

Outparcel or Small Shop Opportunity

SR 747 Princeton Glendale Rd & Princeton Rd
Liberty Township, OH 45011

FOR SALE OR LEASE
0.94 AC Available

HIGHLIGHTS

- Strategically located at the highly desirable intersection of SR 747 and Princeton Road. Located less than 1/2 mile from Butler County Veterans Hwy (OH 129)
- Serving the affluent and rapidly growing community of Liberty Township. Liberty Township is the region's leader in residential home permits
- Average household incomes of \$165,686 in a 3 mile radius
- Neighboring businesses include Walgreens, UC Health, United Dairy Farmers, Dunkin' Donuts, Eli's Sports Bar & Grill, Kids R Kids, Marco's Pizza Casey's General Store, White Water Express Car Wash, PetSuites and Shooters Sports Grill

TRAFFIC COUNTS

- 43,743 VPD on Butler County Veterans Hwy (OH-129)
- 23,993 VPD on SR 747 south of subject property
- 16,987 VPD on SR 747 north of subject property

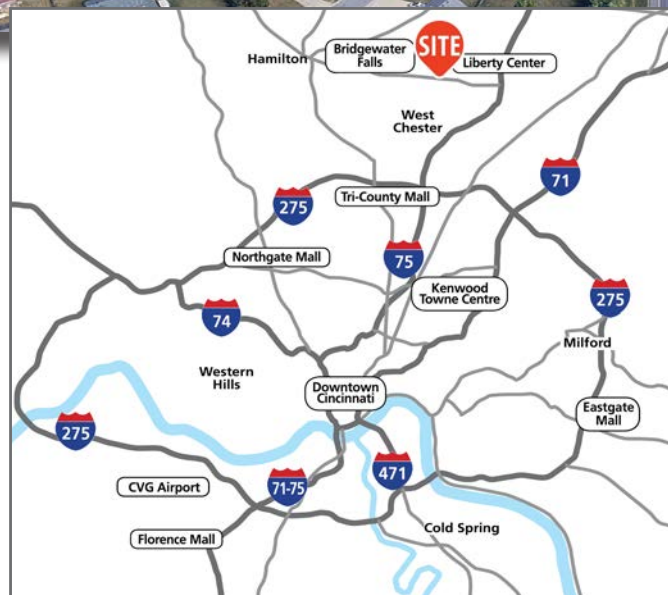
DEMOGRAPHICS

2024 Estimates	1 mile	3 miles	5 miles
Population	6,508	55,927	116,909
Households	2,127	19,157	41,911
Average HH Income	\$174,986	\$165,686	\$143,204
Daytime Employees	527	9,862	48,406

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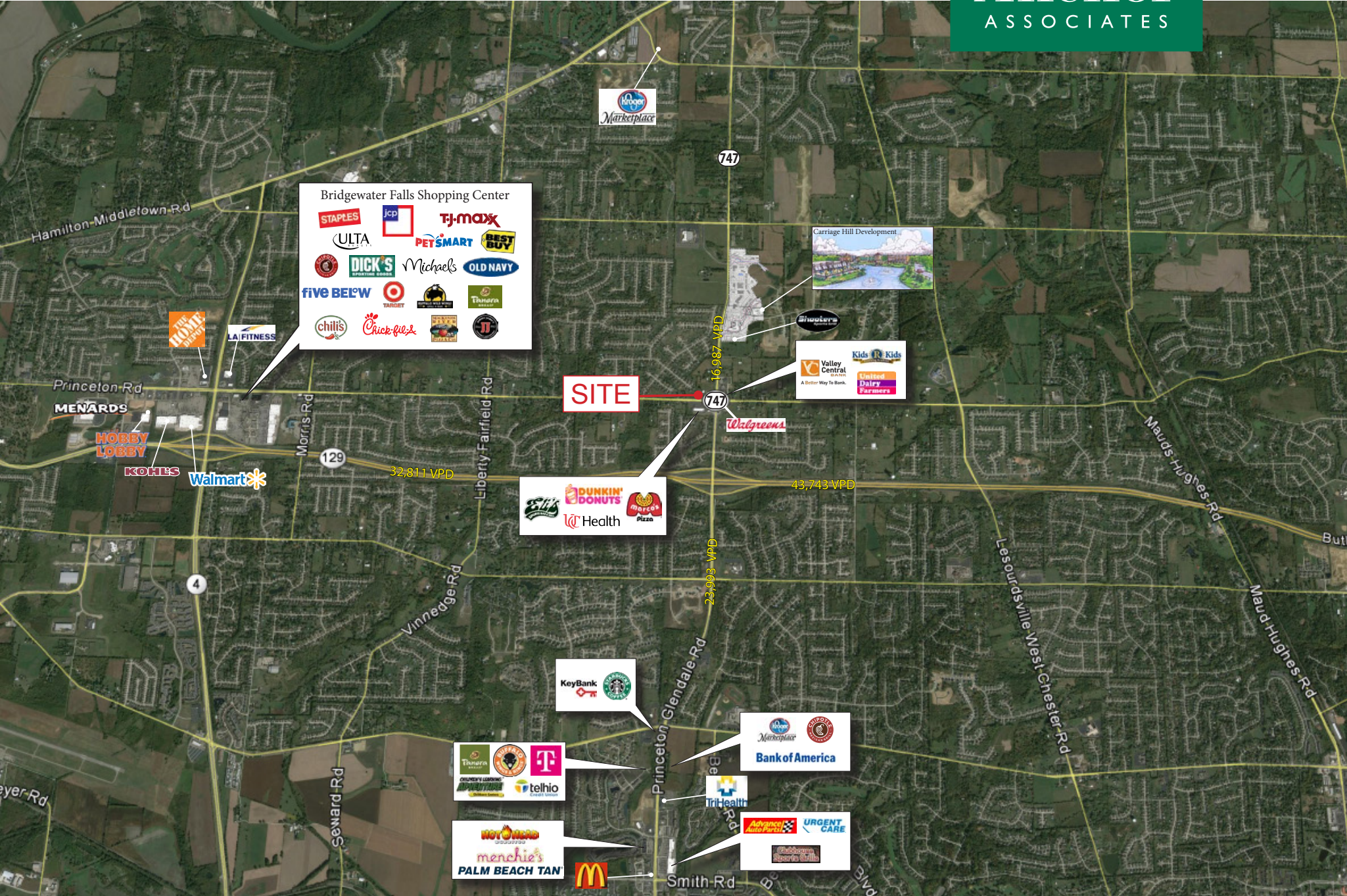
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www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

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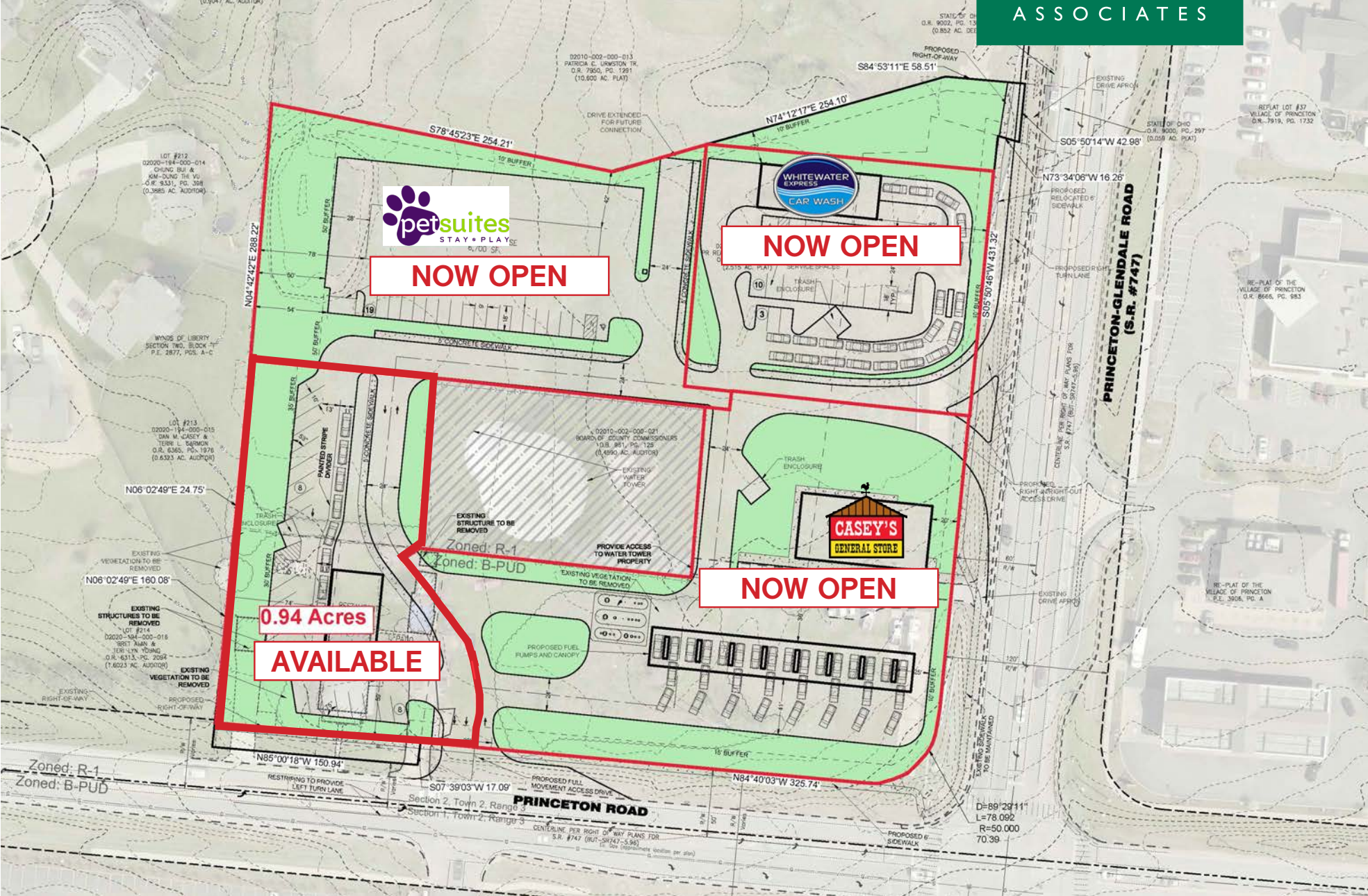
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