

Outstanding I-75 Development Site

5830 Cincinnati-Dayton Rd.
Liberty Township, OH
Cincinnati/Dayton Metroplex

Approximately 94 Acres

Cassidy
Turley

Cincinnati

Cincinnati
Children's
Hospital

Butler County Veteran's Highway



Milikin Road

Cincinnati-Dayton Road



Property Summary

Location: Liberty Township
 Address: 5830 Cincinnati-Dayton Road
 Acres: Approximately 94 acres

Financial Overview

Offering Price: \$3 Million
 Price per Acre: \$32,000/acre

Demographics - 2010

	10 miles	25 miles	50 miles
Population	391,631	1,830,430	3,238,331
Total Households	144,679	731,354	1,208,001
Average Household Income	\$76,143	\$67,806	\$63,901

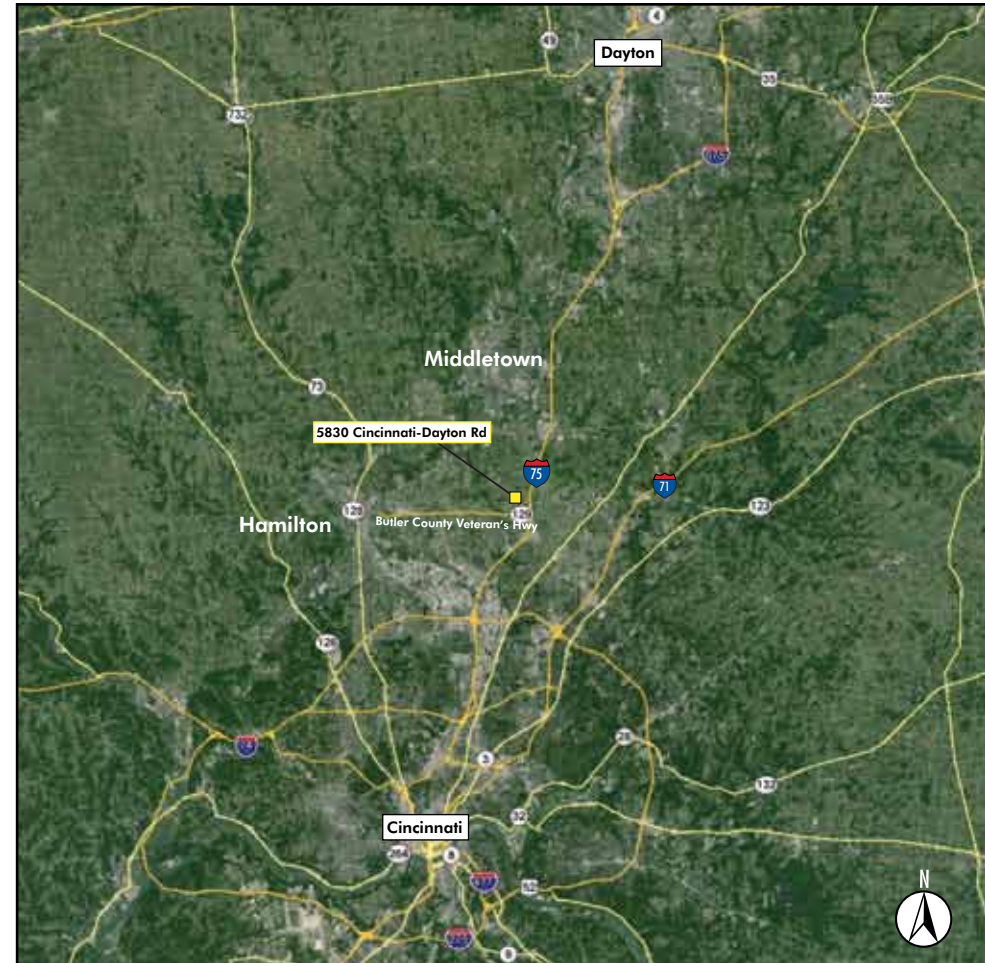
Property Highlights

- Prominent frontage along I-75 with unsurpassed visibility
- Immediate access from Cincinnati-Dayton Road on the west side of the property
- Located in Liberty Township just north of Butler County Veteran’s Highway, one of Greater Cincinnati’s most active development areas.
- Business/development friendly environment in Liberty Township
- Potential for Economic Incentives (TIF’s/JEDD’s) through Liberty Township to help offset utility infrastructure costs
- Selected for Duke Energy’s Site Readiness program
- Liberty Township strongly supports development. Their Land Use Plan reflects Planned General Business and Office, and Limited Industrial Development zoning for this site.
- Located in the direct path of development between two dynamic areas at Butler County Veteran’s Highway and State Route 63



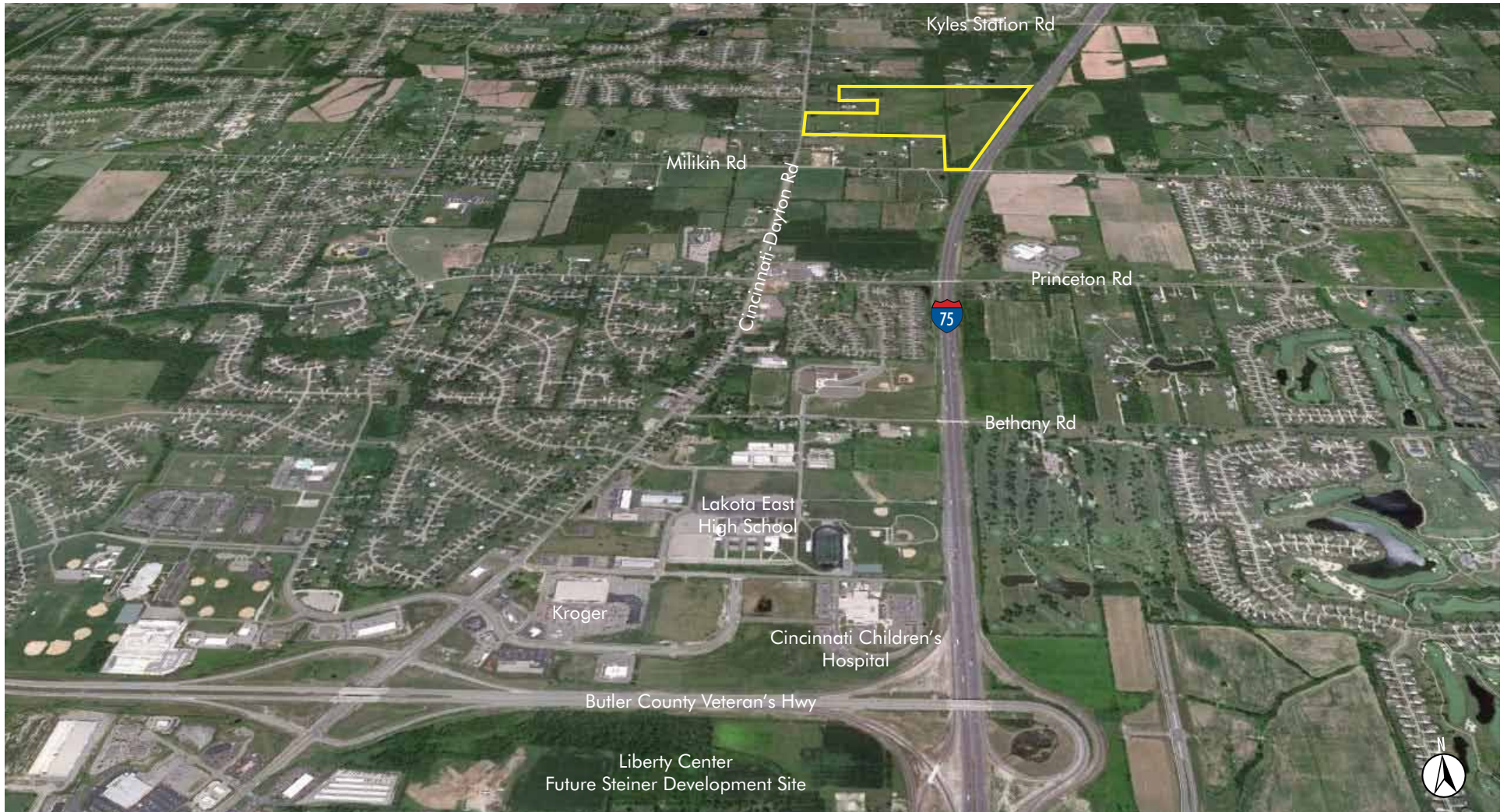
Location Highlights

- Located in Liberty Township and nestled in the center of the Cincinnati/Dayton Metroplex of nearly 3.1 million people
- Traffic counts along I-75 > 200,000 vehicles per day
- Situated 20 miles North of Cincinnati and 25 miles South of Dayton
- Less than two miles north of State Route 129 - also known as Butler County Veteran's Highway
- Strategic location between two major metropolitan areas allows ready access to big-city amenities including:
 - International Airports – Cincinnati/ Northern Kentucky International Airport and Dayton International Airport
 - Universities – University of Cincinnati, Xavier University, Miami University, University of Dayton, Wright State University
 - Professional Sports – Cincinnati Reds, Cincinnati Bengals, Dayton Dragons
 - Performing Arts – Aronoff Center for the Arts; Schuster Performing Arts Center



5830

Cincinnati-Dayton Road



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