

# Arrow Springs Farm

Interstate 71 & State Route 48 | Lebanon, OH | 45036

CLICK FOR AERIAL DRONE FLYOVER OF SITE

## Property & Location Highlights:

- Excellent opportunity for **R&D campus** setting or **High-Tech Manufacturing** located directly off of SR-48 and I-71 exit # 28, within the City of Lebanon
- Signalized access in place with City owned utilities ,electric, water and sewer onsite
- Within 30 minutes of Cincinnati and 60 minutes of Columbus this is a perfect location for business investment
- City of Lebanon incentives include Tax Increment Financing and utility related incentives
- Interior parcels are zoned General Commercial including assisted living
- Retail opportunities available along the frontage of SR-48



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
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Warren	Land	General Commercial & Retail	6 Acres - Retail; 99 Acres - Commercial	Call for details
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## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	309	21,147	71,408
Households	112	7,459	24,930
Avg. HH Income	\$137,509	\$129,665	\$118,873

For more information, contact:



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COMMERCIAL REAL ESTATE

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## MAP LEGEND



RETAIL - 6 AC



GENERAL COMMERCIAL - 99 AC



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## Daytime Employment – 1-mile radius

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	343		23,176		78,073	
2022 Estimate	309		21,147		71,408	
2010 Census	234		17,985		60,753	
Growth 2022 - 2027	11.00%		9.59%		9.33%	
Growth 2010 - 2022	32.05%		17.58%		17.54%	
2022 Population by Hispanic Origin	8		702		2,561	
2022 Population	309		21,147		71,408	
White	284	91.91%	19,443	91.94%	62,360	87.33%
Black	5	1.62%	591	2.79%	4,490	6.29%
Am. Indian & Alaskan	1	0.32%	53	0.25%	192	0.27%
Asian	12	3.88%	639	3.02%	2,923	4.09%
Hawaiian & Pacific Island	1	0.32%	14	0.07%	72	0.10%
Other	6	1.94%	407	1.92%	1,371	1.92%
U.S. Armed Forces	0		0		6	
Households						
2027 Projection	125		8,175		27,409	
2022 Estimate	112		7,459		24,930	
2010 Census	87		6,371		20,768	
Growth 2022 - 2027	11.61%		9.60%		9.94%	
Growth 2010 - 2022	28.74%		17.08%		20.04%	
Owner Occupied	95	84.82%	5,994	80.36%	19,569	78.50%
Renter Occupied	17	15.18%	1,465	19.64%	5,361	21.50%
2022 Households by HH Income	110		7,458		24,928	
Income: <\$25,000	7	6.36%	534	7.16%	2,223	8.92%
Income: \$25,000 - \$50,000	12	10.91%	982	13.17%	3,871	15.53%
Income: \$50,000 - \$75,000	21	19.09%	1,331	17.85%	4,475	17.95%
Income: \$75,000 - \$100,000	11	10.00%	727	9.75%	3,376	13.54%
Income: \$100,000 - \$125,000	13	11.82%	1,017	13.64%	2,978	11.95%
Income: \$125,000 - \$150,000	7	6.36%	550	7.37%	1,474	5.91%
Income: \$150,000 - \$200,000	16	14.55%	986	13.22%	2,654	10.65%
Income: \$200,000+	23	20.91%	1,331	17.85%	3,877	15.55%
2022 Avg Household Income	\$137,509		\$129,665		\$118,873	
2022 Med Household Income	\$107,692		\$103,810		\$89,032	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>158</b>	<b>1,867</b>	<b>12</b>
Retail & Wholesale Trade	19	607	32
Hospitality & Food Service	8	93	12
Real Estate, Renting, Leasing	6	117	20
Finance & Insurance	7	26	4
Information	5	42	8
Scientific & Technology Services	4	9	2
Management of Companies	0	0	0
Health Care & Social Assistance	85	283	3
Educational Services	1	7	7
Public Administration & Sales	2	47	24
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	1	3	3
Construction	4	56	14
Manufacturing	12	551	46
Agriculture, Mining, Fishing	0	0	0
Other Services	4	26	7

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