

FORMER RESTAURANT  
4271 HAMILTON MIDDLETOWN ROAD  
LIBERTY TOWNSHIP, OH 45011

FOR LEASE  
2,500 SF Available

HIGHLIGHTS

- 2,500 SF building built in 1996
- 0.80 acre site
- Located on Hamilton Middletown Road (Route 4) just west of brand new Kroger Marketplace (Kyles Station Road)
- Good visibility on highly trafficked Hamilton Middletown Road (Route 4)
- Restaurants in the area include McDonald's, Burger King, Taco Bell, KFC, Wendy's, Skyline, LaRosa's, Frisch's Big Boy and Penn Station
- Retailers in the area include Aldi, Midwest Shooting Range, Ace Hardware, Tractor Supply, Dollar Tree, O'Reilly Auto Parts and new Wawa Gas Station (Under Construction)

TRAFFIC COUNTS

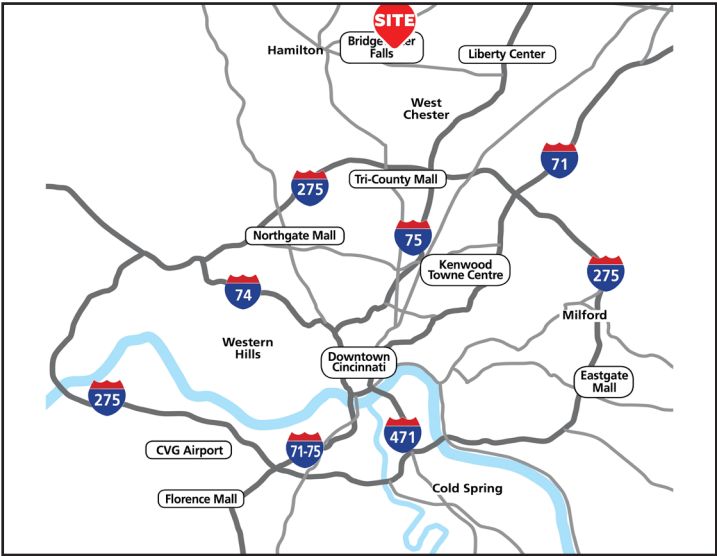
- 19,298 VPD on Liberty Fairfield Road
- 24,775 VPD on Hamilton Middletown Road

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	5,548	35,619	116,738
Households	1,895	11,919	40,934
Average HH Income	\$141,328	\$155,574	\$131,007
Daytime Employees	1,152	7,448	27,877

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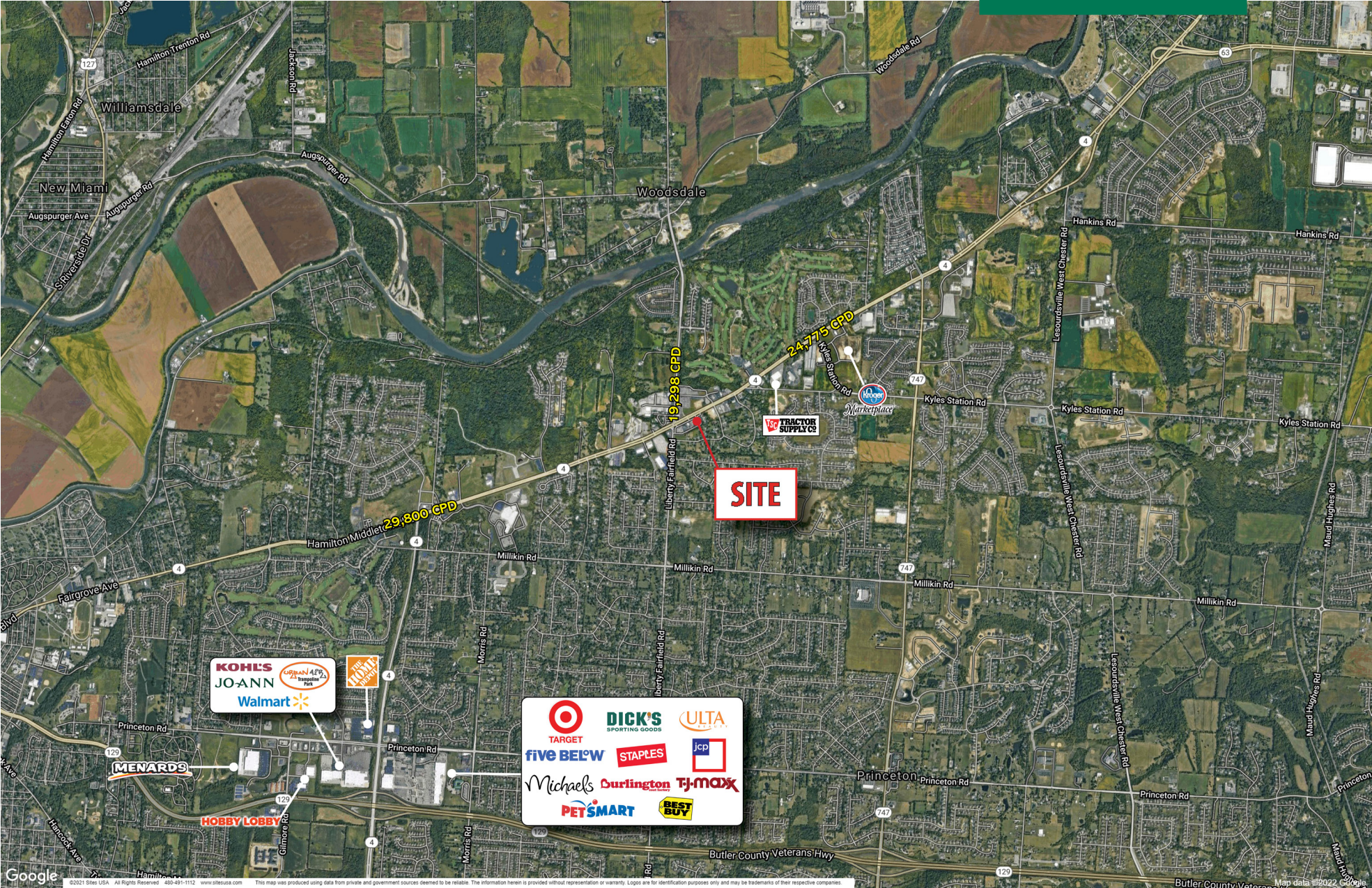
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