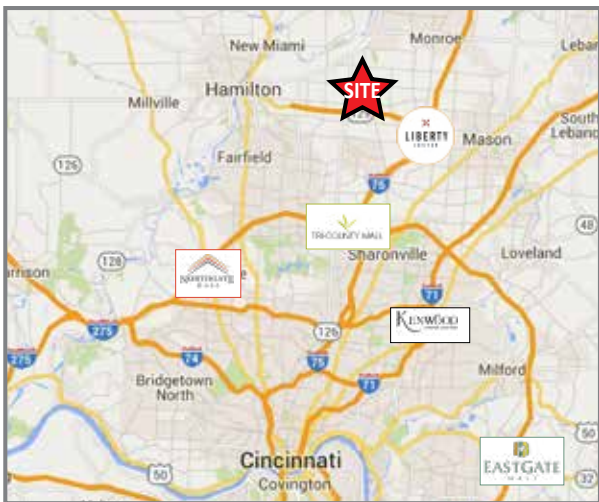


CARRIAGE HILL

State Route 747, Liberty Township, OH

Pad Ready outlots available for office or retail with high visibility along State Route 747 in Liberty Township



HIGHLIGHTS

- Be a part of a 450-acre mixed-use development in the affluent and growing township of Liberty Township, Ohio
- Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes
- One to four acres available for office or retail use
- Multi-tenant retail options available
- High visibility along Princeton Rd (S.R. 747) approximately 1/2 mile North of the 129 interchange
- Join Shooters Sports Grill coming in 2017
- Princeton Road (S.R. 747) is a major connector between S.R. 129 and Cincinnati's northeastern suburbs to I-275
- Carriage Hill was site of 2013 & 2014 Cincinnati Homearama
- Voted TOP 10 PLACES TO LIVE by Money Magazine

DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	3,489	45,695	101,755
Households	1,065	14,858	35,598
Average HH Income	\$123,530	\$118,413	\$103,192
Daytime Employees	313	8,253	50,816

RETAIL CONTACT

Anchor Associates | Jason Gibson | jgibson@anchor-associates.com
Office Phone • 513/784-1106
Website • www.anchor-associates.com

OFFICE CONTACT

Republic Commercial Real Estate | Nick Barela | nick@republic-cre.com
Office Phone • 513/549-5440
Website • www.republic-cre.com



Anchor
ASSOCIATES

A Member of
CHAINLINKS
RETAIL ADVISORS

CARRIAGE HILL

State Route 747, Liberty Township, OH



TOTAL CALCULATIONS

AREA A
COMMERCIAL: 83,850 SF
PARKING: 351

AREA B
COMMERCIAL: 52,400 SF
PARKING: 488
RESIDENTIAL UNITS: 108

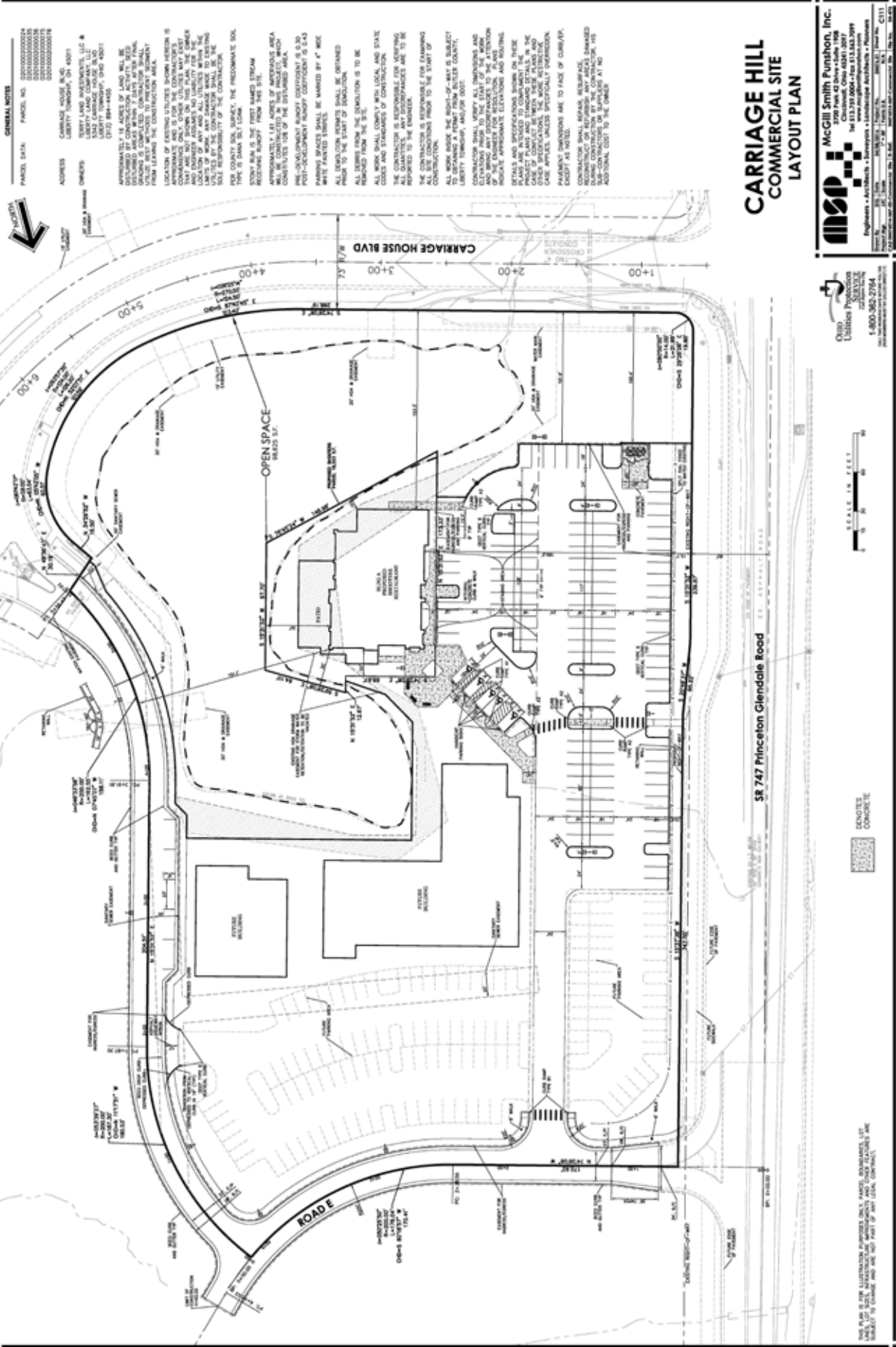
AREA C
COMMERCIAL: 27,200 SF
PARKING: 228



DEC. 16, 2014 | 04476701
McGill Smith Punshon, Inc.
www.mcgillsmithpunshon.com

VILLAGE CONCEPT A

CARRIAGE HILL: PRELIMINARY DEVELOPMENT PLAN



GENERAL NOTES

PARCEL DATA: PARCEL NO. 0201000000024
 0201000000025
 0201000000026
 0201000000027
 0201000000028

ADDRESS: CARRIAGE HOUSE BLVD
 LIBERTY TOWNSHIP, OH 43031

OWNER: TERTY LAND INVESTMENTS, LLC
 TERTY LAND COMPANY, LLC
 LIBERTY TOWNSHIP, OH 43031
 (614) 881-1400

APPROVED BY: [Signature]
 DATE: [Date]

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

CARRIAGE HILL COMMERCIAL SITE LAYOUT PLAN

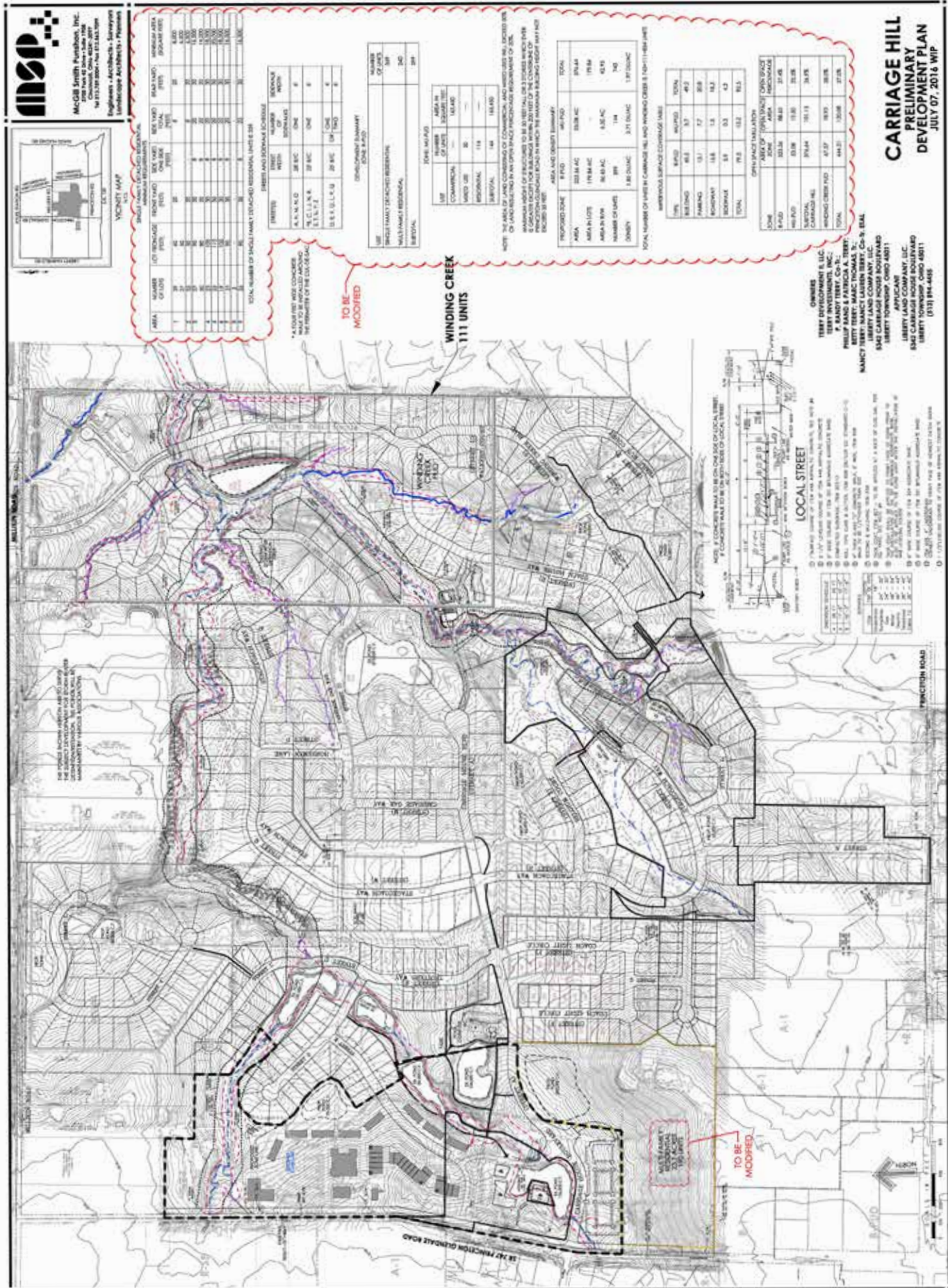
msp McGill Smith Punthun, Inc.
 2700 Ave. Q2 Drive • July 1998
 Columbus, Ohio 43219
 www.mcgillsmith.com
 Engineers • Architects • Surveyors • Landscape Architects • Planners

Project No. 150333 Date: 07/15/15
 Sheet No. 01 of 01
 Scale: As Shown
 C111

Ohio
 Utilities Protection
 DIVISION
 1-800-382-2764



THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY. PARCELS, DIMENSIONS, SETBACKS, AND UTILITIES ARE SUBJECT TO FIELD SURVEY AND LOCAL REGULATIONS.




McGill Smith Architects, Inc.
2701 Park St., Suite 1000
Liberty Township, OH 44130
Engineers - Architects - Interiors
Landscape Architects - Planners

VICINITY MAP

LIBERTY TWP. OHIO

SR 747

SR 162

SR 161

SR 160

SR 159

SR 158

SR 157

SR 156

SR 155

SR 154

SR 153

SR 152

SR 151

SR 150

SR 149

SR 148

SR 147

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SR 9

SR 8

SR 7

SR 6

SR 5

SR 4

SR 3

SR 2

SR 1

WINDING CREEK 1111 UNITS

AREA	NUMBER OF UNITS	AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
TOTAL	1111	164.00	14,400,000	1,640,000	0.37

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CARRIAGE HILL PRELIMINARY DEVELOPMENT PLAN
JULY 07, 2018 W/P

CONTRACTOR:
TERRY INVESTMENT & LLC
TERRY INVESTMENT, INC.
P. RANDY TERRY, CO-PI
LIBERTY TOWNSHIP, OHIO 44130

OWNER:
TERRY INVESTMENT & LLC
TERRY INVESTMENT, INC.
P. RANDY TERRY, CO-PI
LIBERTY TOWNSHIP, OHIO 44130

APPLICANT:
LIBERTY LAND COMPANY, LLC
ONE CARRIAGE HILL ROAD
LIBERTY TOWNSHIP, OHIO 44131
(513) 944-4458

LIBERTY TOWNSHIP, OHIO 44131

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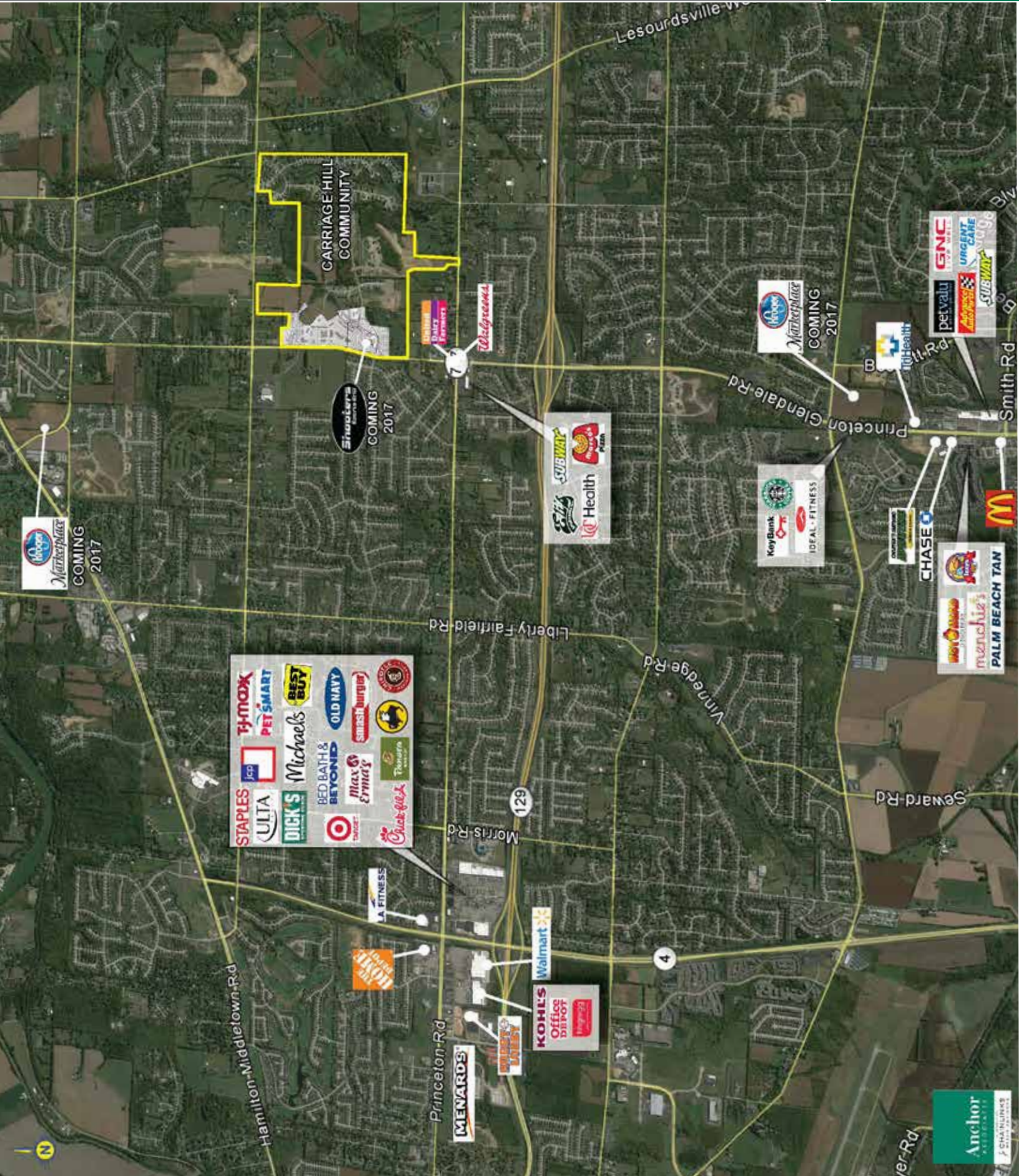
LIBERTY TOWNSHIP, OHIO 44131

LIBERTY LAND COMPANY, LLC
ONE CARRIAGE HILL ROAD
LIBERTY TOWNSHIP, OHIO 44131
(513) 944-4458

CARRIAGE HILL

State Route 747, Liberty Township, OH

Anchor
ASSOCIATES



STAPLES	THOMAX	PET SMART	BEST BUY
ULTRA	JCP	Michael's	OLD NAVY
DICK'S	MICHAEL'S	BED BATH & BEYOND	smashburger
Target	Max Ermay	Chuck & Norey	Oldemark