

## PAVILION at RIVERS CROSSING

I-71 and SR 48, South Lebanon, OH 45065

Up to 23.62 Acres  
 Development Land Available



### Property Details:

- Located at the interchange of I-71 and SR 48
- Anchored by Kohl's, Lowe's and Target
- Highway visible outlet available along I-71
- Various lot configurations available



### Demographics:

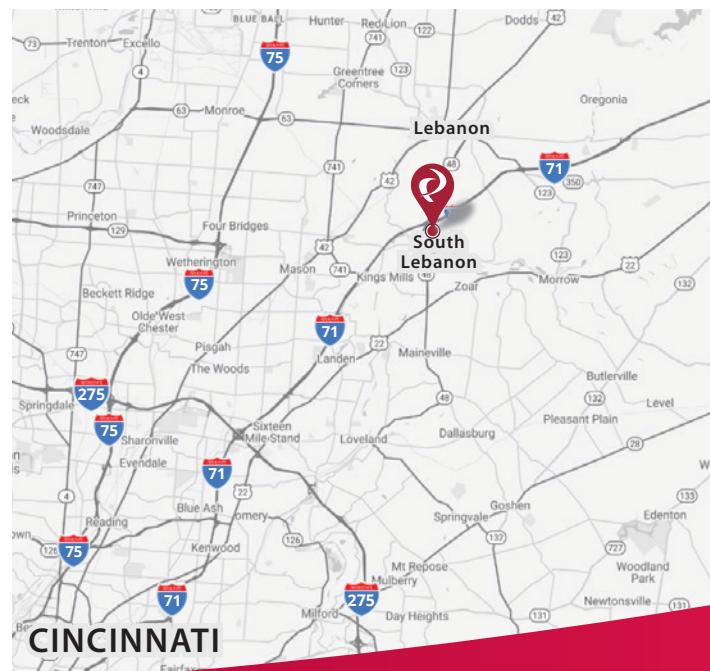
2025 Estimates	3 Mile	5 Mile	10 Mile	Polygon Trade Area
Population	25,603	77,057	280,376	109,691
Households	9,181	29,071	104,703	41,689
Average HH Income	\$185,410	\$159,108	\$160,778	\$152,422
Total No. of Employees	7,144	21,730	112,024	31,801

### Traffic Counts:

	ADT
Inrix 2024	
SR 48 N of Corwin Nixon Blvd.	22,033
I-71 (at SR 48)	80,314

Contact:  
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**XTEAM**  
 RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Aerial

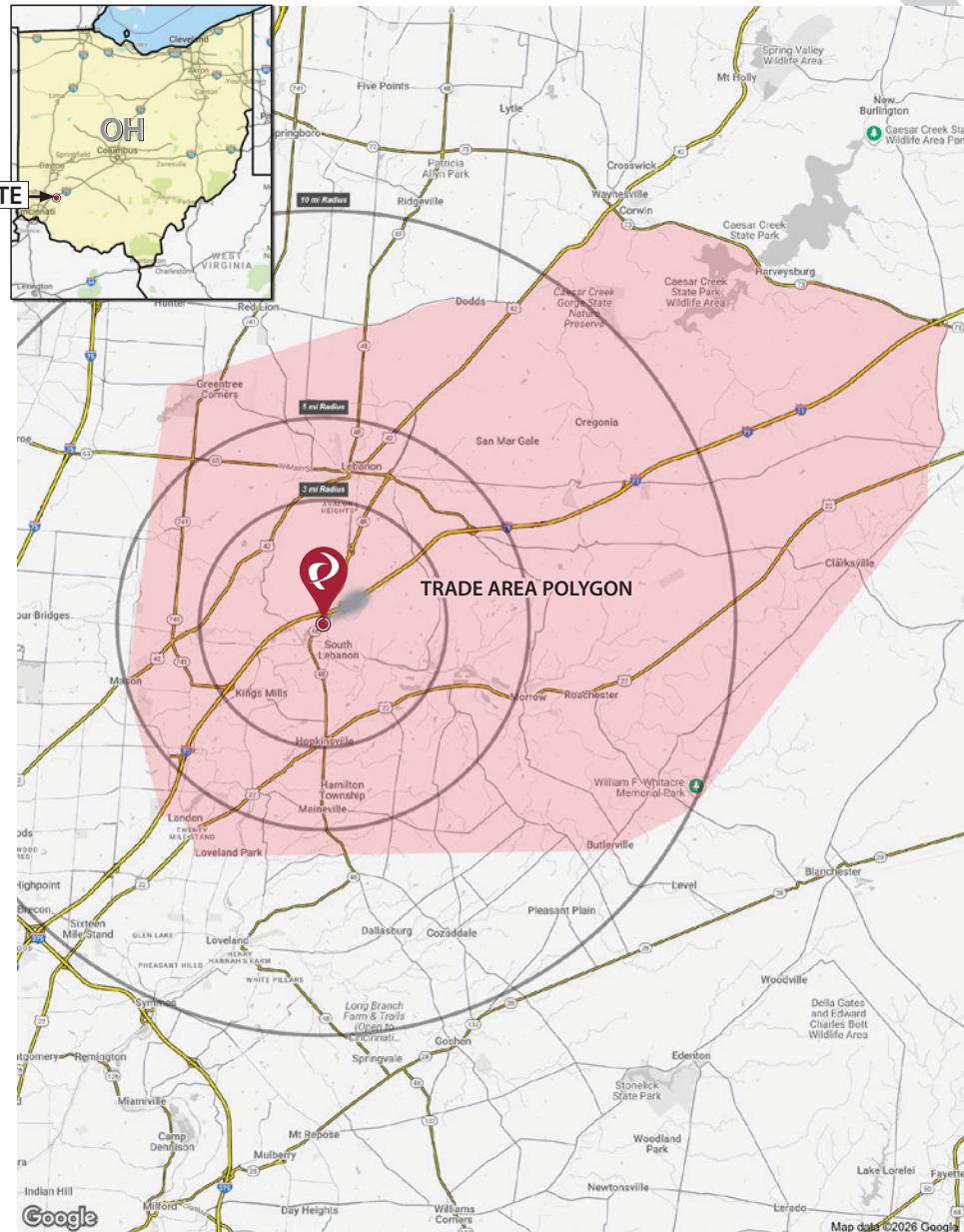


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# I-71 & PFEIFFER ROAD LAND

5900 Pfeiffer Road, Cincinnati, OH 45242



## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.3801/-84.2202

	3 mi radius	5 mi radius	10 mi radius	Trade Area
<b>S. Lebanon, OH</b>				
<b>Population</b>				
2025 Estimated Population	25,603	77,057	280,376	109,691
2030 Projected Population	26,482	79,258	283,385	112,450
2020 Census Population	22,800	69,745	268,727	100,502
2010 Census Population	18,065	58,185	238,759	86,518
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.2%	0.5%
Historical Annual Growth 2010 to 2025	2.8%	2.2%	1.2%	1.8%
2025 Median Age	37.6	38.7	39.5	39.5
<b>Households</b>				
2025 Estimated Households	9,181	29,071	104,703	41,689
2030 Projected Households	9,806	30,838	108,907	44,078
2020 Census Households	8,231	26,243	98,133	37,952
2010 Census Households	6,472	21,660	85,776	32,255
Projected Annual Growth 2025 to 2030	1.4%	1.2%	0.8%	1.1%
Historical Annual Growth 2010 to 2025	2.8%	2.3%	1.5%	1.9%
<b>Race and Ethnicity</b>				
2025 Estimated White	84.5%	83.1%	78.7%	85.3%
2025 Estimated Black or African American	3.2%	3.6%	5.9%	3.1%
2025 Estimated Asian or Pacific Islander	7.1%	7.8%	9.4%	6.3%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2025 Estimated Other Races	5.1%	5.3%	5.7%	5.2%
2025 Estimated Hispanic	3.9%	4.2%	4.8%	4.1%
<b>Income</b>				
2025 Estimated Average Household Income	\$185,410	\$159,108	\$160,778	\$152,422
2025 Estimated Median Household Income	\$131,126	\$117,388	\$123,380	\$114,055
2025 Estimated Per Capita Income	\$66,498	\$60,056	\$60,087	\$57,962
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.7%	1.5%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.2%	2.7%	2.5%
2025 Estimated High School Graduate	23.2%	22.8%	20.8%	24.1%
2025 Estimated Some College	13.7%	15.1%	15.3%	16.0%
2025 Estimated Associates Degree Only	8.3%	9.6%	8.3%	10.1%
2025 Estimated Bachelors Degree Only	31.1%	29.8%	30.7%	28.0%
2025 Estimated Graduate Degree	19.1%	18.7%	20.8%	17.7%
<b>Business</b>				
2025 Estimated Total Businesses	600	1,804	8,490	2,591
2025 Estimated Total Employees	7,144	21,730	112,024	31,801
2025 Estimated Employee Population per Business	11.9	12.0	13.2	12.3
2025 Estimated Residential Population per Business	42.7	42.7	33.0	42.3

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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Site Plan East of SR 48

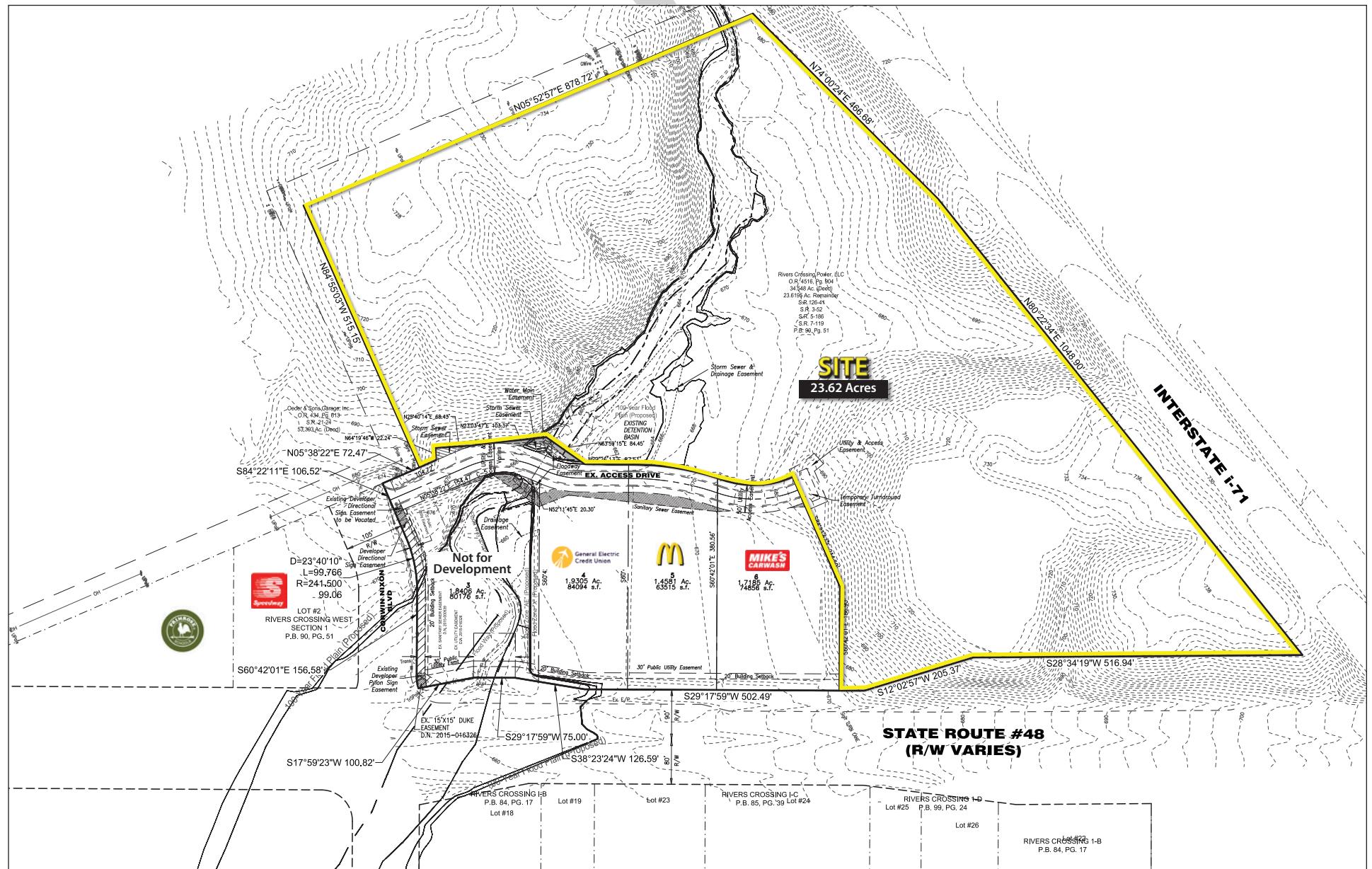




## PAVILION at RIVERS CROSSING

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## Site Plan West of SR 48



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