

FOR LEASE

Lebanon North Plaza

916 Columbus Avenue

Lebanon, OH 45036

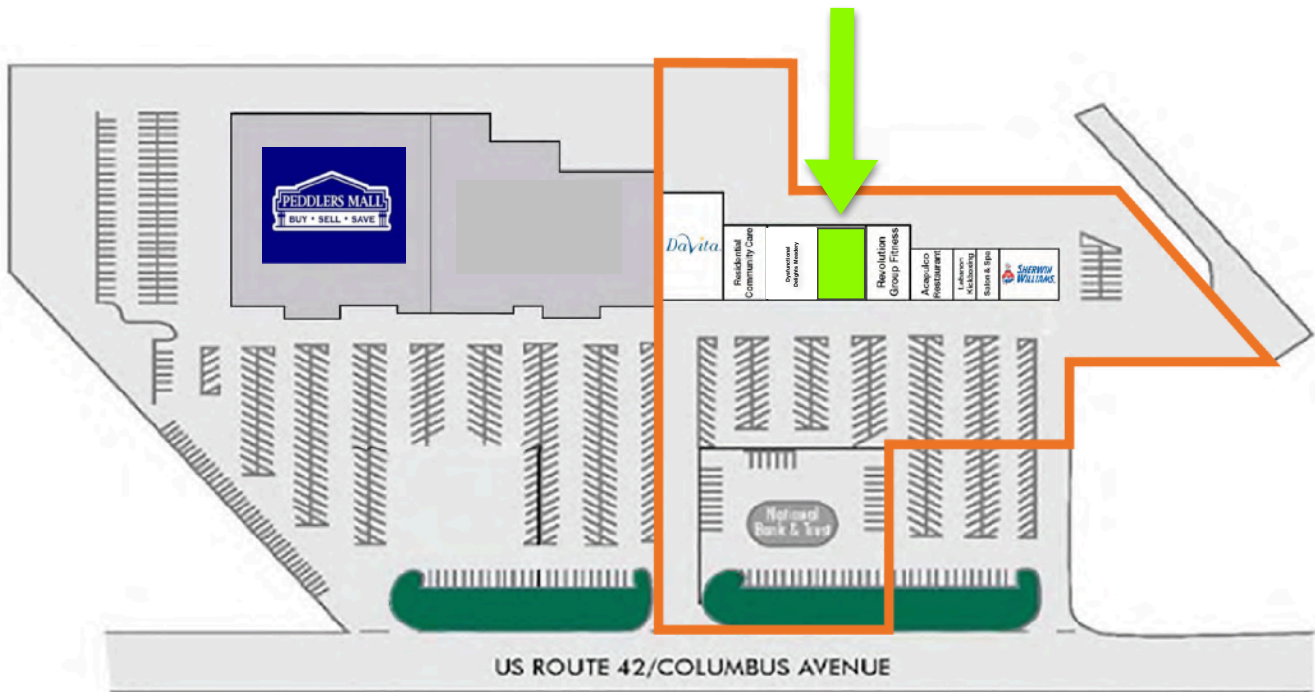


Property Highlights

- Up to 4,600 SF retail/office space
(may be demised to approximately 2,500+ SF to suit any need)
- Located on main retail corridor of Lebanon on US 42
- 21,463 vehicles drive by per day
- Immediate occupancy
- Ample, convenient parking
- Centrally located between Dayton and Cincinnati
- Co-Tenants: Sherwin Williams, Acapulco Restaurant, DaVita Dialysis, Kickboxing, Restoration Salon & Spa, Peddlers Mall, Residential Community Care, Dysfunctional Delights Meadery & more!
- Nearby national retailers: Walmart Supercenter, Kroger MarketPlace, Walgreens, Aldi, Dollar Tree & more!
- Asking rate: \$8.50 PSF NNN (OpEx \$3.00 PSF)



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Property Details


Location	Lebanon, OH (Warren County)
Building Type	Multi-tenant center
Available	Up to 4,600 SF (may be demised to suit your needs)
Utilities	Separately metered
Tenant Finish	Vanilla box
Lease Term	3-5 years
Asking Rate	\$4.00 PSF NNN (for all 8,595 SF) or \$8.50 PSF NNN if demised
Operating Expenses	\$3.00 PSF

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The reputation for results.*



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

Demographic Summary Report

Lebanon North Plaza				
916-920 Columbus Ave, Lebanon, OH 45036				
Building Type: General Retail	Total Available: 54,635 SF			
Secondary: -	% Leased: 63.75%			
GLA: 126,993 SF	Rent/SF/Yr: \$7.00			
Year Built: 1981				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2024 Projection	3,488	26,664	35,341	
2019 Estimate	3,386	25,511	33,863	
2010 Census	3,524	24,391	32,664	
Growth 2019 - 2024	3.01%	4.52%	4.36%	
Growth 2010 - 2019	-3.92%	4.59%	3.67%	
2019 Population by Hispanic Origin	81	1,058	1,198	
2019 Population	3,386	25,511	33,863	
White	3,140 92.73%	23,771 93.18%	31,833 94.01%	
Black	114 3.37%	842 3.30%	901 2.66%	
Am. Indian & Alaskan	12 0.35%	81 0.32%	105 0.31%	
Asian	40 1.18%	298 1.17%	397 1.17%	
Hawaiian & Pacific Island	1 0.03%	29 0.11%	32 0.09%	
Other	80 2.36%	490 1.92%	595 1.76%	
U.S. Armed Forces	0	0	1	
Households				
2024 Projection	1,296	9,810	12,907	
2019 Estimate	1,262	9,377	12,355	
2010 Census	1,336	8,931	11,869	
Growth 2019 - 2024	2.69%	4.62%	4.47%	
Growth 2010 - 2019	-5.54%	4.99%	4.09%	
Owner Occupied	668 52.93%	6,178 65.88%	8,848 71.61%	
Renter Occupied	594 47.07%	3,199 34.12%	3,507 28.39%	
2019 Households by HH Income				
Income: <\$25,000	310 24.60%	1,569 16.73%	1,774 14.36%	
Income: \$25,000 - \$50,000	404 32.06%	1,780 18.98%	2,185 17.69%	
Income: \$50,000 - \$75,000	252 20.00%	1,912 20.39%	2,447 19.81%	
Income: \$75,000 - \$100,000	153 12.14%	1,411 15.05%	2,078 16.82%	
Income: \$100,000 - \$125,000	87 6.90%	986 10.52%	1,260 10.20%	
Income: \$125,000 - \$150,000	9 0.71%	516 5.50%	742 6.01%	
Income: \$150,000 - \$200,000	23 1.83%	603 6.43%	914 7.40%	
Income: \$200,000+	22 1.75%	599 6.39%	953 7.71%	
2019 Avg Household Income	\$56,227	\$85,788	\$92,302	
2019 Med Household Income	\$41,092	\$67,256	\$72,554	



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6/5/2019



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