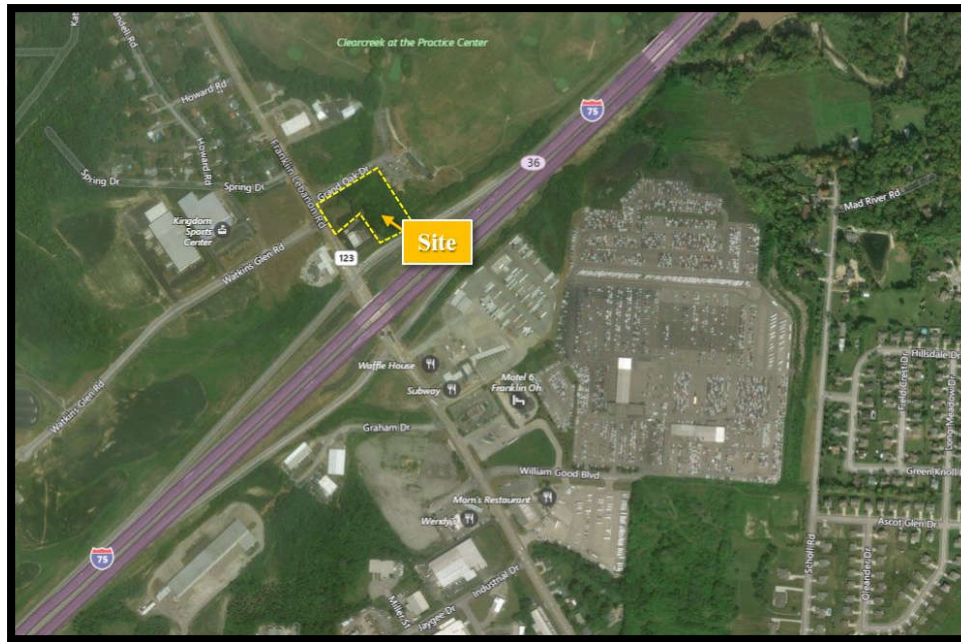




## 0 FRANKLIN LEBANON RD, FRANKLIN OHIO 45005

**FOR SALE: \$175,000**



### Property Features:

- Commercial Development Land
- 2.61 Total Acres
- Located right at the interchange of I-75 and SR 123
- Zoned C-1 general commercial to allow a very broad range of future uses!

BEST CORPORATE REAL ESTATE  
JAMES MANGAS CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT.15  
FAX: 614-559-3390  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full		Land/Farm-Development	
		<b>Status:</b> Active	<b>List Price:</b> \$175,000
		<b>List Number:</b> 218009011	<b>Original List Price:</b> 295,000
			<b>Showing Start Date:</b> 03/26/2018
			<b>VT:</b>
		<b>Parcel #:</b> 0836237001	<b>Traffic Count PerDay:</b>
		<b>Addl Parcel Numbers:</b>	<b>Zoning:</b> Commercial
		<b>Previous Use:</b>	
		<b>Tax District:</b> 21	
		<b>Acreage:</b> 2.61	<b>Lot Size (Side):</b> 390
		<b>Minimum Acreage:</b> 2.6	<b>Lot Characteristics:</b>
		<b>Minimum SF Avail:</b>	<b>Max Contiguous SF Av:</b>
		<b>Tillable Acres:</b>	<b>Road Frontage:</b> 226.58
		<b>Lot Size (Front):</b> 226.58	<b>Useable Acres:</b>
		<b>Res Dwelling/Other Structure:</b>	<b>Year Remodeled:</b>
		<b># of Dwellings:</b> 0	<b># of Buildings:</b> 0
		<b>Year Built:</b>	<b>Built Prior to 1978:</b> No
		<b>Building Sq Ft:</b>	<b>Possession:</b>

**General Information**

<b>Address:</b> 0 Franklin Lebanon Road	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 45005
<b>Between Street:</b> I-75 & Grand Oaks Drive	<b>City:</b> Franklin	<b>Corp Limit:</b> Franklin
<b>Subdiv/Cmplx/Comm:</b>	<b>County:</b> Warren	<b>Township:</b> None
<b>Dist To Intersxn:</b> 0	<b>Multiple Parcels:</b>	<b>School District:</b> FRANKLIN CSD 8304 WAR CO.

**Financials**

<b>Gross Income:</b> 0	<b>Tax Incentive:</b>	<b>Net Operating Income:</b> 0
<b>Tax Abatement:</b> No	<b>Abatement End Date:</b>	<b>Total Expenses:</b> 0
<b>Taxes (Yrly):</b>	<b>Tax Year:</b>	<b>Assessment:</b>
<b>For Sale:</b> Yes	<b>Price Per Acre:</b>	<b>Mortgage Balance:</b>
<b>For Lease:</b> No	<b>Addl Acceptance Cond:</b> None Known	
<b>For Exchange:</b> No		

**Features****Services Available:** Electric; Gas; Storm Sewer; Water**Construction:****Miscellaneous:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Commercial Development lot available for sale with frontage on I-75 and Franklin Lebanon Rd (SR 123) with 2.611 acres. Zoned C-1, general commercial to allow a broad range of approved future uses.

**Sold Info**

<b>Sold Date:</b>	<b>DOM:</b> 358	<b>SP:</b>
<b>Selling Brokerage Lic #:</b>	<b>SlrCns:</b>	<b>Sold Non-MLS:</b> No
<b>Sold Non-MLS:</b> No		<b>SlrAst:</b>
<b>March 18, 2019</b>	<b>Prepared by:</b> Randy J Best	

Information is deemed to be reliable, but is not guaranteed. © 2019 [MLS](#) and [FBS](#). Prepared by Randy J Best on Monday, March 18, 2019 9:19 AM. The information on this sheet has been made available by the [MLS](#) and may not be the listing of the provider.



## 0 FRANKLIN LEBANON RD, FRANKLIN OHIO 45005

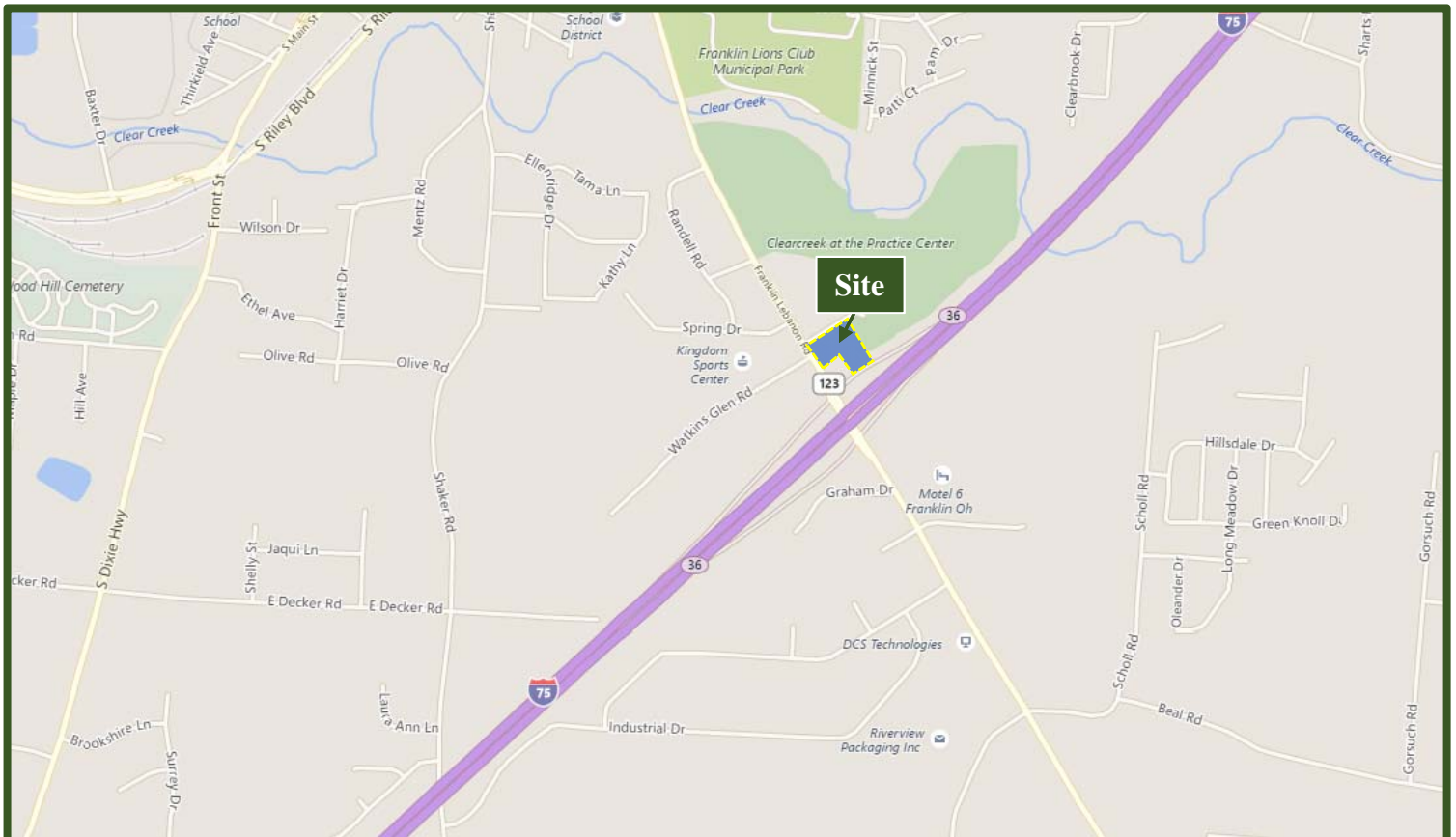
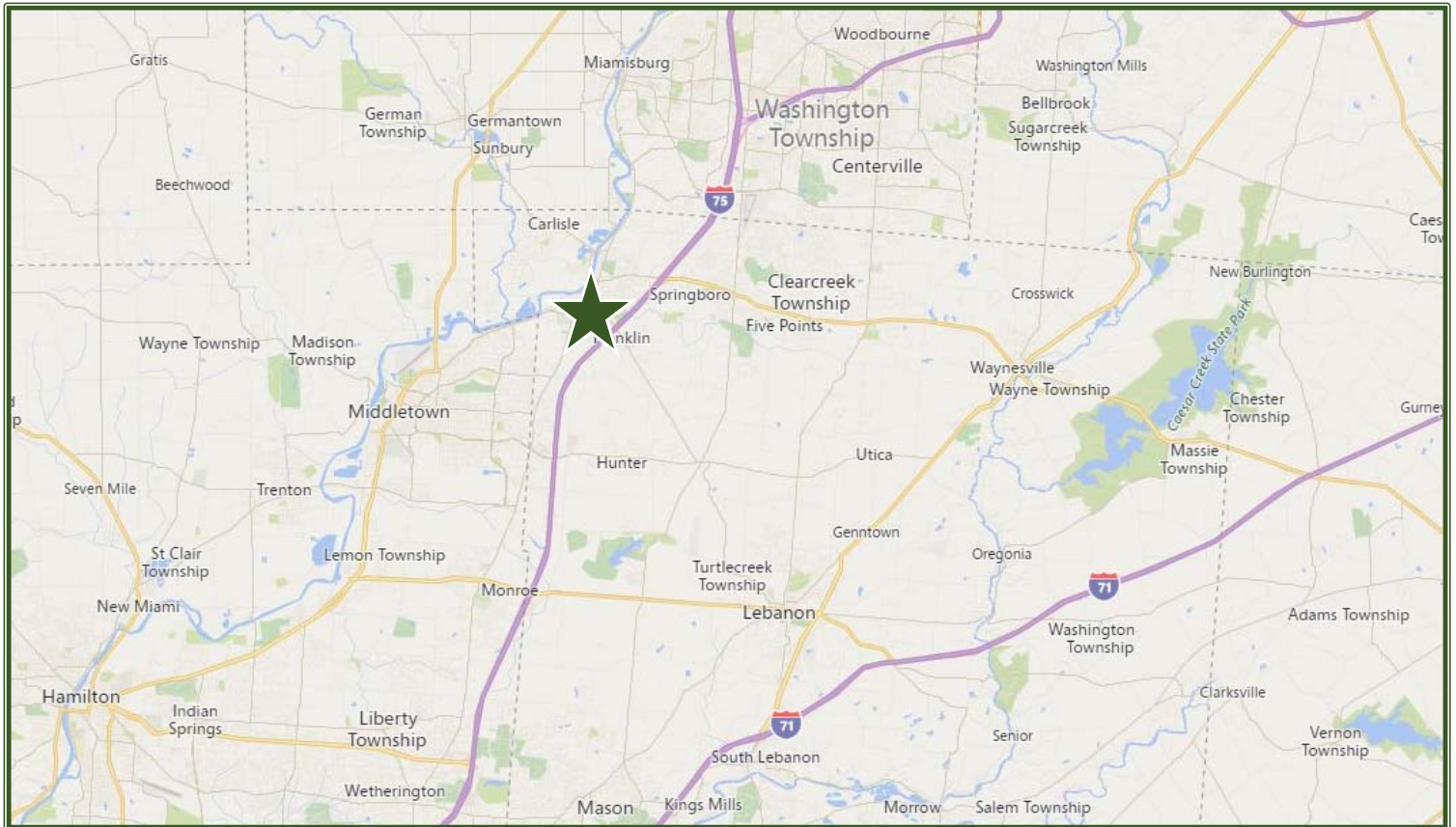


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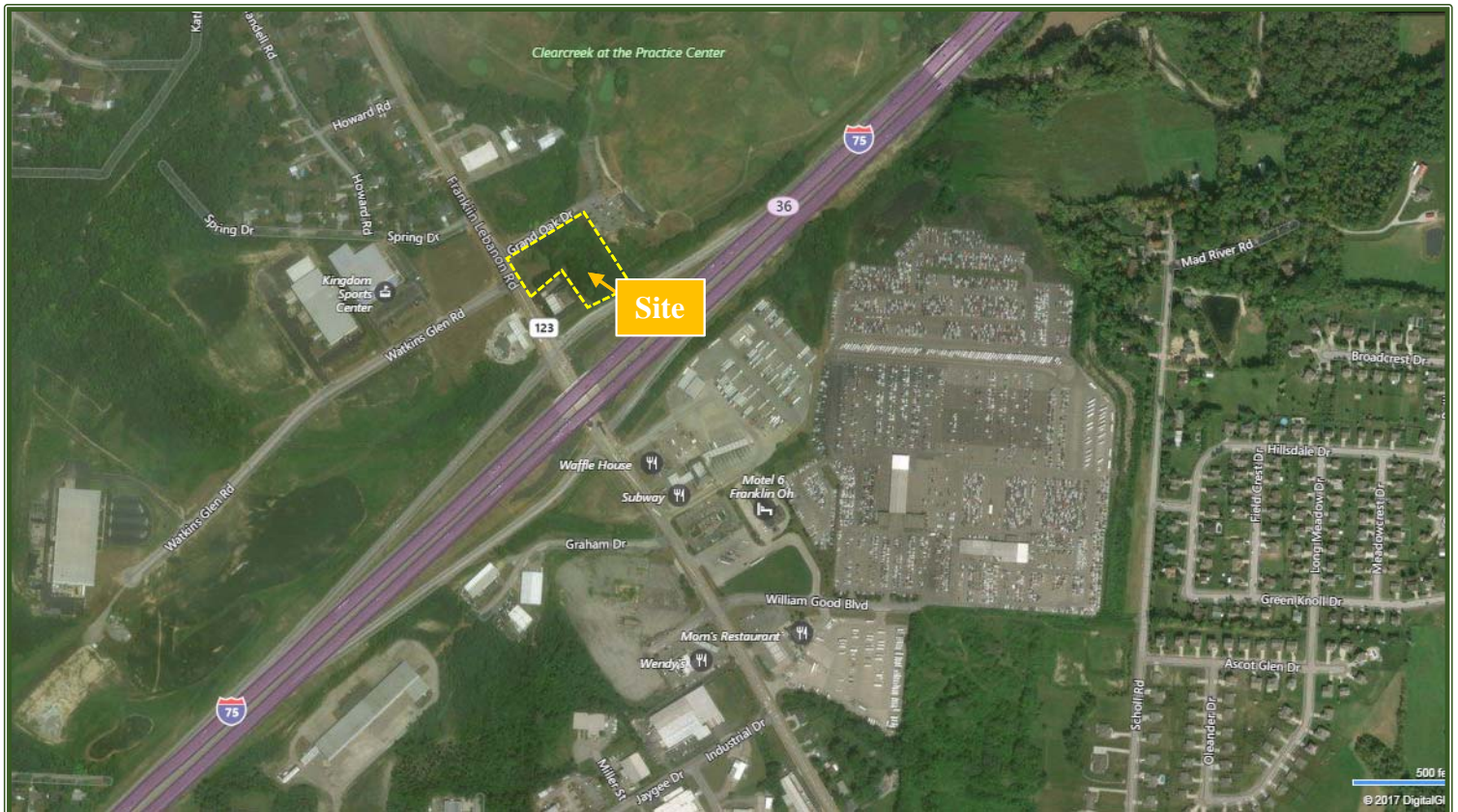
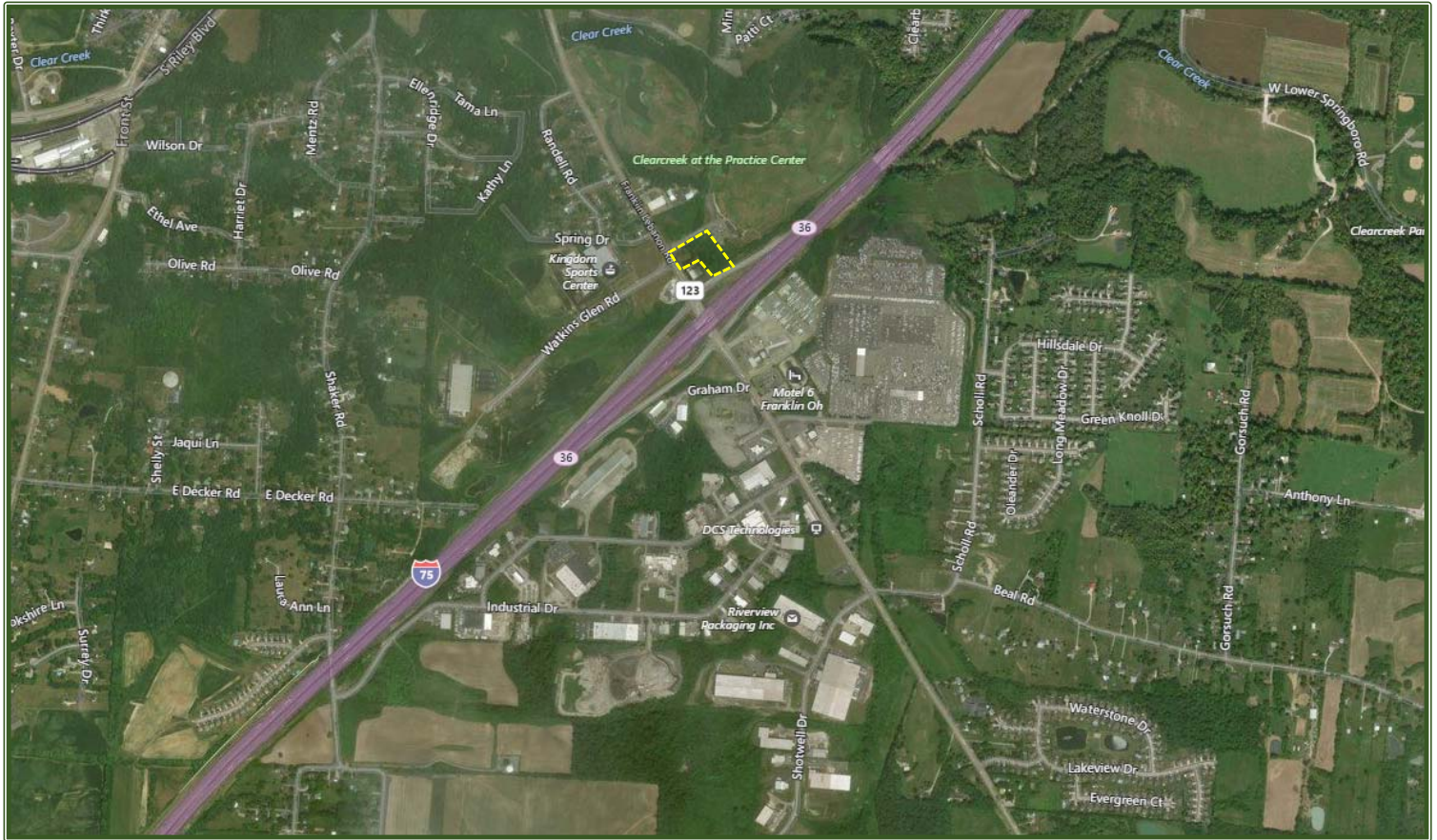


# I-75 & SR 123 Development Land Franklin, Ohio 45005

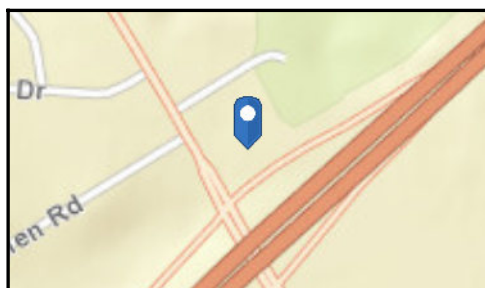
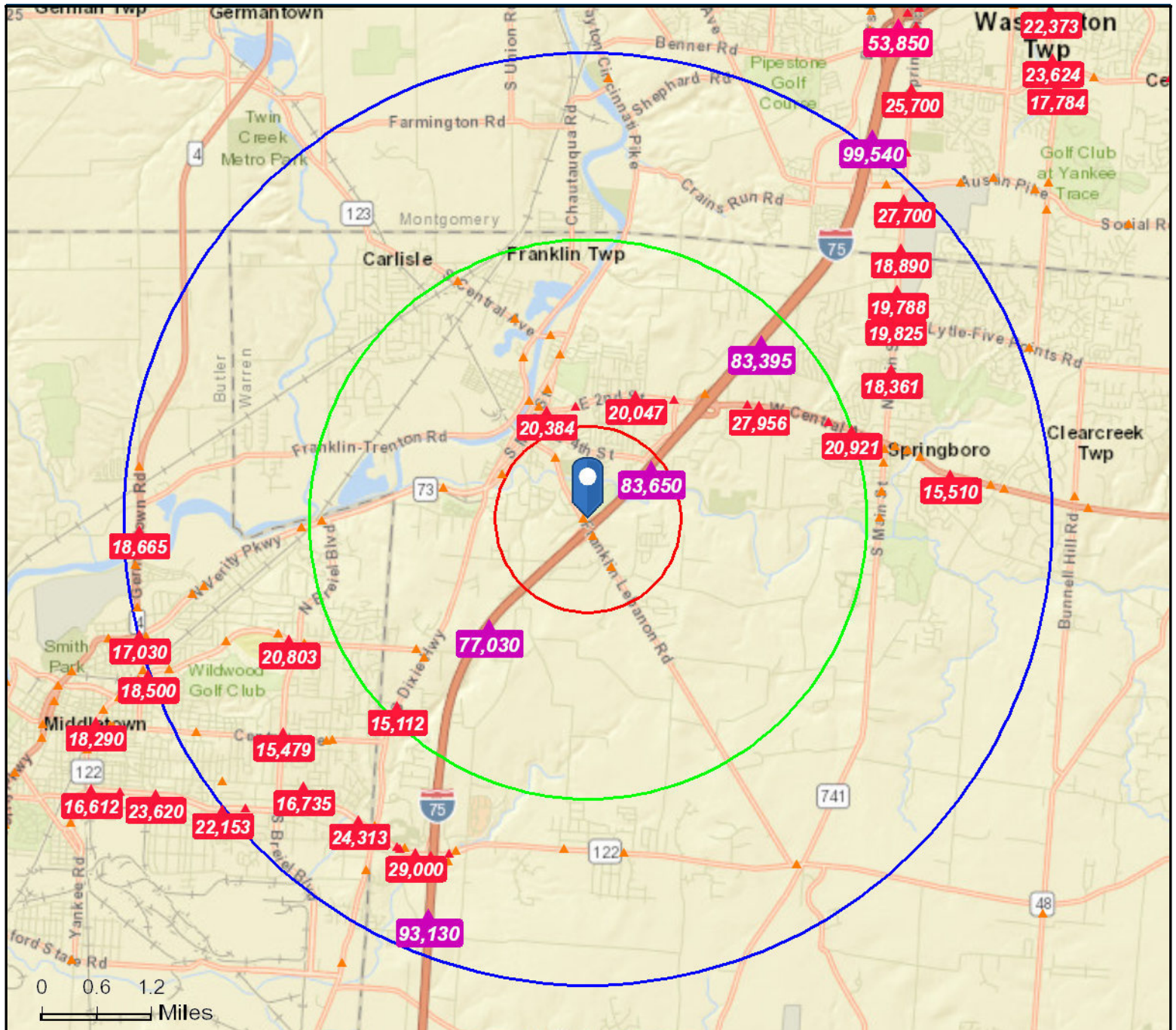




# I-75 & SR 123 Development Land Franklin, Ohio 45005







**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





## Executive Summary

6900 Franklin Lebanon Rd, Franklin, Ohio, 45005  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 39.54474  
Longitude: -84.29303

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	3,294	12,495	23,844
2010 Population	3,687	13,328	24,858
2017 Population	3,804	13,650	25,835
2022 Population	3,935	14,062	26,831
2000-2010 Annual Rate	1.13%	0.65%	0.42%
2010-2017 Annual Rate	0.43%	0.33%	0.53%
2017-2022 Annual Rate	0.68%	0.60%	0.76%
2017 Male Population	48.4%	48.7%	48.6%
2017 Female Population	51.6%	51.3%	51.4%
2017 Median Age	38.5	38.8	40.9

In the identified area, the current year population is 25,835. In 2010, the Census count in the area was 24,858. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 26,831 representing a change of 0.76% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	95.6%	95.5%	95.4%
2017 Black Alone	1.5%	1.3%	1.6%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.1%
2017 Asian Alone	0.7%	0.7%	0.8%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.4%	0.4%	0.4%
2017 Two or More Races	1.7%	1.9%	1.7%
2017 Hispanic Origin (Any Race)	1.6%	1.7%	1.6%

Persons of Hispanic origin represent 1.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 11.8 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	1,280	5,047	9,245
2010 Households	1,435	5,332	9,787
2017 Total Households	1,487	5,475	10,185
2022 Total Households	1,541	5,647	10,581
2000-2010 Annual Rate	1.15%	0.55%	0.57%
2010-2017 Annual Rate	0.49%	0.37%	0.55%
2017-2022 Annual Rate	0.72%	0.62%	0.77%
2017 Average Household Size	2.53	2.47	2.51

The household count in this area has changed from 9,787 in 2010 to 10,185 in the current year, a change of 0.55% annually. The five-year projection of households is 10,581, a change of 0.77% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2010. The number of families in the current year is 7,148 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 10, 2017



## Executive Summary

6900 Franklin Lebanon Rd, Franklin, Ohio, 45005  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 39.54474  
Longitude: -84.29303

	1 mile	2 miles	3 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$46,432	\$43,828	\$52,147
2022 Median Household Income	\$52,576	\$50,368	\$58,177
2017-2022 Annual Rate	2.52%	2.82%	2.21%
<b>Average Household Income</b>			
2017 Average Household Income	\$57,682	\$55,267	\$64,324
2022 Average Household Income	\$66,755	\$63,922	\$74,303
2017-2022 Annual Rate	2.96%	2.95%	2.93%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$23,498	\$22,248	\$25,434
2022 Per Capita Income	\$27,175	\$25,719	\$29,356
2017-2022 Annual Rate	2.95%	2.94%	2.91%

### Households by Income

Current median household income is \$52,147 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,177 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,324 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$74,303 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,434 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,356 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,344	5,308	9,683
2000 Owner Occupied Housing Units	787	3,098	6,448
2000 Renter Occupied Housing Units	493	1,949	2,797
2000 Vacant Housing Units	64	261	438
2010 Total Housing Units	1,535	5,757	10,609
2010 Owner Occupied Housing Units	900	3,240	6,771
2010 Renter Occupied Housing Units	535	2,092	3,016
2010 Vacant Housing Units	100	425	822
2017 Total Housing Units	1,586	5,916	11,031
2017 Owner Occupied Housing Units	882	3,149	6,753
2017 Renter Occupied Housing Units	605	2,326	3,431
2017 Vacant Housing Units	99	441	846
2022 Total Housing Units	1,644	6,107	11,471
2022 Owner Occupied Housing Units	904	3,227	6,989
2022 Renter Occupied Housing Units	637	2,420	3,592
2022 Vacant Housing Units	103	460	890

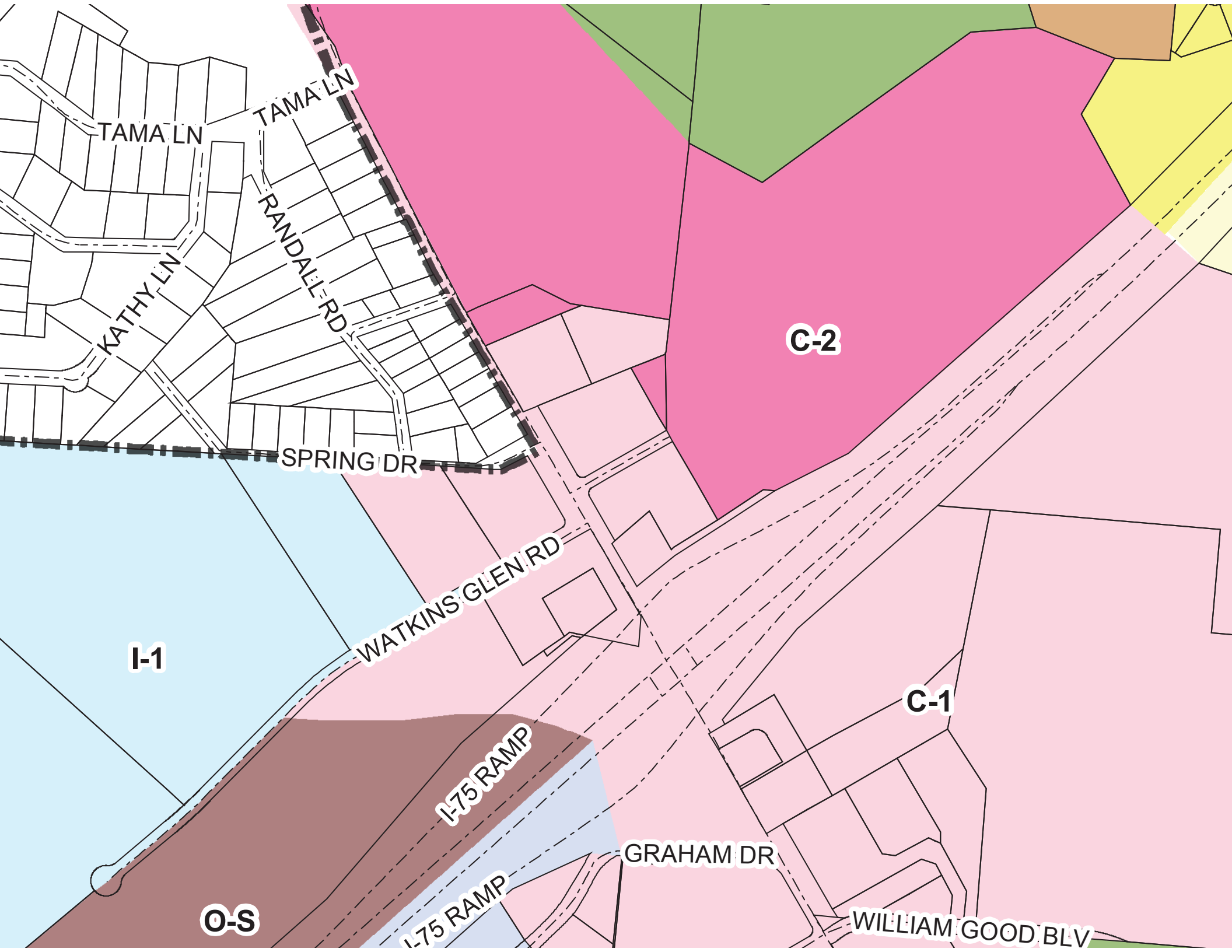
Currently, 61.2% of the 11,031 housing units in the area are owner occupied; 31.1%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 10,609 housing units in the area - 63.8% owner occupied, 28.4% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 1.75%. Median home value in the area is \$141,926, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.88% annually to \$155,746.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 10, 2017





TAMA LN

TAMA LN

KATHY LN

RANDALL RD

SPRING DR

WATKINS GLEN RD

GRAHAM DR

WILLIAM GOOD BLV

I-75 RAMP

I-75 RAMP

I-1

C-2

C-1

O-S

**1107.03 Commercial Districts**

- (a) **C-1: General Commercial District:** The intent of the C-1 General Commercial District is to provide for general commercial activity, including a wide range of goods and services that will serve the region. This District is intended to be concentrated around transportation nodes (such as the intersections of primary arterial streets).
- (b) **C-2: Community Commercial District:** The intent of the C-2 Community Commercial District is to provide for low-intensity retail uses providing primarily convenience goods and personal services for residential areas with good access to primary and secondary arterial streets.
- (c) **C-3: Central Commercial District:** The intent of the C-3 Central Commercial District is to provide for commercial, office, institutional and limited residential uses at a relatively high intensity. This District is intended to be located at the historic center of the City along Main Street, from Riley Blvd. to River Street, and from First Street to Sixth Street.
- (d) **Development Standards:** Development standards for each of the Commercial Districts are listed in **Table 6**.
- (e) **Permitted, Prohibited and Conditional Uses:** Permitted, prohibited, accessory, and conditional uses for each Commercial District are listed in **Table 7**.

**TABLE 6: Commercial Districts Lot and Dimensional Requirements**

District/Use	Minimum Lot Size (sq. ft.)	Min. Front Setback (ft.)	Min. Side Setback 1 Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (sq. ft.)	Max. Height (ft.)
<b>PERMITTED PRINCIPAL USES</b>						
C-1	*	35	0^	0^	---	35 †
-adj. to residential	*	35	10	30	---	35 †
C-2	*	35	0^	0^	---	25 †
-adj. to residential	*	35	10	25	---	25 †
C-3 (commercial, office)	*	0	0^	0^	---	25 †
-adj. to residential	*	As determined by Planning Commission			---	25 †
C-3 (single-family resid.)	4,000	15	4:10	20	40/60	N/A
C-3 (zero lot line)	As determined by Planning Commission					
O/I	*	35	0^	0^	---	35 †
-adj. to residential	*	35	0^	0^	---	35 †
<b>ACCESSORY USES</b>						
Antennas & Towers	---	---	5	5	---	---
Decks, Patios & Porches	---	10	5	5	---	---
Detached Garages & Storage Sheds	---	---	3	3	---	---
Dish Antenna	Must be in rear			5	---	15 ft.
Fences**	---	ROW line	---	---	---	6 ft.
Fences, Barbed-Wire	---	ROW line	---	---	---	Δ
Gazebos	---	---	5	5	---	---
Swimming Pools <sup>□</sup>	---	---	10	10	---	---

\* No minimum lot size, but must meet all other requirements.

^ Setbacks may be needed to meet the landscaping and parking requirements of this UDO.

† When a building is more than 25 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a conditional use.

\*\* See special requirements for corner lots.

Δ Must be at least six feet from ground.

□ Private, Accessory to Principal Use only.



**TABLE 7: Uses in the Commercial Districts**

Type of Use	Commercial District		
	C-1	C-2	C-3
<b>General Sales or Services</b>			
Antennas & Towers	A	A	A
Bar, Lounge, Tavern	P	PR	C
Business Professional	P	P	P
Business Retail	P	P	P
Commercial Training	P	P	P
Consumer Retail	P	C	P
Convenience Food Store	P	C	C
Decks, Patios & Porches	A	A	A
Detached Garages & Storage Sheds	A	A	A
Dish Antenna	A	A	A
Drive-Thru Retail	P	C	C
Fast Food Restaurants	P	PR	C
Fences	A	A	A
Fence, Barbed-Wire	A	A	PR <sup>Δ</sup>
Fence, Electric	C	C	PR <sup>□</sup>
Food Service/Catering	P	P	P
Gasoline Service Station	C	C	C
Gazebos	A	A	A
General Retail	P	C	C
Grocery Food and Beverage	P	C	C
Health and Personal Care	P	P	P
Hospitals	P	PR	PR
Hotels and Motels	P	PR	C
Large Format Retail	C	PR	PR
Medical and Health Related Offices	P	P	P
Medical Center/Clinic	P	P	C
Mortuaries	P	PR	PR
Motor Vehicle Oriented Business	C	C	PR
Personal Service	P	P	P
Restaurants	P	C	P
Secondhand Dealers	P	PR	PR
Skilled Nursing Facility	P	P	C
Small Loan Operations*	C	C	PR
Swimming Pools <sup>□</sup>	A	A	A
Variety Store or Price-Point Retailer	C	C	C
Vehicle Dealer	C	C	PR
Vehicle Repair Services	C	C	PR
Veterinary Services	C	C	C
<b>Arts, Entertainment, and Recreation</b>			
Commercial Entertainment	P	C	C
Commercial Recreation	C	C	C
Public Recreation	PR	PR	C

**P=Permitted Use, C=Conditional Use, A=Accessory Use, PR=Prohibited**

\* Limited to one per 4000 residents.

Δ Not prohibited if use is governmental or institutional function; permit required.

□ Not prohibited if use is governmental or institutional function; conditional use permit required.

□ Private, Accessory to Principal Use only.

**TABLE 7: Uses in the Commercial Districts**

Type of Use	Commercial District		
	C-1	C-2	C-3
<b>Education, Public Administration, Health Care &amp; Other Institutional Uses</b>			
Churches	P	P	C
Cultural/Community Facilities	P	P	C
Day Care Centers	C	C	C
Elementary Schools	C	C	C
Junior and Senior High Schools	C	C	C
Colleges and Universities	C	C	C
Health Care and Human Services	C	C	C
<b>Residence or Accommodation</b>			
Dwelling, Single Family	PR	PR	P
Dwelling, Zero Lot Line	PR	PR	P*
Upper Floor Dwelling Units	PR	C	C

**P=Permitted Use, C=Conditional Use, A=Accessory Use, PR=Prohibited**

\* Zero Lot Line Dwellings shall only be permitted in the R-4 District as part of an approved PUD or PRCD

## 1107.04 Office Districts

- (a) **O-I: Office and Institutional:** The intent of the Office and Institutional District is to encourage the orderly development of office and institutional uses within the same district with consideration of the similar characteristics these uses share, including location, parking requirements, traffic and accessibility. Development standards of this District are intended to provide compatibility with and protection to surrounding residential properties.
- (b) **O-RP: Office - Research Park:** The intent of the Office - Research Park District is to provide for and encourage the orderly development of a variety of light manufacturing, technology-based industries, research and development and office uses that are established in a campus-like setting, with landscaping and architectural amenities that create a sense of place and esthetically attractive urban development. It is intended that this District will provide for the grouping and clustering of professional offices, non-hazardous industrial uses, research and development uses, and high technology manufacturing that interact together in terms of functions, location, activities and appearance. Development standards for this District are intended to provide compatibility with and protection to surrounding residential and commercial properties, as well as assuring that such facilities are developed in a clustered campus or park-like setting that emphasizes natural characteristics, landscaping and pedestrian access.
- (c) **O-S: Office - Service:** The intent of the Office Service District is to provide for business and professional offices/buildings and related commercial uses and services that will serve the employees and clients of such businesses, as well as the surrounding area. This District is intended to be concentrated around transportation nodes, such as highway interchanges and major intersections.
- (d) **Development Standards:** Development standards for the Office Districts are listed in **Table 8**.
- (e) **Permitted, Prohibited and Conditional Uses:** Permitted, prohibited, accessory, and conditional uses for the Office Districts are listed in **Table 9**.



## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.