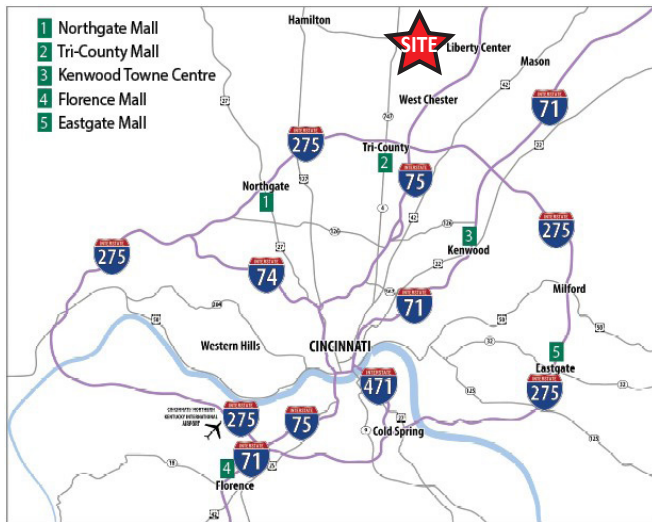


CARRIAGE HILL

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
- 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

2019 Estimates	1 mi	3 mi	5 mi
Population	5,003	43,055	105,501
Households	1,649	14,233	37,706
Average HH Income	\$116,094	\$128,826	\$109,871
Daytime Employees	301	7,598	31,901

RETAIL CONTACT

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

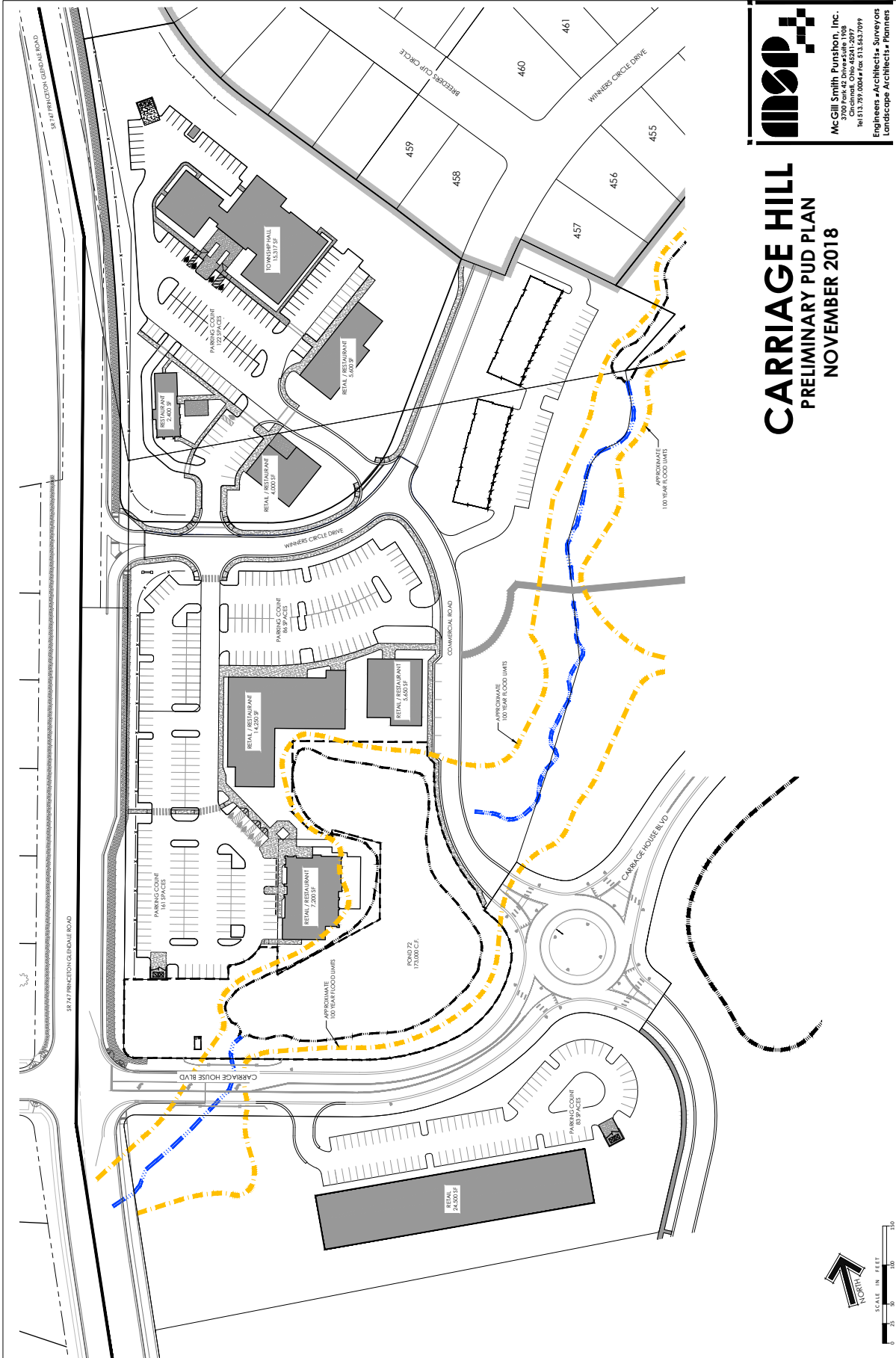
OFFICE CONTACT

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



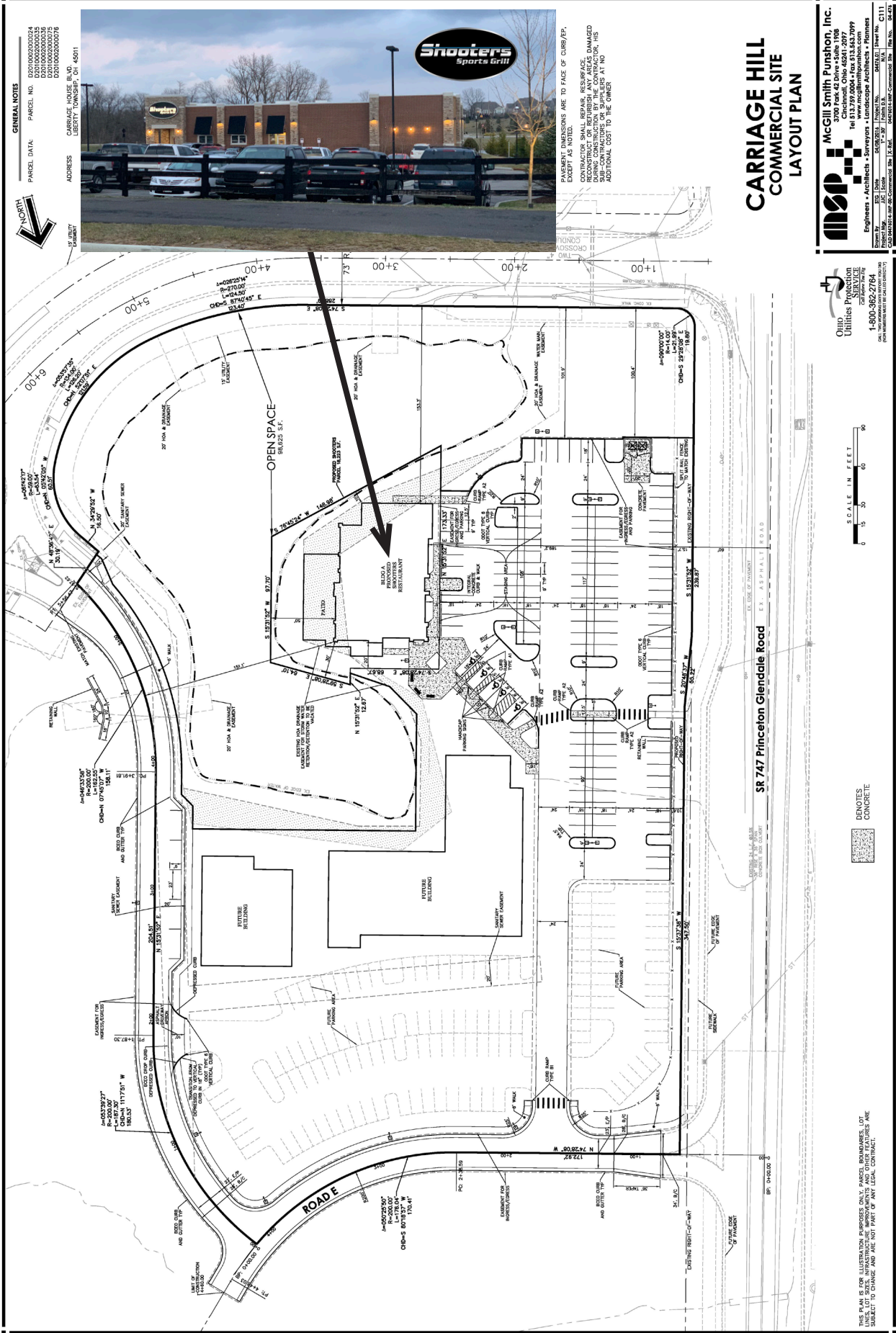
mSP
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 1108
Liberty Township, OH 43119
Tel: 513.289.0004 • Fax: 513.543.7099
Engineers • Architects • Surveyors
Landscape Architects • Planners

CARRIAGE HILL
PRELIMINARY PUD PLAN
NOVEMBER 2018

CARRIAGE HILL

State Route 747, Liberty Township, OH

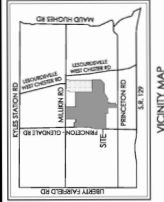
Anchor
ASSOCIATES



CARRIAGE HILL
PRELIMINARY
DEVELOPMENT PLAN
JULY 07, 2016 WIP

McGill Smith Puncheon, Inc.
3700 Park 42 Drive • Suite 1108
Liberty Township, OH 45130
Tel: 513.378.0004 Fax: 513.383.2299

Engineers - Architects - Surveyors
Landscape Architects - Planners



VICINITY MAP

AREA	NUMBER OF LOTS	LOT PACKAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MINIMUM AREA (SQUARE FEET)
1	39	65	20	8	20	8,000
2	27	50	20	8	30	4,500
3	27	50	20	8	30	6,000
4	27	50	20	8	30	16,000
5	27	50	20	8	30	16,000
6	27	50	20	8	30	16,000
7	31	60	30	8	30	20,000
8	31	60	30	8	30	20,000
9	35	65	30	8	30	16,000

TOTAL NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS IS 309.

STREETS AND SIDEWALKS SCHEDULE

STREETS	NUMBER	WIDTH	SIDEWALKS
A, P, M, N, O	28	34'	ONE
H, C, L, J, K, R	28	34'	ONE
S, T, U, V, Z	ONE	ONE	ONE
D, E, F, G, L, P, Q	25	34'	ONE
ONE	ONE	TWO	ONE
TWO	ONE	TWO	SIX

DEVELOPMENT SUMMARY

USE	NUMBER OF UNITS	AREA IN SQ. FEET	NUMBER OF UNITS PER ACRE
SINGLE FAMILY DETACHED RESIDENTIAL	309	163,450	240
MULTI-FAMILY RESIDENTIAL	240	163,450	599
SUBTOTAL	549	163,450	

PROPOSED ZONE

AREA	R-FPD	MU-FPD	TOTAL
AREA	323.36 AC	53.08 AC	376.44
AREA IN LOTS	179.84 AC	-	179.84
AREA IN ROW	36.46 AC	4.50 AC	42.96
NUMBER OF UNITS	599	144	743
DENSITY	1.85 DU/AC	2.71 DU/AC	1.97 DU/AC

TOTAL NUMBER OF UNITS IN CARRIAGE HILL AND WINDING CREEK IS 743 (111-564 UNITS)

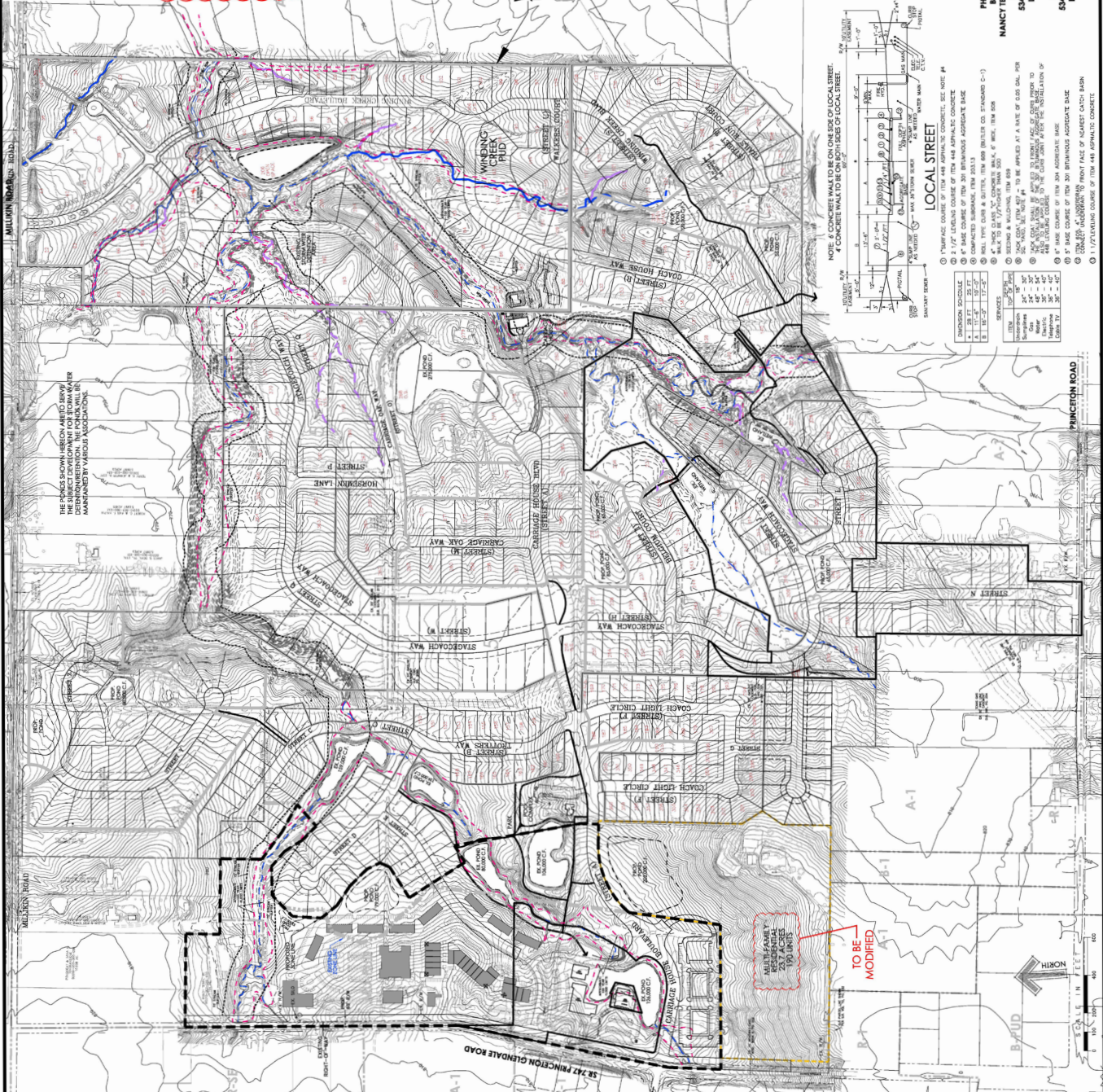
IMPERVIOUS SURFACE COVERAGE TABLE

TYPE	R-FPD	MU-FPD	TOTAL
BUILDING	46.5	3.7	49.2
PARKING	13.1	7.7	20.8
ROADWAY	16.8	1.5	18.3
SIDEWALK	3.9	0.3	4.2
TOTAL	79.3	13.2	92.5

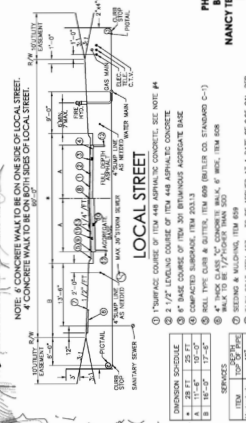
OPEN SPACE TABULATION

ZONE	AREA	PERCENTAGE
R-FPD	323.36	27.06
MU-FPD	53.08	23.26
SUBTOTAL	376.44	26.96
CARRIAGE HILL	44.27	20.05
WINDING CREEK PUD	67.37	18.05
TOTAL	111.64	27.05

NOTE: THE AREA OF LAND CONSISTING OF COMMERCIAL AND MIXED USES WILL EXCEED SIZE OF LAND RESULTING IN AN OPEN SPACE PERCENTAGE REQUIREMENT OF 28%. THE DEVELOPER SHALL PROVIDE OPEN SPACE TO MEET THE REQUIREMENT OF 28% EITHER BY PROVIDING OPEN SPACE OR BY PROVIDING OPEN SPACE EQUIVALENT. THE OPEN SPACE EQUIVALENT SHALL BE CALCULATED AS FOLLOWS: (TOTAL AREA OF LAND) X (28% - OPEN SPACE PERCENTAGE) = OPEN SPACE EQUIVALENT. THE OPEN SPACE EQUIVALENT SHALL BE PROVIDED AS EITHER OPEN SPACE OR OPEN SPACE EQUIVALENT. THE OPEN SPACE EQUIVALENT SHALL BE PROVIDED AS EITHER OPEN SPACE OR OPEN SPACE EQUIVALENT.



THE PUDS SHOWN HEREON ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE COMMONS WILL BE MAINTAINED BY VARIOUS ASSOCIATIONS.

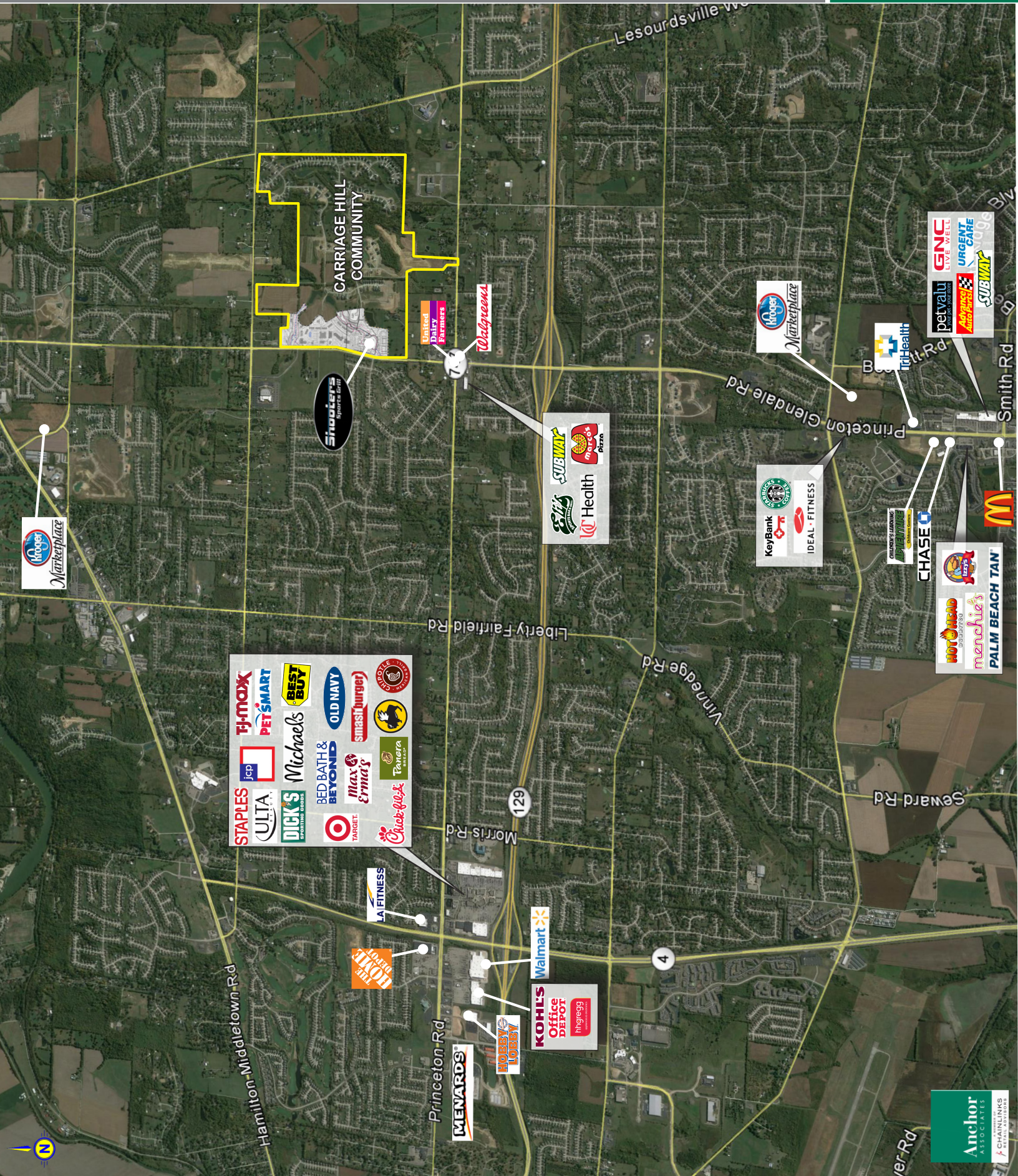


- CONTRACTOR: TERRY DOCUMENTS, INC.
TERRY INVESTMENTS, INC.
P. RANDY TERRY, CO-PI
NANCY TERRY, NANCY LAUREN TERRY, CO-PI, EITL
APPLICANT: LIBERTY LAND COMPANY, LLC
LIBERTY TOWNSHIP, OHIO 45111
LIBERTY LAND COMPANY, LLC
542 CARRIAGE HILL ROAD
LIBERTY TOWNSHIP, OHIO 45111
(513) 944-4455

CARRIAGE HILL

State Route 747, Liberty Township, OH

Anchor
ASSOCIATES



STAPLES	TJ-MAXX	BEST BUY
ULTA	PET SMART	
DICK'S SPORTING GOODS	Michael's	OLD NAVY
TARGET	BED BATH & BEYOND	smashburger
Chick-fil-A	Max & Erma's	Tractor Supply Co.
LA FITNESS	Planet Fitness	

CARRIAGE HILL
COMMUNITY