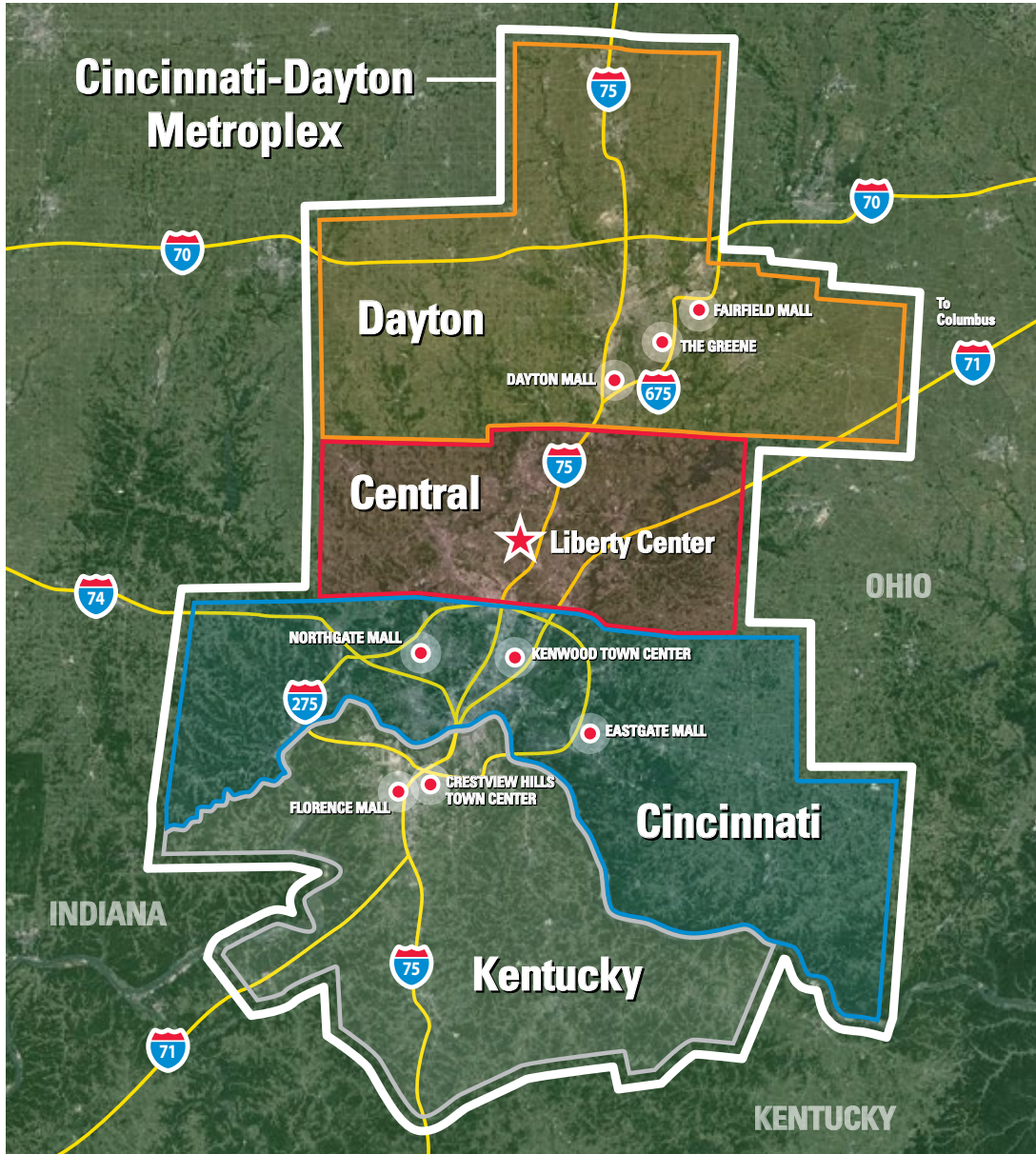


LIBERTY

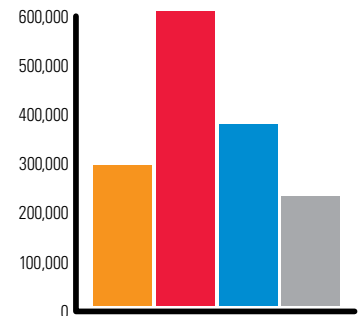
CENTER



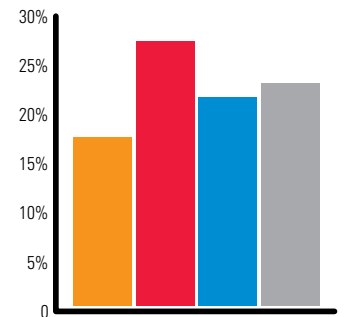
THE CINCINNATI-DAYTON METROPLEX IS THE 15TH LARGEST IN THE U.S.



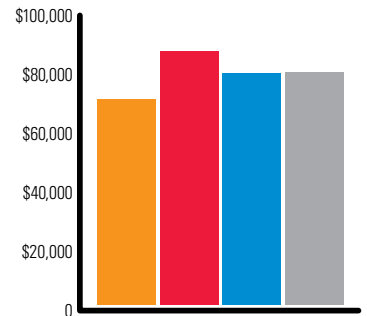
POPULATION PER RETAIL CENTER



PERCENT OF HH >= \$100K



AVERAGE HH INCOME



- Dayton
- Central
- Cincinnati
- Kentucky

source: Sitewise, 2019 data

CINCINNATI-DAYTON METROPLEX	Dayton	Central	Cincinnati	Kentucky
Regional Retail Centers	Fairfield Mall The Greene Dayton Mall	LIBERTY CENTER	Northgate Mall Kenwood Towne Centre Eastgate Mall	Florence Mall Crestview Hills Town Center

THE MARKET WITHIN A 10 MILE RADIUS

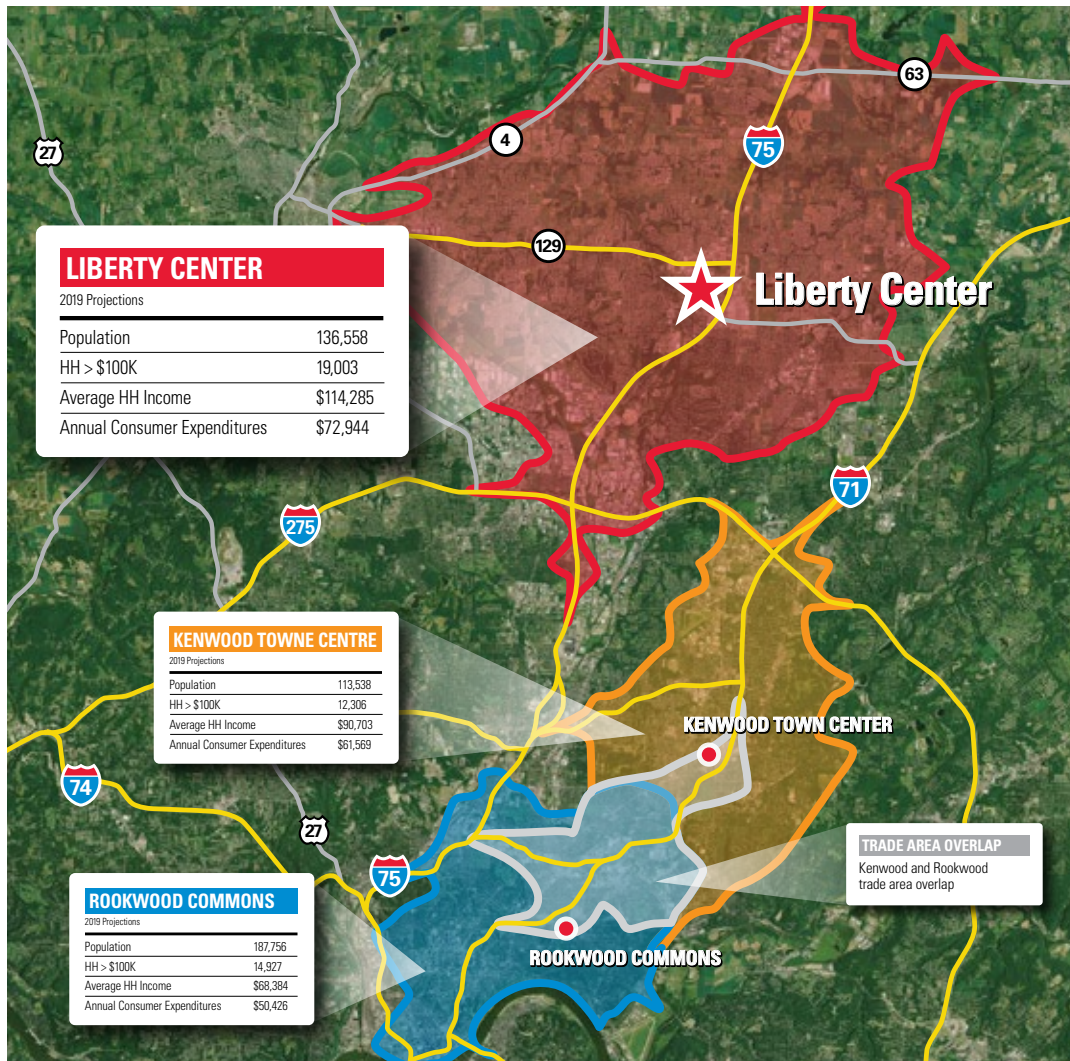
Population (2019)	452,251
Total Daytime Population	346,436
Population increase since 2000	34%
Households (2019)	175,838
Average Household Income (2019)	\$94,279
Households with an income above \$75,000	75,593
Households with an income above \$100,000	50,611

A PENT UP DEMAND

Liberty Center is the only regional shopping center in the central zone of the metroplex. There are over 450,000 residents with the highest annual income in the region of over \$94,000 and 50,000 households over \$100,000, the most affluent customer base surrounding any regional center in southern Ohio.

10 MINUTE DRIVE-TIME

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



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

CINÉBISTRO

A COBB MOVIE THEATRE EXPERIENCE

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.



Cantina LAREDO.
gourmet mexican food



KONA GRILL
kitchen • sushi • cocktails



COOPER'S HAWK
WINERY & RESTAURANTS



Northstar



BIBIBOP
asian grill



TOTAL OF 1,300,000 SQUARE FEET

Anchor Retail	280,000 SF
Specialty Retail	435,000 SF
Restaurant	100,000 SF
Cinema / Entertainment	90,000 SF
Residential (240 Units)	240,000 SF
Office	75,000 SF
Hotel (130 Keys)	80,000 SF

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 OPENED THEIR FIRST STORE in southern Ohio directly across from Liberty Center.

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

FUTURE HOME OF CHRIST HOSPITAL NORTH (2018) located 1.5 miles from site in newly developed healthcare corridor on I-75

FIVE HOTELS at I-75 interchange adjacent to site within next year



source: Sitewise, 2019 data

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 over 9 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.



DEVELOPMENT PARTNER



FOR LEASING INFORMATION



(614) 414-7300 • steiner.com

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