

The Oaks at Wetherington
 Liberty Way & Tylers Place Blvd
 West Chester Township, OH 45069



**FOR LEASE, SALE or BTS
 Outparcels Available**

HIGHLIGHTS

- Proposed retail strip center with drive-thru and pick up window opportunities
- Mixed-use development; retail, restaurant, office space and single family community
- Located at the I-75 Liberty Way Interchange, across the street from the 1.3M SF Liberty Center. Retailers include Dillards, Dick's Sporting Goods, The Funny Bone Comedy Club, Cobb Cinebistro, AC Marriott Hotel, Cheesecake Factory, Kona Grill, i-Fly and Starbucks
- Join Planet Fitness and GE Credit Union
- Regional access via I-75 and Hwy 129
- Access site from Liberty Way and Tylers Place Blvd
- Adjacent to Cabela's, Chick-Fil-A, MOD Pizza, Verizon, Sleep Number and the Wetherington Golf Country Club community
- Multiple regional hospitals within one mile

TRAFFIC COUNTS

- 133,438 VPD on I-71
- 50,531 VPD on Butler County Veterans Hwy (129)

DEMOGRAPHICS

2021 Estimates	1 mile	3 miles	5 miles
Population	4,121	60,079	139,290
Households	1,455	20,455	49,009
Average HH Income	\$155,871	\$151,212	\$145,700
Daytime Employees	7,667	20,890	62,241

CONTACT: 513-784-1106
 Jason Gibson jgibson@anchor-associates.com
 Ryan Ertel rtel@anchor-associates.com



THE OAKS
at Wetherington



**ANCHOR
 ASSOCIATES**

4901 Hunt Road
 Suite 102
 Blue Ash, OH 45242

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

The Oaks at Wetherington
 Liberty Way & Tylers Place Blvd
 West Chester Township, OH 45069

Anchor
 ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

The Oaks at Wetherington

Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069

Anchor
ASSOCIATES

AREA SURROUNDINGS

- Located across from Liberty Center
- 1.3M SF of mixed-use development on 100 Acres
- Average household income over \$138,000 within a 5 mile radius
- Growing population of 136,560 within a 5 mile radius
- 4 Area Hospitals within 1 Mile:
 - Cincinnati Children's
 - UC Health West Chester
 - The Christ Hospital Outpatient Center
 - TriHealth Ambulatory Care Center
- Voice of America MetroPark
 - 435 Acre park featuring a stocked lake
 - 9 miles of natural trails
 - Banquet facility
 - 22 athletic fields
 - 3,500 SF Fieldhouse
- Several Golf Club Communities
 - Private and public courses surround the site with home values in excess of \$1M
- New Holiday Inn Express, Hyatt Place and Hampton Inn



The Oaks at Wetherington
Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069



356 Unit
Multi-family Development
UNDER CONSTRUCTION

LIBERTY
CENTER

iFLY
ROCKETS

Proposed
COSTCO
WHOLESALE



SITE

WETHERINGTON
COUNTRY CLUB

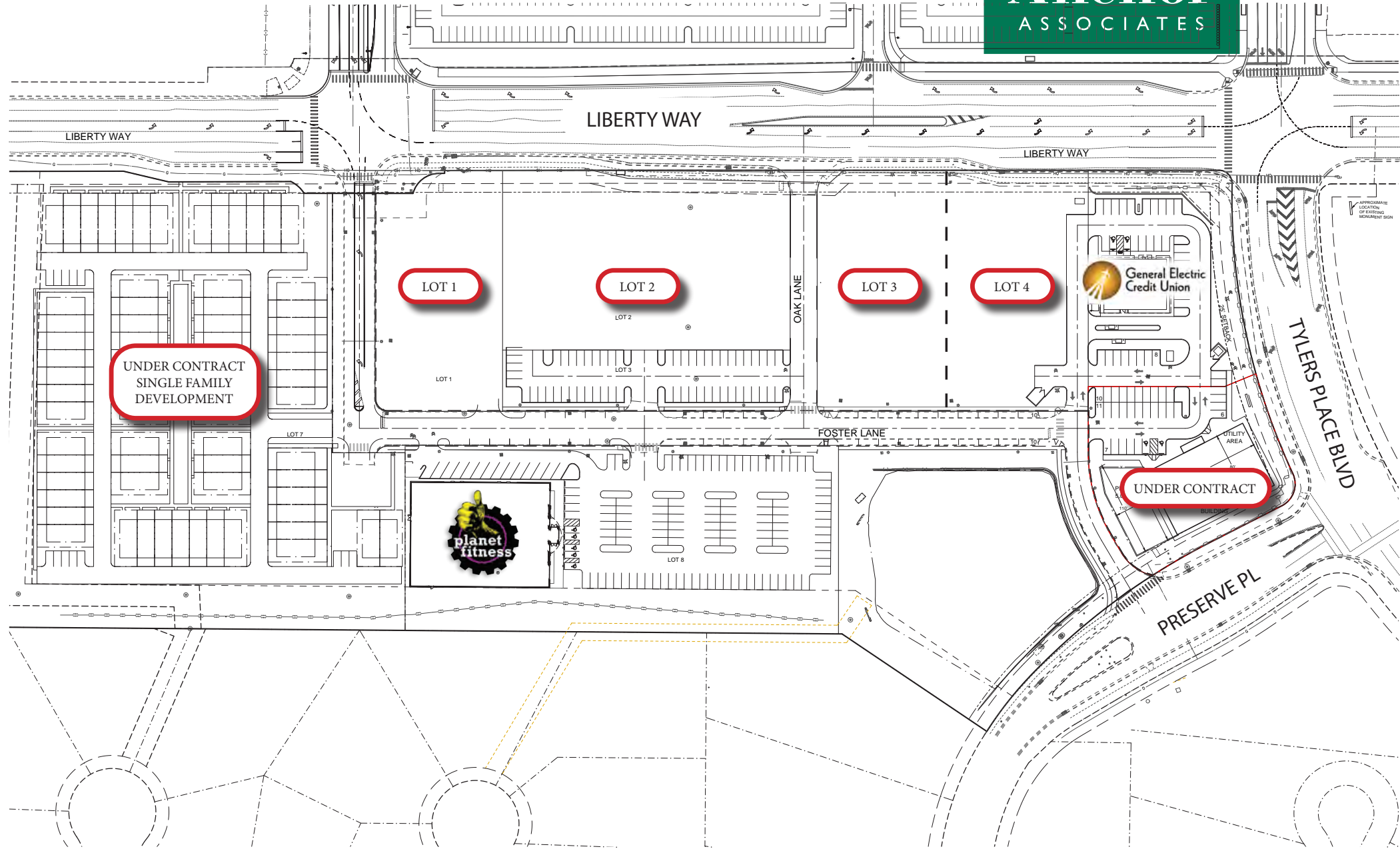
Cabela's

Hampton Inn

HYATT
PLACE

The Oaks at Wetherington
Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069

Anchor
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

The Oaks at Wetherington
Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069



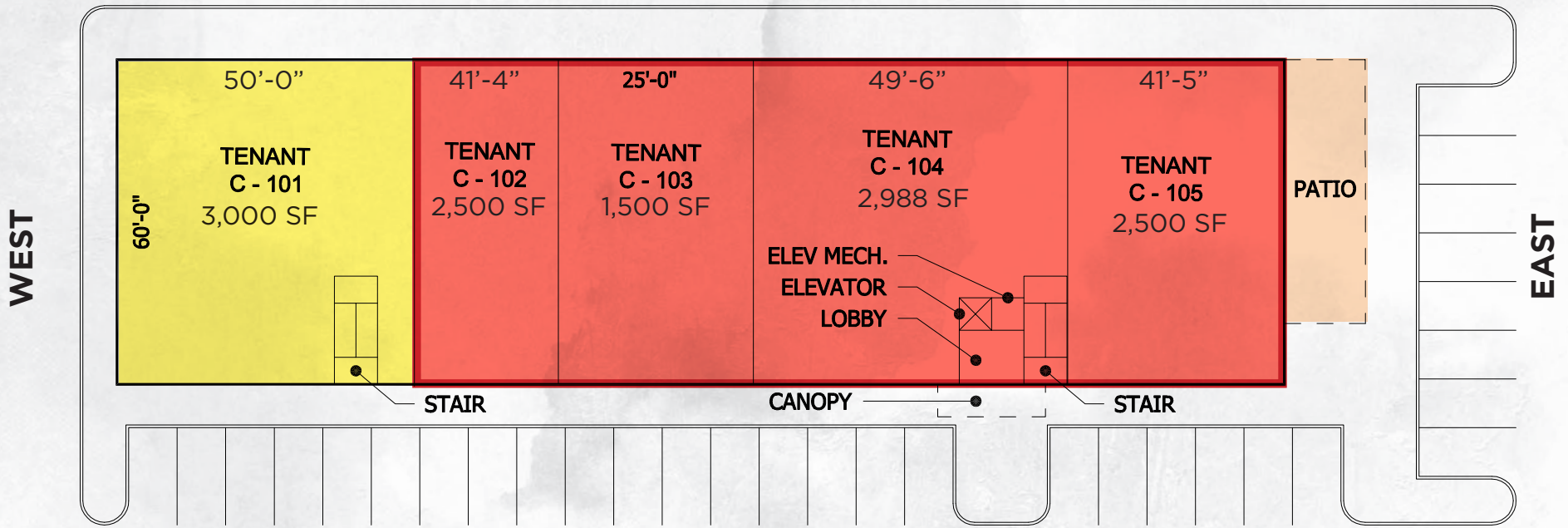
Conceptual Rendering



The Oaks at Wetherington
Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069



Retail/Office Building



The Oaks at Wetherington
Liberty Way & Tylers Place Blvd
West Chester Township, OH 45069



The Oaks at Wetherington is located across the street from Liberty Center, a 1.3M SF mixed-use development. Liberty Center is the largest, most dynamic and diverse collection of retail, restaurants and entertainment in the metroplex.

