# COMMERCIAL LAND FOR SALE **STATE ROUTE 48 & I-71** Lebanon, OH 45036





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COMMERCIAL REAL ESTATE SERVICES

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## COMMERCIAL LAND FOR SALE STATE ROUTE 48 & I-71

Lebanon, OH 45036

FOR SALE:	+/- 10.9 Acres
PRICING:	\$949,000 (\$87,064/acre)

#### LOCATION:

- State Route 48 at Exit 28 Interchange
- I-71 Visibility and Frontage

### ZONING:

• GC – General Commercial

### PARCEL:

• #1202200007

#### **PRICE REDUCED:**

• \$949,000 (\$87,064/acre)





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Lebanon, OH 45036





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	Sebald MetroPark	West Middletown	4	$\sim h$			12	м	Ridge
		3 Miles	5 Miles	10 Miles	131				48
	2024 Estimated Population	24,519	75,405	265,866			112	53	130
POPULATION	2024 Estimated Population 2029 Projected Population	26,408	81,385	279,309					53
Ē	2020 Census Population	22,545	70,029	258,850	JE BALL	B Hunter			129
Ľ.	2010 Census Population	18,271	58,524	229,126	1 11-	numer	Red Lic		
۲ ۲	Projected Annual Growth 2024 to 2029	1.5%	1.6%	1.0%			(4)	(122)	
P	Historical Annual Growth 2010 to 2024	2.4%	2.1%	1.1%				102	100
		4		-	2.0				
HOUSEHOLDS	2024 Estimated Households	8,78 <mark>1</mark>	28,699	99,739			reentree	123 5 mi Radius	
5	2029 Projected Households	9,53 <mark>6</mark>	31,208	105,677		100	Corners		-
Ξ	2020 Census Households	8,113	26,443	94,494			· · · ·		
1SE	2010 Census Households	6,4 <mark>8</mark> 0	21,814	82,253			/		2 1
Ы	Projected Annual Growth 2024 to 2029	1.7%	1.7%	1.2%				4	a) [42]
I	Historical Annual Growth 2010 to 2024	2.5%	2.3%	1.5%	<b>9</b> 0	/			1
	New Miami Woodsdale				15	1	6	3 mi Radus	anon
	2024 Est. Population Under 10 Years	13.5%	12.9%	12.2%		11	71		271
	2024 Est. Population 10 to 19 Years	15.3%	14.2%	14.1%			/	AVALON	1
	2024 Est. Population 20 to 29 Years	10.7%	10.7%	10.9%				AVALON	1
ш	2024 Est. Population 30 to 44 Years	22.0%	21.0%	20.3%		(741)			48
AGE	2024 Est. Population 45 to 59 Years	19.9%	19.6%	20.0%			1 ~		1 3
-	2024 Est. Population 60 to 74 Years	14.3%	15.8%	15.8%			42	1 mi Radiua	5
		4.4%	5.8%	6.6%			1 6 1		
	2024 Est. Population 75 Years or Over 2024 Est. Median Age Arbor Crest	4.4% 36.9	38.3	39.3			IN		6
	2024 ESt. Median Age Princeton	50.9	50.5	59.5	3		1/ 5		Y
SL	2024 Est. Male Population	49.7%	49.4%	50.1%	5	(741)	12-2-5-5		1
MARITAL STATUS & GENDER	2024 Est. Female Population	50.3%	50.6%	49.9%	~		Concession of	(4)	/
ST DE	2024 Est. Never Married	26.1%	25.3%	26.1%	1 1	100		South	
J L	2024 Est. Now Married	56.9%	54.7%	56.5%	100	42 (74)	241	Lebanon	
₹ ⊡		13.5%	15.6%	12.4%				CT N	
ARI 8	2024 Est. Separated or Divorced				M	ason -	- X-1		153
ž	2024 Est. Widowed	3.4%	4.4%	4.9%	-		Nings M	lills	Z
	2024 Est. HH Income \$200,000 or More	kett Ridge 27.2%	20.6%	21.9%			a p	40	-
	2024 Est. HH Income \$150,000 to \$199,999	12.4%	11.1%	12.9%			at 12	Hopkinsville	
	2024 Est. HH Income \$100,000 to \$149,999	20.7%	23.1%	21.1%	1		- f	riopkinaville	
		20.7% 8.6%			-				
	2024 Est. HH Income \$75,000 to \$99,999		11.5%	13.1%	- 76				
Ψ	2024 Est. HH Income \$50,000 to \$74,999	14.9%	15.1%	13.4%				152 Hamilto	
NCOME	2024 Est. HH Income \$35,000 to \$49,999	7.9%	8.0%	7.4%	1		FOSSER	Townshi	p
Ň	2024 Est. HH Income \$25,000 to \$34,999	1.6%	2.9%	3.2%		Lander	12/18	Maineville	-
=	2024 Est. HH Income \$15,000 to \$24,999	3.6%	3.9%	3.4%	and the second	Landen		142 34	
	2024 Est. HH Income Under \$15,000	3.3%	3.8 <mark>%</mark>	3.6%	1 1	TWENT	ND		
	2024 Est. Average Household Income	\$180,736	\$15 <mark>2,</mark> 230	\$157,395			oveland Park	143	
	2024 Est. Median Household Income	\$124,744	\$1 <mark>1</mark> 3,098	\$120,139	A 4 1				
	2024 Est. Per Capita Income	\$64,735	\$57,974	\$59,097		2		Murd	ock
	Springdale			Highpoi	t	2	145		
	2024 Est. Total Businesses	545 Sharo	1,751	7,746	Ū	d -	255	<u></u>	1
					Sixteen	12 (Angeles)	-	147	
	2024 Est. Total Employees Glendale Greenhills	7,753 Sharonvil	21,334	102,051	Mile Stand		Loveland		Dali
X			1 al	HREELHUUP	1		CN		
-	Winton Glenwood Gardens	Evendale				LOVELAND			
1	127) Woods Woodlawp	Evenuale		1		<b>U</b> SRR	WHITE	PILLARS	

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