

# Floor & Decor Outlot Pads

Trailside Drive & Cabela Drive  
West Chester Township, OH 45069

## Ground Lease & Build-to-Suit Opportunities Available

### HIGHLIGHTS

- Two prime outparcel sites available in front of Floor & Decor
- 1.050 AC & 1.310 AC outparcel available for Ground Lease or BTS
- 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
- 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
- Great visibility and access to Liberty Way
- Agent Owned

### TRAFFIC COUNTS

- 128,984 VPD on I-75
- 53,759 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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A MEMBER OF  
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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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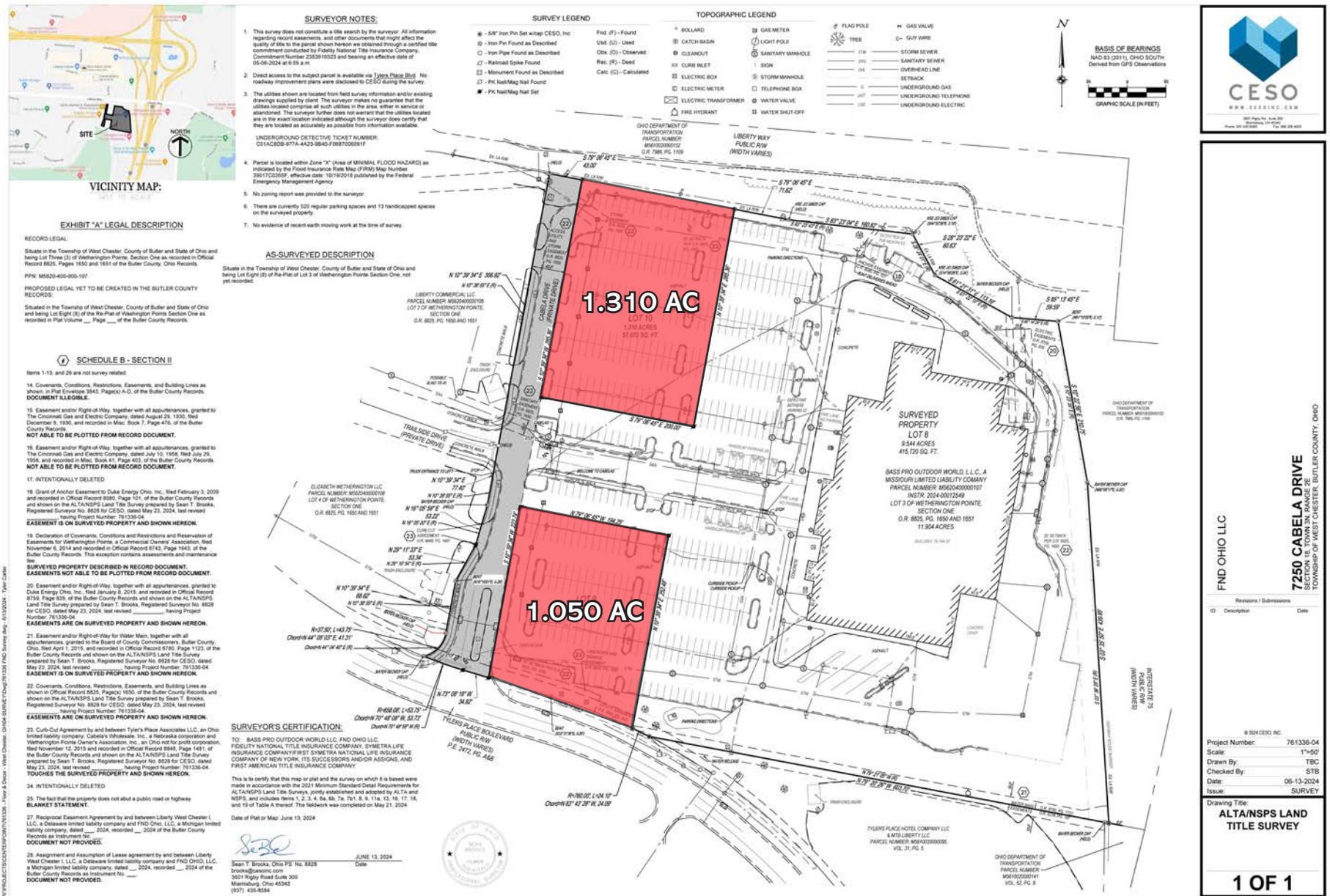
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