



THE OAKS

AT LIBERTY WAY

Mixed-use Center on Liberty Way

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

18 ACRE SITE with great regional access

350,000 SQUARE FEET of mixed-use development

THREE ENTRY POINTS INTO SITE off of Liberty Way and Tyler's Place Blvd.

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

OVER 190,000 VEHICLES drive near the site every day

LIBERTY CENTER is located across street

3 REGIONAL HOSPITALS WITHIN ONE MILE Cincinnati Children's Hospital North, West Chester Hospital and The Christ Hospital Medical Center

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

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

SITE FACTS

Retail	100,000 SF
Restaurant	10,000 SF
Office	30,000 SF
Residential	155 Residential Units

THE MARKET WITHIN A 10 MILE RADIUS

Population (2022)	468,806
Total Daytime Population	589,506
Population increase since 2000	34%
Households (2022)	173,602
Average Household Income (2022)	\$102,382
Households with an income above \$75,000	84,374
Households with an income above \$100,000	56,171



Convenience and Versatility

The Oaks offers the convenience of surface parking and frontage on Liberty Way and is strategically located across from the dynamic mixed-use town center, Liberty Center the largest regional center in Liberty Township.

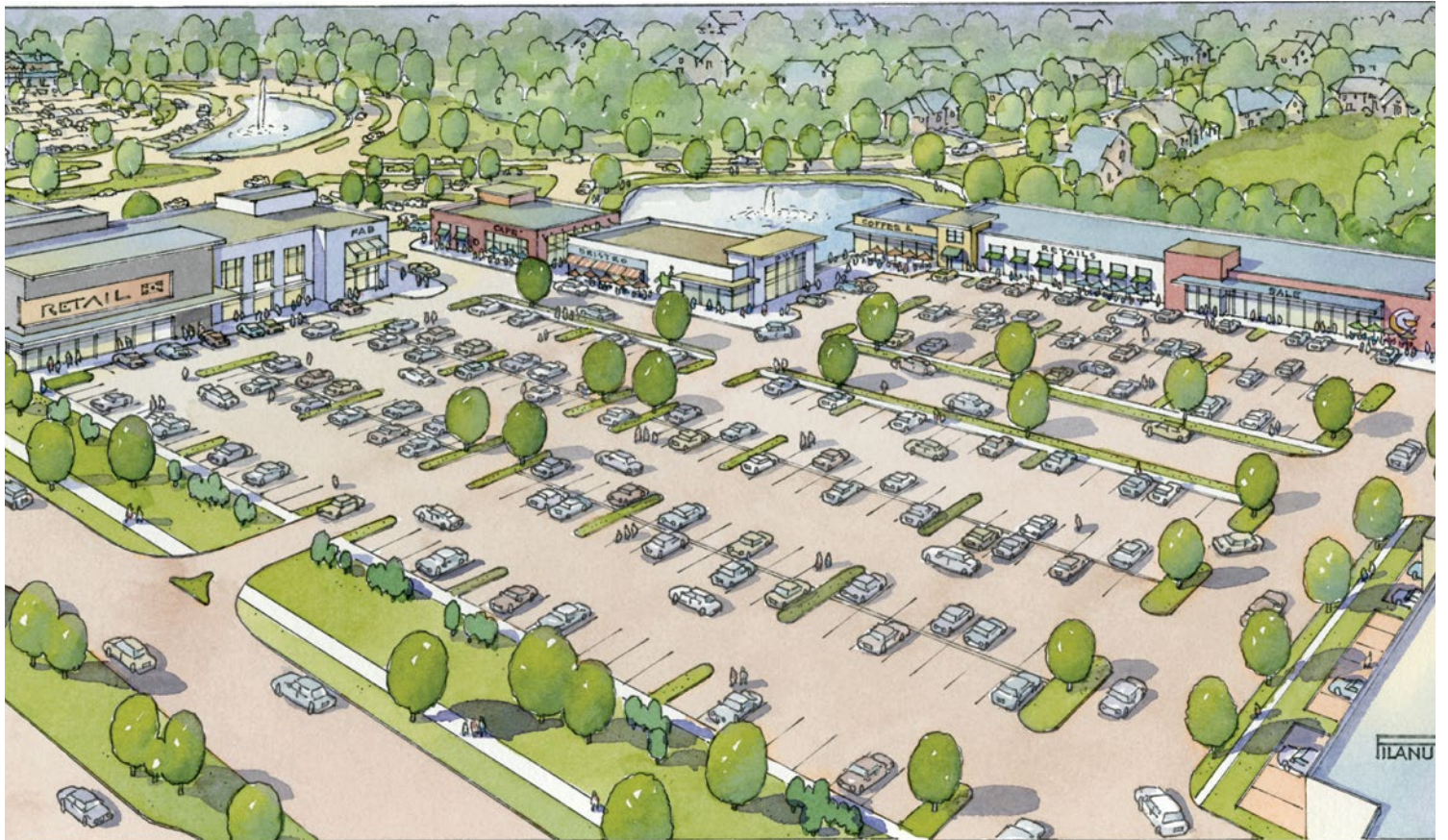


HIGH INCOME AND NATIONALLY RANKED COMMUNITIES SURROUND THE SITE

- **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**
a gated golf course community is adjacent to the site and has the 2nd highest average household 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

STEINER + ASSOCIATES

Founded in 1993, Steiner + Associates has built, developed, leased and managed more than \$2 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.



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FOR LEASING INFORMATION



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