

## 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 outlot available along I-71
- Various lot configurations available



### Demographics:

2023 Estimates	Polygon Trade Area
Population	103,470
Households	39,561
Average Household Income	\$138,116
Total Number of Employees	38,491

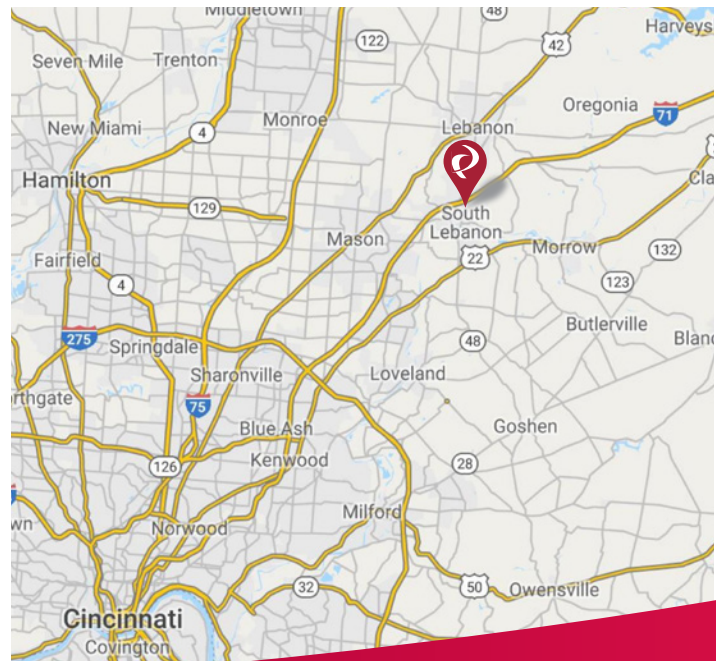
### Traffic Counts:

Inrix 2022	ADT
SR 48 N of Corwin Nixon Blvd.	33,301
I-71 (at SR 48)	63,732

### Contact:

**Zachary Schunn**

513.489.3343 x5  
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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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Site Plan East of SR 48



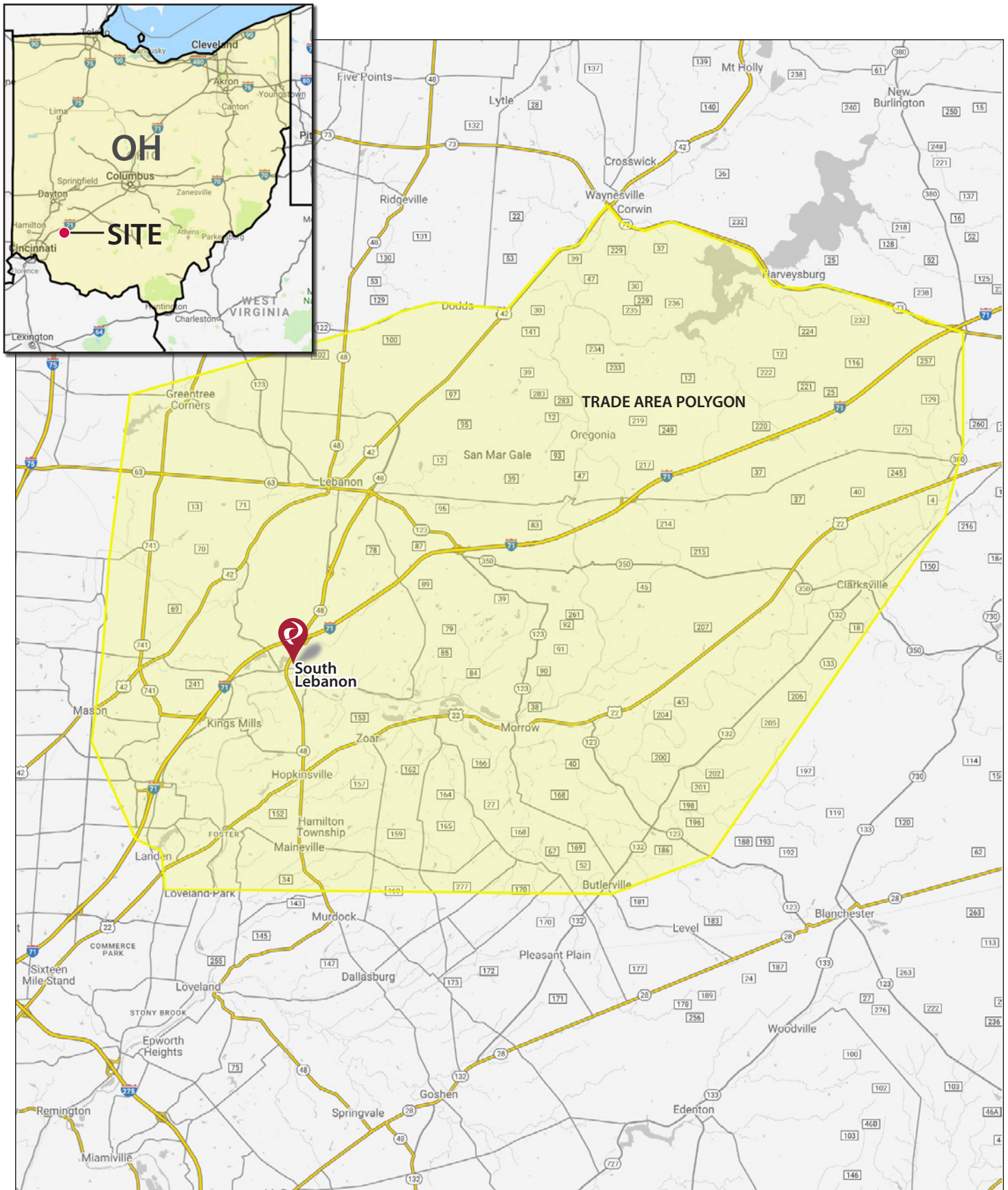
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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.4488/-84.1253

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

### Trade Area Polygon

#### Population

2023 Estimated Population	103,470
2028 Projected Population	111,344
2020 Census Population	99,599
2010 Census Population	85,698
Projected Annual Growth 2023 to 2028	1.5%
Historical Annual Growth 2010 to 2023	1.6%
2023 Median Age	38.9

#### Households

2023 Estimated Households	39,561
2028 Projected Households	43,559
2020 Census Households	37,578
2010 Census Households	31,914
Projected Annual Growth 2023 to 2028	2.0%
Historical Annual Growth 2010 to 2023	1.8%

#### Race and Ethnicity

2023 Estimated White	87.5%
2023 Estimated Black or African American	3.1%
2023 Estimated Asian or Pacific Islander	4.9%
2023 Estimated American Indian or Native Alaskan	0.1%
2023 Estimated Other Races	4.5%
2023 Estimated Hispanic	3.5%

#### Income

2023 Estimated Average Household Income	\$138,116
2023 Estimated Median Household Income	\$109,621
2023 Estimated Per Capita Income	\$52,895

#### Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%
2023 Estimated High School Graduate	27.4%
2023 Estimated Some College	17.2%
2023 Estimated Associates Degree Only	8.9%
2023 Estimated Bachelors Degree Only	26.5%
2023 Estimated Graduate Degree	15.5%

#### Business

2023 Estimated Total Businesses	2,409
2023 Estimated Total Employees	31,082
2023 Estimated Employee Population per Business	12.9
2023 Estimated Residential Population per Business	43.0

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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