

The Oaks at Wetherington

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

Lease & Build-to-Suit Opportunities Available

HIGHLIGHTS

- Prime outparcel available at signalized entrance
- 4,800 SF future building available for medical or retail
- 3,250 SF new construction available
- Mixed-use development; retail, restaurant and single family community located at the I-75/Liberty Way Interchange, across the street from the 1.3M SF Liberty Center, which is home to Dillards, Dick's Sporting Goods, The Funny Bone Comedy Club, Cooper's Hawk, Cobb Cinebistro, AC Marriott Hotel, Cheesecake Factory, Kona Grill, i-Fly, Shake Shack, Torchy's Taco's and more
- Join Planet Fitness and GE Credit Union, Learning Express, and Outback Steakhouse
- Regional access via I-75 and Hwy 129; Access site from Liberty Way and Tylers Place Blvd. Adjacent to 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

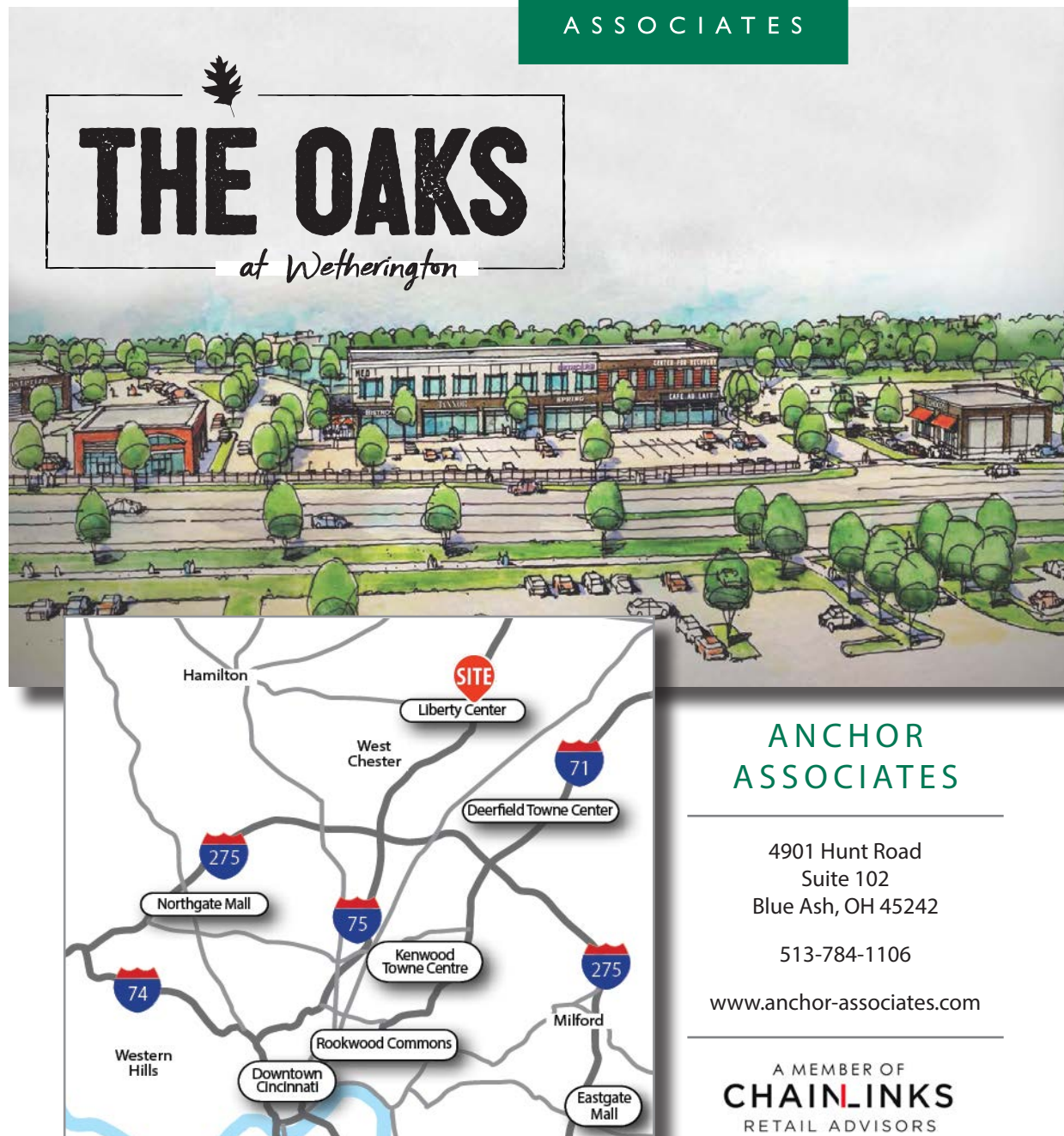
2024 Estimates	1 mile	3 miles	5 miles
Population	2,854	57,766	139,774
Households	1,144	20,925	51,058
Average HH Income	\$173,175	\$164,211	\$165,415
Daytime Employees	5,523	20,332	51,634

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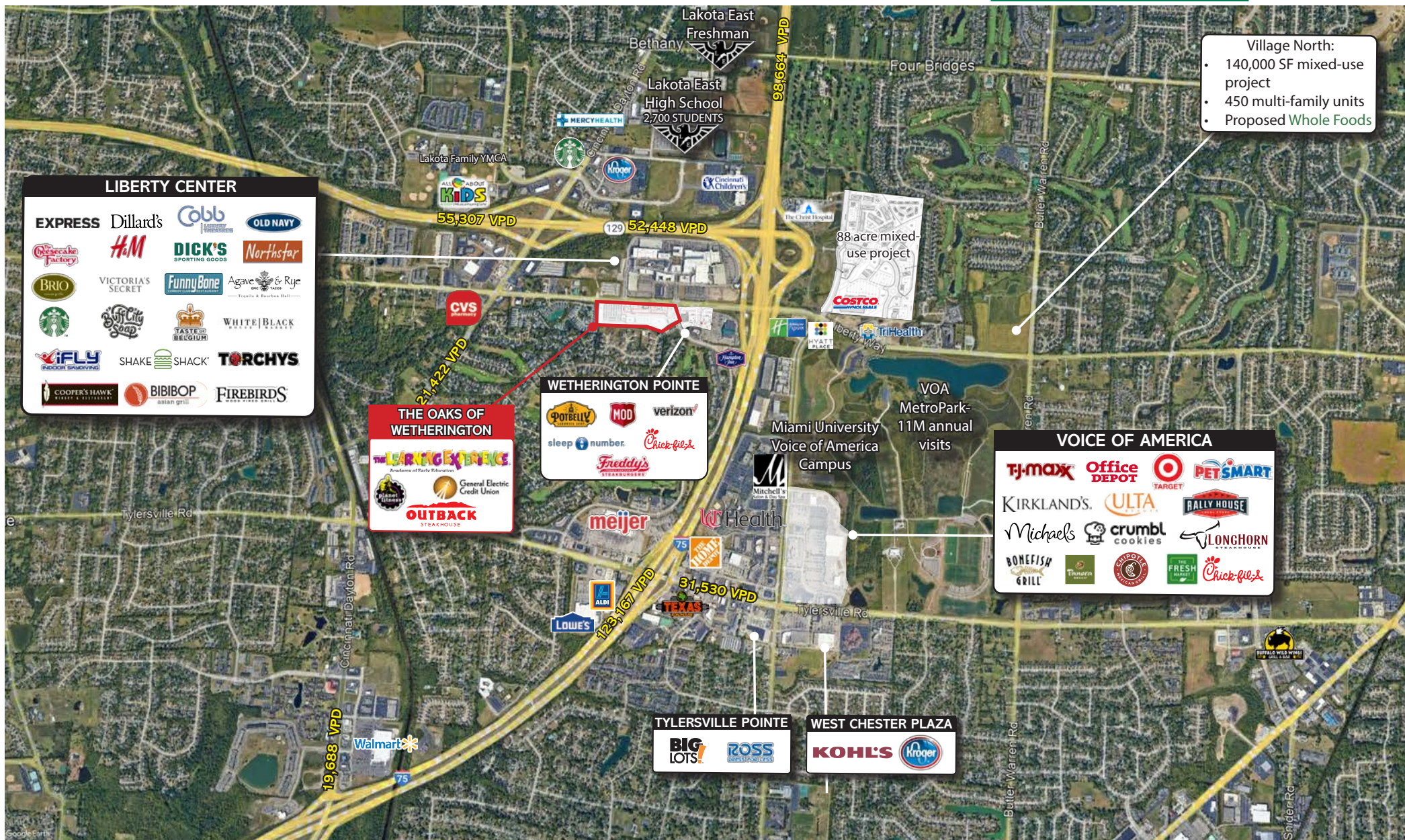
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RETAIL ADVISORS

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AREA SURROUNDINGS

- Located across from Liberty Center
- 1.3M SF of mixed-use development on 100 Acres
- Average household income over \$165,000 within a 5 mile radius
- Growing population of 140,000 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, Hampton Inn and AC Hotels



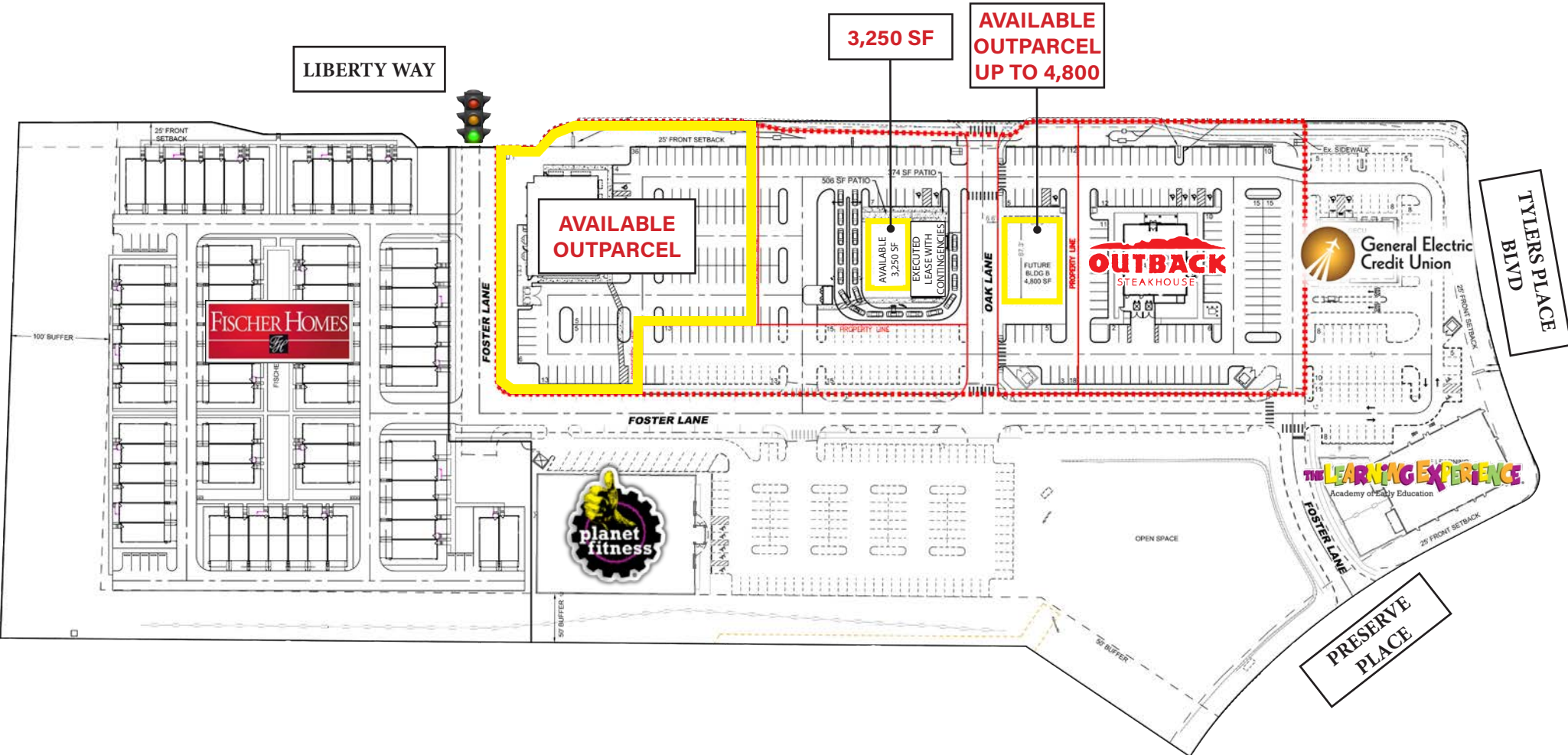
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The Oaks at Wetherington is located across the street from Liberty Center, a 1.3M SF mixed-use development. Liberty Center is the largest, most dynamic and diverse collection of retail, restaurants and entertainment in the metroplex.

