



FOR SALE / LEASE



## LEBANON RETAIL DEVELOPMENT SITE

**1-3 Acres Commercial Land Available for Build-to-Suit or Ground Lease within Mixed-Use Master Plan**  
Call for Rates

**Approx. S. Santiam Highway & Truman Street, Lebanon, OR**

- Drive-Thru Opportunity plus BTS Retail
- Proximity to Big Box Destination Retail
- High-Visibility Corner of Development
- New Mixed-Use Development
- 21,334 VPD Past Site on S. Santiam Highway

**NICHOLAS G. DIAMOND**

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# AREA HIGHLIGHTS



### Highlights within 1/2 Mile

- Walmart Supercenter
- Walgreens
- Wilco Farm Store
- KFC
- Carl's Jr
- A&W
- Dutch Bros
- US Bank
- Bi-Mart
- Dollar Tree
- Grocery Outlet
- Aaron's
- Shari's Cafe
- Papa Murphy's
- McDonald's
- Taco Time
- Les Schwab Tire Center
- Domino's Pizza
- O'Reilly Auto Parts

### AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	10,723	25,138	28,372
2028 Projected Population	11,378	26,493	29,907
2020 Census Population	10,443	24,699	27,761
2010 Census Population	8,718	21,384	24,210
Projected Annual Growth 2023 to 2028	1.2%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	1.8%	1.4%	1.3%
Households & Income			
2023 Estimated Households	4,261	9,811	10,997
2023 Est. Average HH Income	\$74,493	\$82,309	\$83,383
2023 Est. Median HH Income	\$58,378	\$62,771	\$64,765
2023 Est. Per Capita Income	\$29,644	\$32,273	\$32,454
Businesses			
2023 Est. Total Businesses	268	835	926
2023 Est. Total Employees	1,601	6,589	7,026

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
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