

## Interstate-71 LAND SITE

1040 SR 123, Lebanon, OH 45036

5.35 Acres Available



### Property Details:

- 5.35 acre land site adjacent to Interstate 71 just east of Lebanon, Ohio
  - Lebanon is the county seat of Warren County, Ohio
- Located:
- 30 miles north of downtown Cincinnati
  - 30 miles south of downtown Dayton
  - 75 miles southwest of downtown Columbus

### Area Traffic Generators:



### Demographics:

2024 Estimates	3 Mile	5 Mile	10 Mile
Population	13,403	39,897	156,857
Households	5,126	15,504	57,990
Average Household Income	\$136,833	\$129,157	\$146,340
Total Number of Employees	5,545	12,700	40,028

### Traffic Counts:

Inrix 2022	ADT
SR 123	11,307
I-71	52,527

### Contact: Zachary Schunn

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Market Aerial



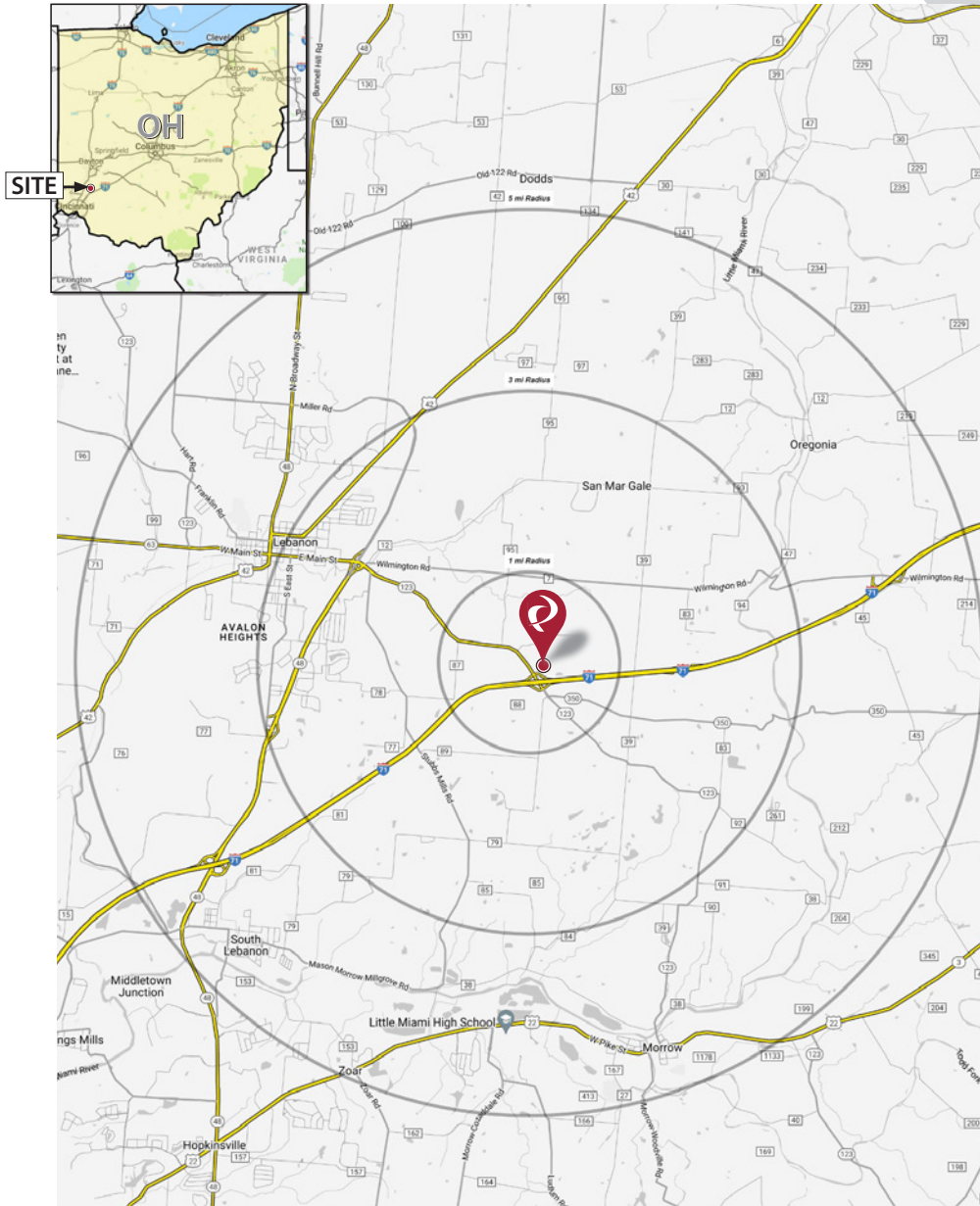
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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

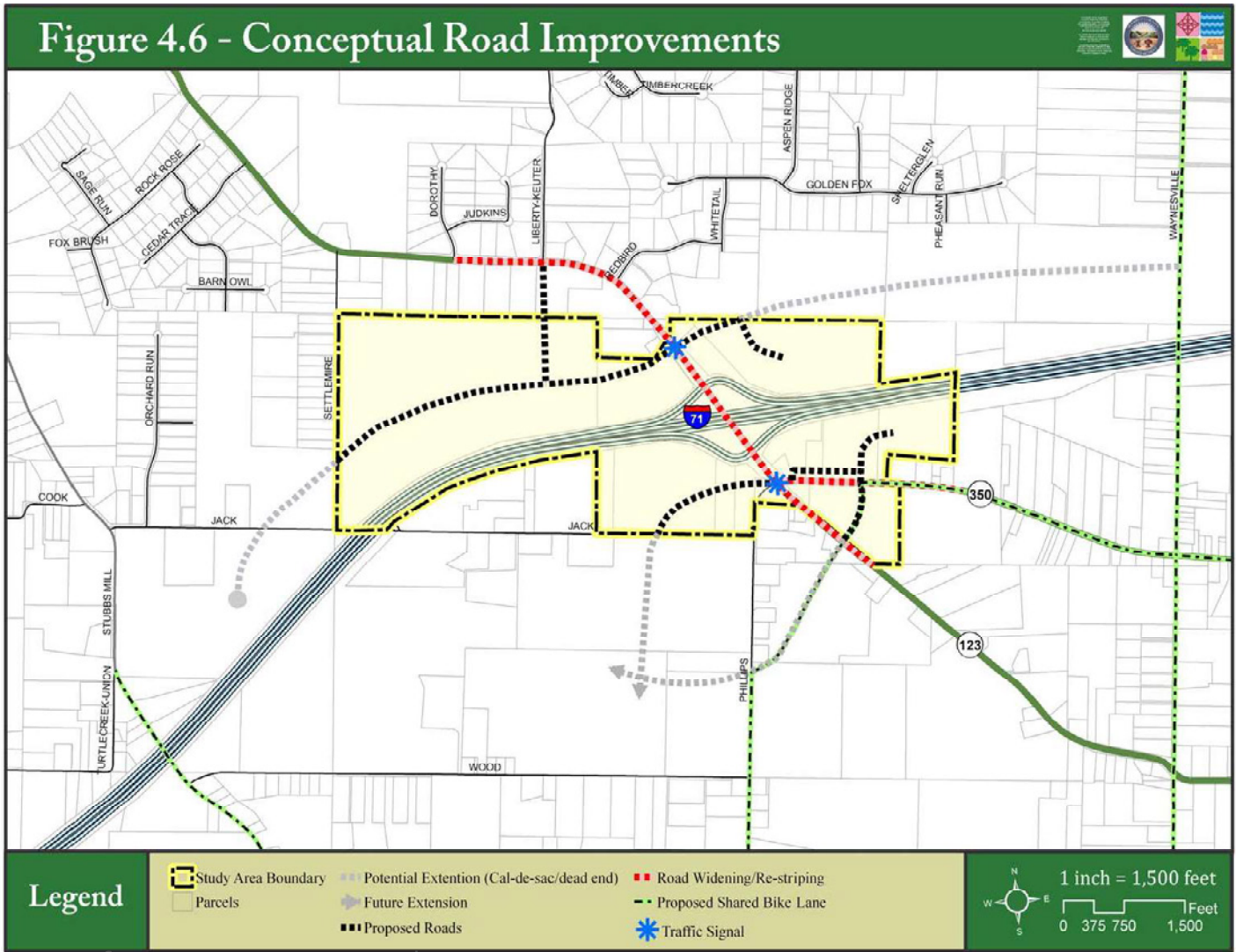


Lat/Lon: 39.416/-84.1548

1040 OH-123 Lebanon, OH 45036	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	854	13,403	39,897	156,857
2029 Projected Population	890	14,226	42,949	167,397
2020 Census Population	786	12,797	37,829	148,951
2010 Census Population	758	12,524	34,755	129,356
Projected Annual Growth 2024 to 2029	0.8%	1.2%	1.5%	1.3%
Historical Annual Growth 2010 to 2024	0.9%	0.5%	1.1%	1.5%
2024 Median Age	43.4	39.1	38.8	39.7
<b>Households</b>				
2024 Estimated Households	323	5,126	15,504	57,990
2029 Projected Households	342	5,521	16,911	62,691
2020 Census Households	300	4,823	14,340	53,793
2010 Census Households	289	4,569	12,802	45,525
Projected Annual Growth 2024 to 2029	1.2%	1.5%	1.8%	1.6%
Historical Annual Growth 2010 to 2024	0.9%	0.9%	1.5%	2.0%
<b>Race and Ethnicity</b>				
2024 Estimated White	93.2%	91.0%	90.7%	85.7%
2024 Estimated Black or African American	1.7%	2.7%	2.5%	3.9%
2024 Estimated Asian or Pacific Islander	1.4%	1.6%	1.8%	5.9%
2024 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2024 Estimated Other Races	3.6%	4.6%	4.9%	4.4%
2024 Estimated Hispanic	2.0%	3.2%	3.7%	3.4%
<b>Income</b>				
2024 Estimated Average Household Income	\$126,876	\$136,833	\$129,157	\$146,340
2024 Estimated Median Household Income	\$91,550	\$95,037	\$92,207	\$110,303
2024 Estimated Per Capita Income	\$48,073	\$52,365	\$50,249	\$54,137
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	1.3%	1.8%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.7%	3.7%	3.1%
2024 Estimated High School Graduate	38.5%	35.0%	36.0%	28.9%
2024 Estimated Some College	15.8%	15.9%	17.9%	17.3%
2024 Estimated Associates Degree Only	8.9%	9.4%	8.7%	8.6%
2024 Estimated Bachelors Degree Only	18.3%	21.2%	20.0%	24.1%
2024 Estimated Graduate Degree	11.3%	13.5%	11.8%	16.1%
<b>Business</b>				
2024 Estimated Total Businesses	8	432	1,131	3,355
2024 Estimated Total Employees	157	5,545	12,700	40,028
2024 Estimated Employee Population per Business	20.2	12.8	11.2	11.9
2024 Estimated Residential Population per Business	110.0	31.0	35.3	46.7

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Excerpt from I-71/SR 123 Area Plan



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