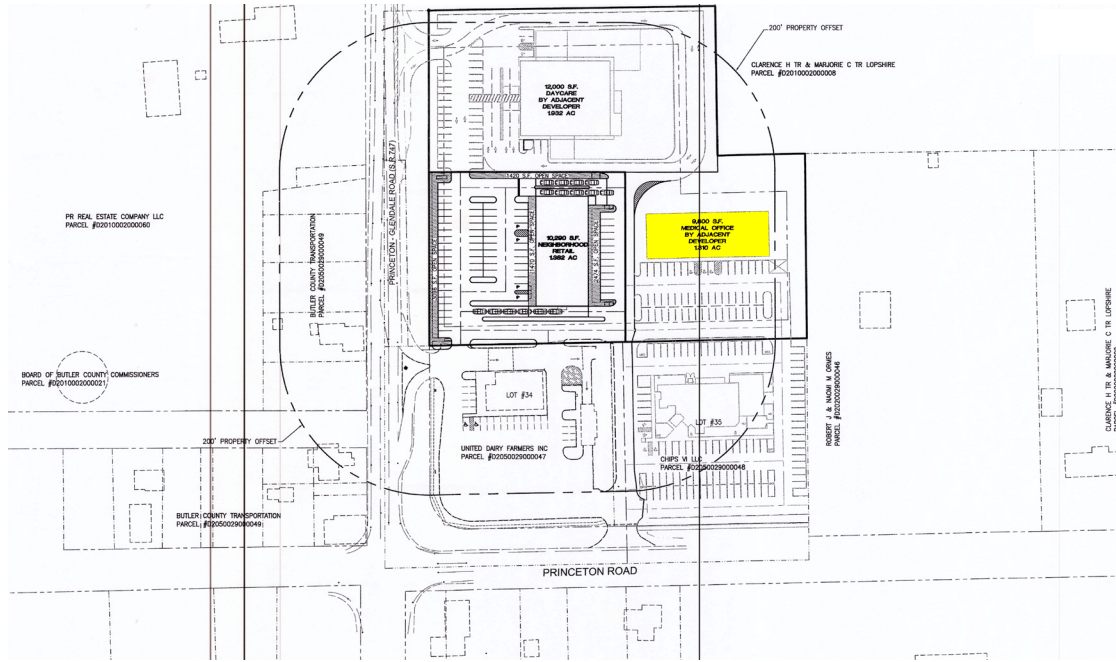


5020 PRINCETON ROAD

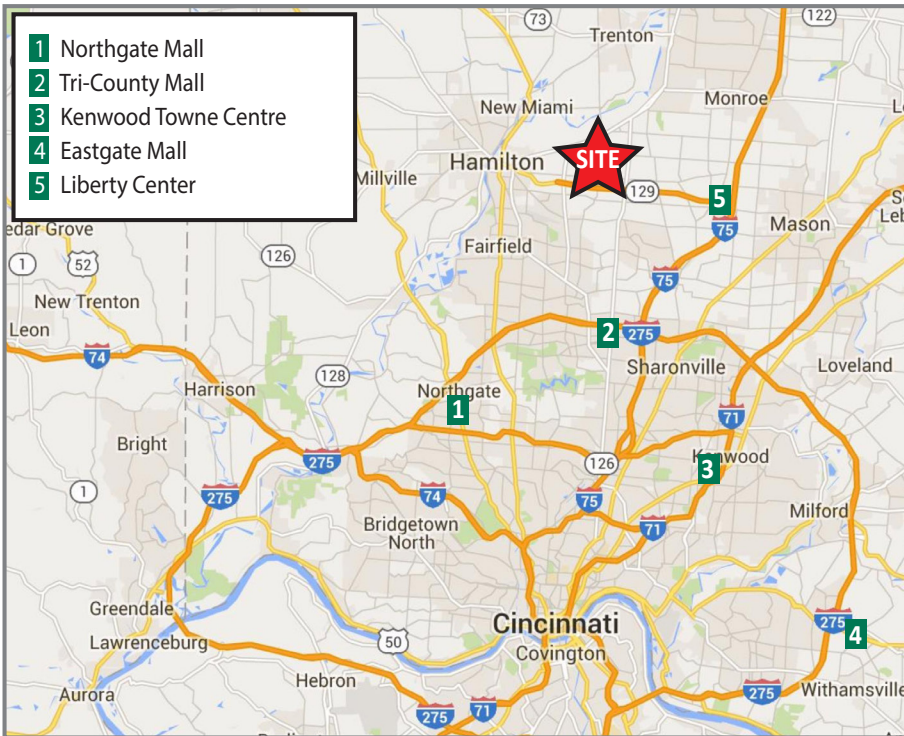
Princeton-Glendale Road & Princeton Road
Liberty Township, OH

- For Sale
- 1.3 Acre Parcel



LOCATION

5020 Princeton Road | Liberty Township, OH 45011



HIGHLIGHTS

- Retailers/Office users in area include United Dairy Farmers, Valley Central Bank, Kids R Kids, Walgreens & UC Health
- 1.3 acre parcel available
- Approximately 1/2 mile North of the 129 interchange
- Ohio 747/Princeton Glendale Road will be widened from two to five lanes between Princeton & Milliken Roads
- Great opportunity for retail/office building

TRAFFIC COUNTS

- SR 129 @ Princeton-Glendale Rd = 22,431 VPD
- Princeton Rd East of SR 747 = 6,674 VPD
- SR 747 North of Princeton Rd = 14,004 VPD

DEMOGRAPHICS

2019 Estimates	1 mi	3 mi	5 mi
Population	5,017	53,959	109,574
Households	1,557	18,626	39,480
Average HH Income	\$166,807	\$127,349	\$109,837
Daytime Employees	545	9,901	56,194

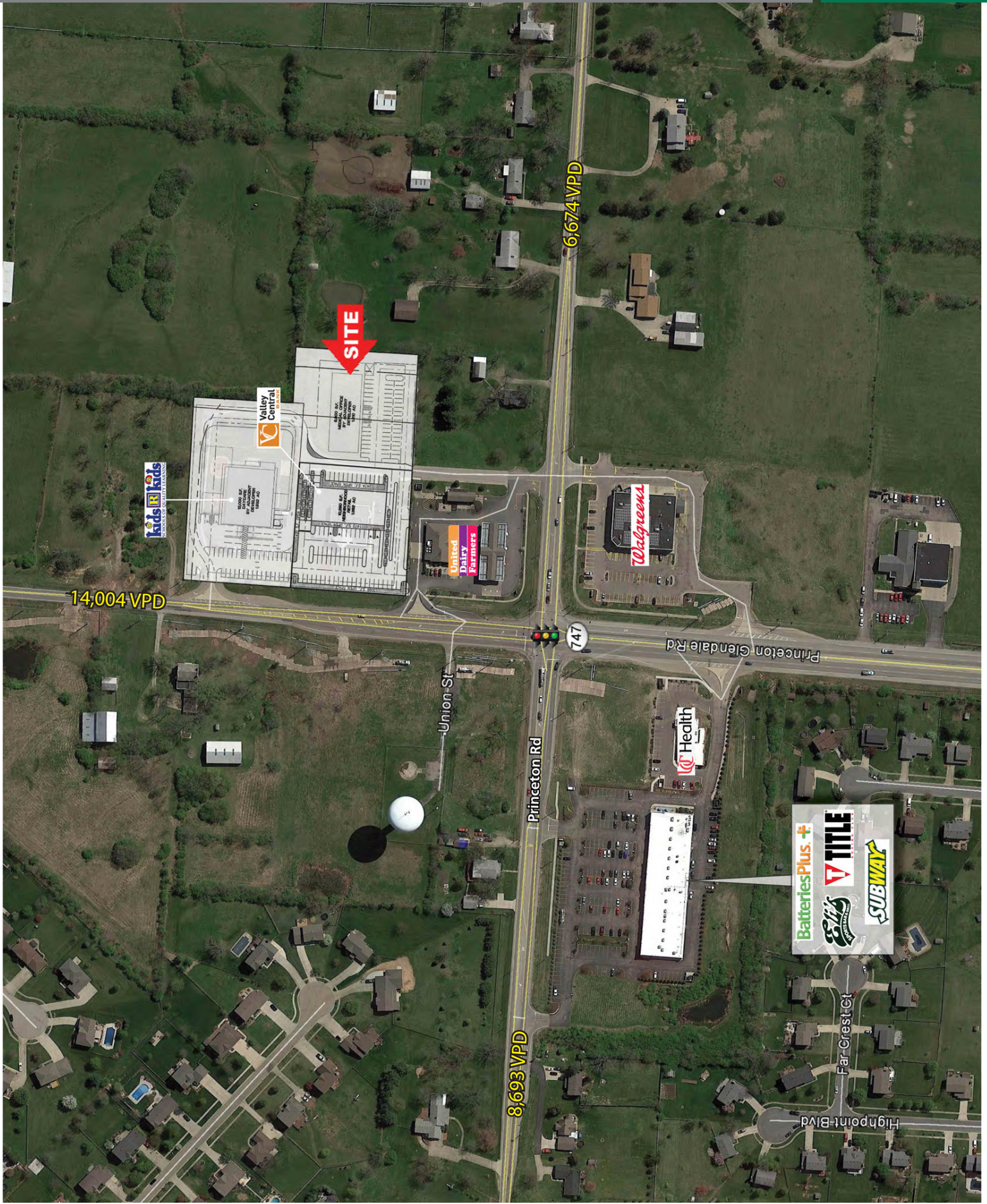
CONTACT

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 Office Phone • 513/784-1106
 Website • www.anchor-associates.com

ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630
 Cincinnati, OH 45209
 513/784-1106



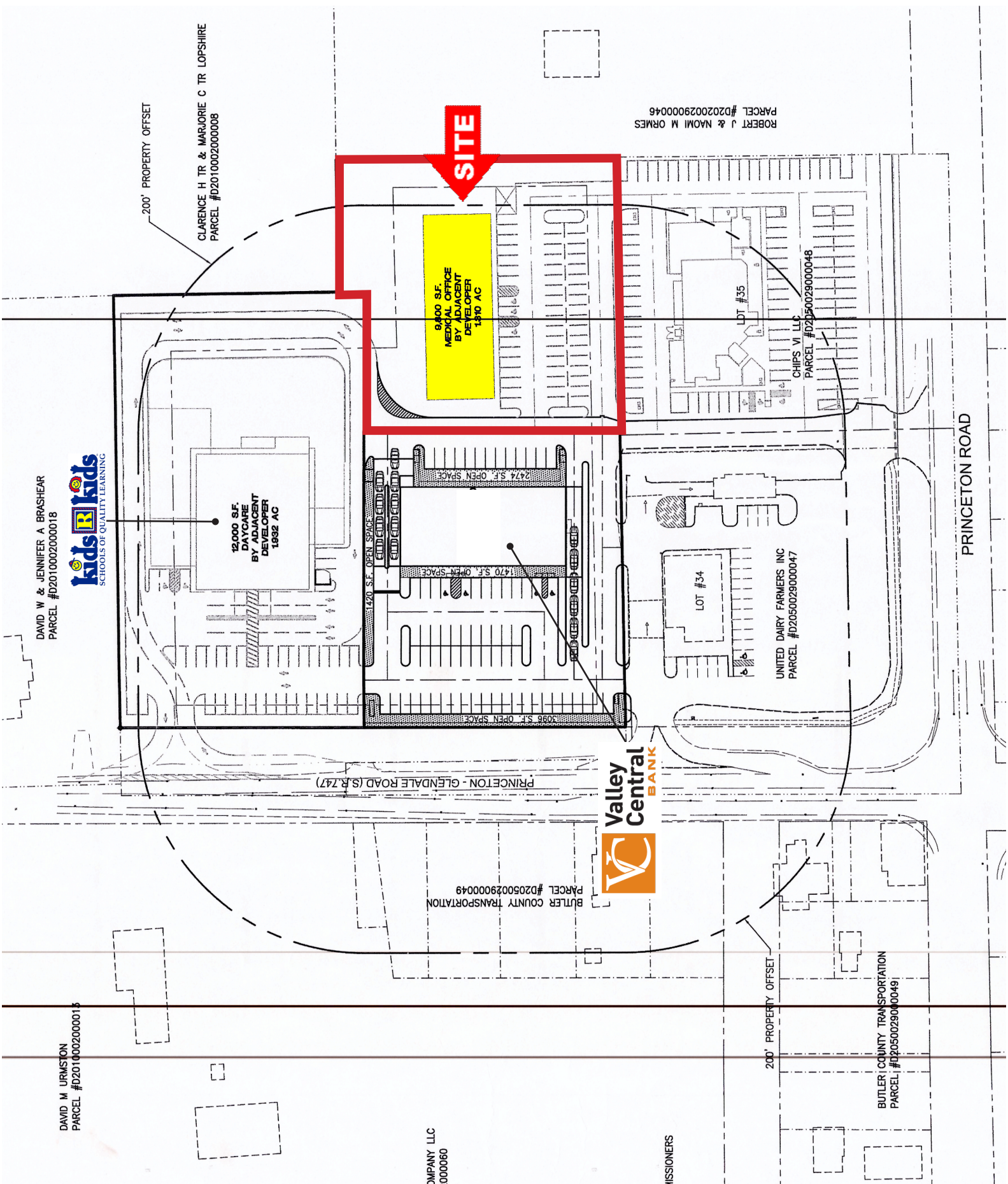


5020 PRINCETON ROAD

Princeton-Glendale Road & Princeton Road

Liberty Township, OH

Anchor
ASSOCIATES



SITE

9400 SF
MEDICAL OFFICE
BY ADJACENT
DEVELOPER
1.410 AC

CLARENCE H. TR & MARJORIE C. TR LOPSHIRE
PARCEL #D2010002000008

200' PROPERTY OFFSET

ROBERT J & NAOMI M. ORMES
PARCEL #D2020029000046

CHIPS VI LLC
PARCEL #D2050029000048

LOT #35

12,000 SF
DAYCARE
BY ADJACENT
DEVELOPER
1.882 AC

DAVID W & JENNIFER A. BRASHEAR
PARCEL #D2010002000018



2474 SF. OPEN SPACE

470 SF. OPEN SPACE

3996 SF. OPEN SPACE

1420 SF. OPEN SPACE

LOT #34

UNITED DAIRY FARMERS INC
PARCEL #D2050029000047

PRINCETON ROAD



BUTLER COUNTY TRANSPORTATION
PARCEL #D2050029000049

200' PROPERTY OFFSET

BUTLER COUNTY TRANSPORTATION
PARCEL #D2050029000049

DAVID M URMSTON
PARCEL #D2010002000015

COMMISSIONERS
002000060