

# "NEW URBAN" MASTER PLANNED COMMUNITY

## UNION VILLAGE SQUARE & SHOPPING CENTER DEVELOPMENT

ROUTE 741 NORTH OF ROUTE 63 LEBANON, OH 45036



## UNION VILLAGE SIMPLY LIVING

- **Union Village Square** – in the heart of the village. Multi story historically designed structures for specialty retail, service, office and upper level residential/office.
- **Shopping Center** – planned 30-acre retail at the NE corner of Route 741 and 63. Planned grocery anchor, seeking apparel and other shopping center retailers
- **Outparcels** – at the SE corner of Route 741 and 63, planned Convenience Store, other fast food, automotive, banks, car wash and other single tenant users

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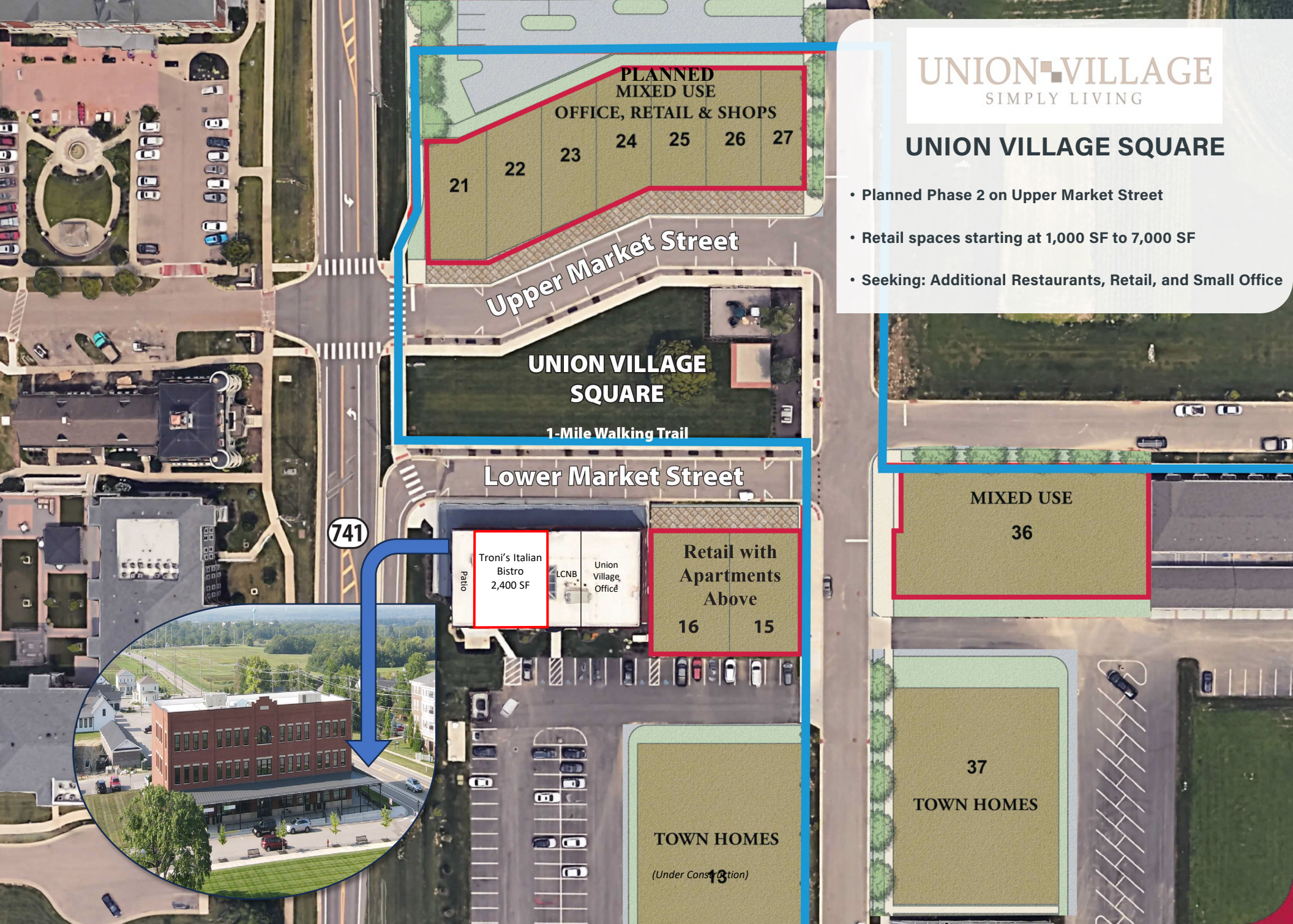
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## UNION VILLAGE SQUARE

- Planned Phase 2 on Upper Market Street
- Retail spaces starting at 1,000 SF to 7,000 SF
- Seeking: Additional Restaurants, Retail, and Small Office



# RESTAURANT OPPORTUNITY

## UNION VILLAGE SQUARE

3855 Lower Market St, Suite 100A, Lebanon, OH 45036

### HIGHLIGHTS

- Planned additional buildings in Town Square, seeking additional sit down, restaurants, coffee, bakery, retail, service, and office tenants
- Full liquor licenses can be acquired
- Will build out to tenant specifications

### TRAFFIC DRIVERS

- Otterbein Senior Life Campus – with 700 independent living residents and 350 employees
- Warren County Sports Park - directly north, 123 acres, over 20 sports fields, averaging of 13,500 visitors per week between February-November
- Armco Park - golf course, sports fields, lakes
- Miami Valley Gaming and Monroe Outlets 3.5 miles west at I-75
- New Housing Starts – Warren County had over 750 new homes built in 2021



6,811 VPD  
741

Planned Shopping Center  
w/ Grocery Anchor  
30+ Acres

GROCERY

123,722 S.F. ± (GROSS)  
118,314 S.F. ± (NET)

PROP FF= 865.0±

644 PARKING SPACES  
5.20 / 1,000 S.F. (GROSS)

14.9 Acres ±

STORM WATER  
BASIN  
130,000 CF±  
(NEED 75,000)

STORM WATER  
BASIN  
215,000 CF±  
(NEED 140,000)

11,101 VPD

9,321 VPD  
741

Gas/Convenience  
Proposed

Planned Shopping Center and Gas Convenience Store at the corner of Route 63 and Route 741



Armco Park  
Golf & Tennis - 1 mi

Center Village



1.3 mi



Town Square



Mason - 6 mi

Planned Grocery Anchored  
Shopping Center 30 Acres



Interstate 75 - 3 mi

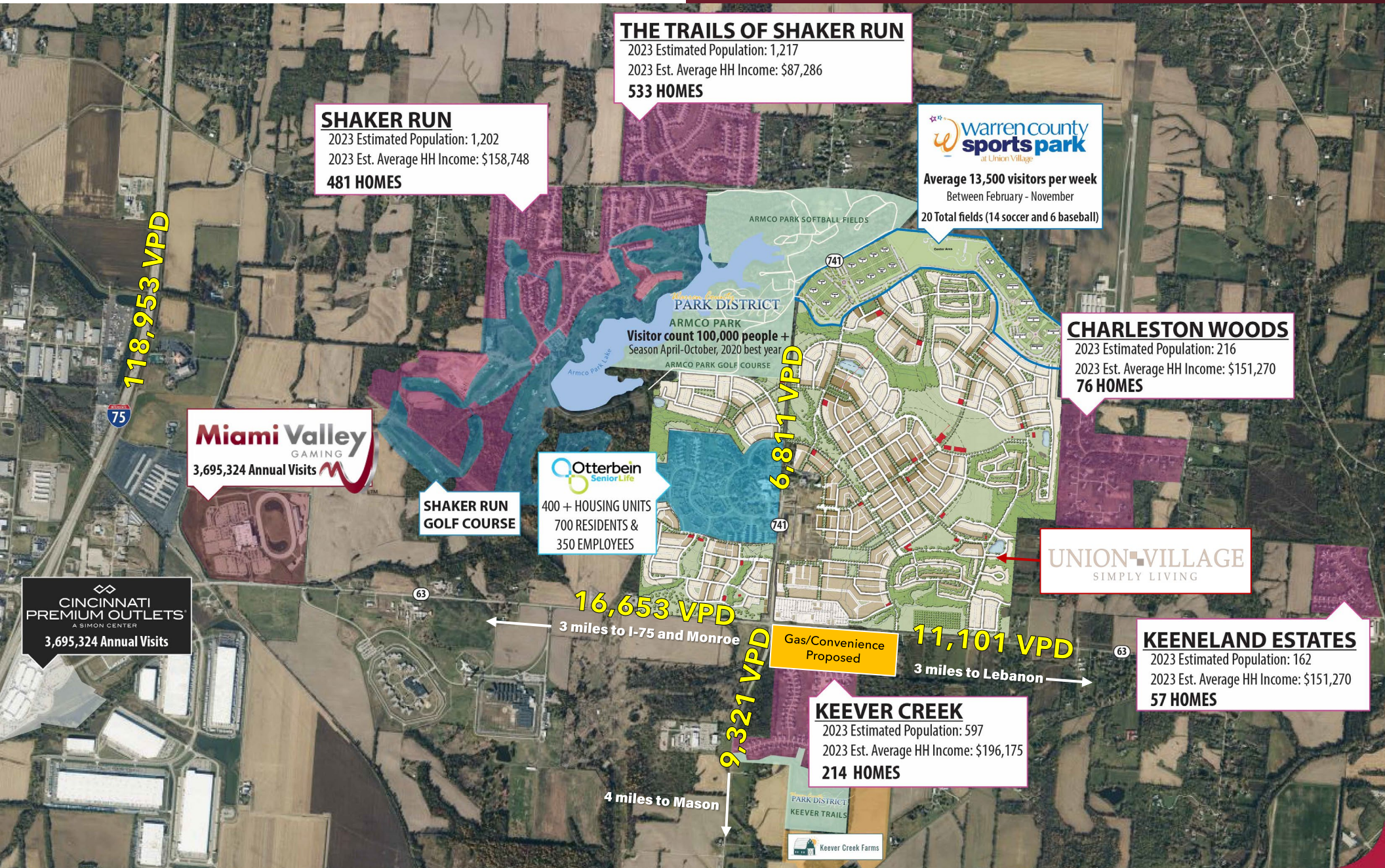
Lebanon - 3 mi

- Premiere Health Urgent Care
- Great Wave Cafe
- Union Village Square & Playground
- LCNB National Bank
- Future Restaurant
- Bailey Square
- Copley Corners
- Anderson Fountain
- Future Pool & Pavilion
- Fishing Pond
- Future Dog Park
- Future Retail

*Kindly note, changes may be made due to the refinement of plans.*

# LOCATION & HOUSING MAP

## UNION VILLAGE SQUARE



**SHAKER RUN**  
2023 Estimated Population: 1,202  
2023 Est. Average HH Income: \$158,748  
**481 HOMES**

**THE TRAILS OF SHAKER RUN**  
2023 Estimated Population: 1,217  
2023 Est. Average HH Income: \$87,286  
**533 HOMES**

**warren county sports park**  
at Union Village  
Average 13,500 visitors per week  
Between February - November  
20 Total fields (14 soccer and 6 baseball)

**CHARLESTON WOODS**  
2023 Estimated Population: 216  
2023 Est. Average HH Income: \$151,270  
**76 HOMES**

**Miami Valley GAMING**  
3,695,324 Annual Visits

**CINCINNATI PREMIUM OUTLETS**  
A SIMON CENTER  
3,695,324 Annual Visits

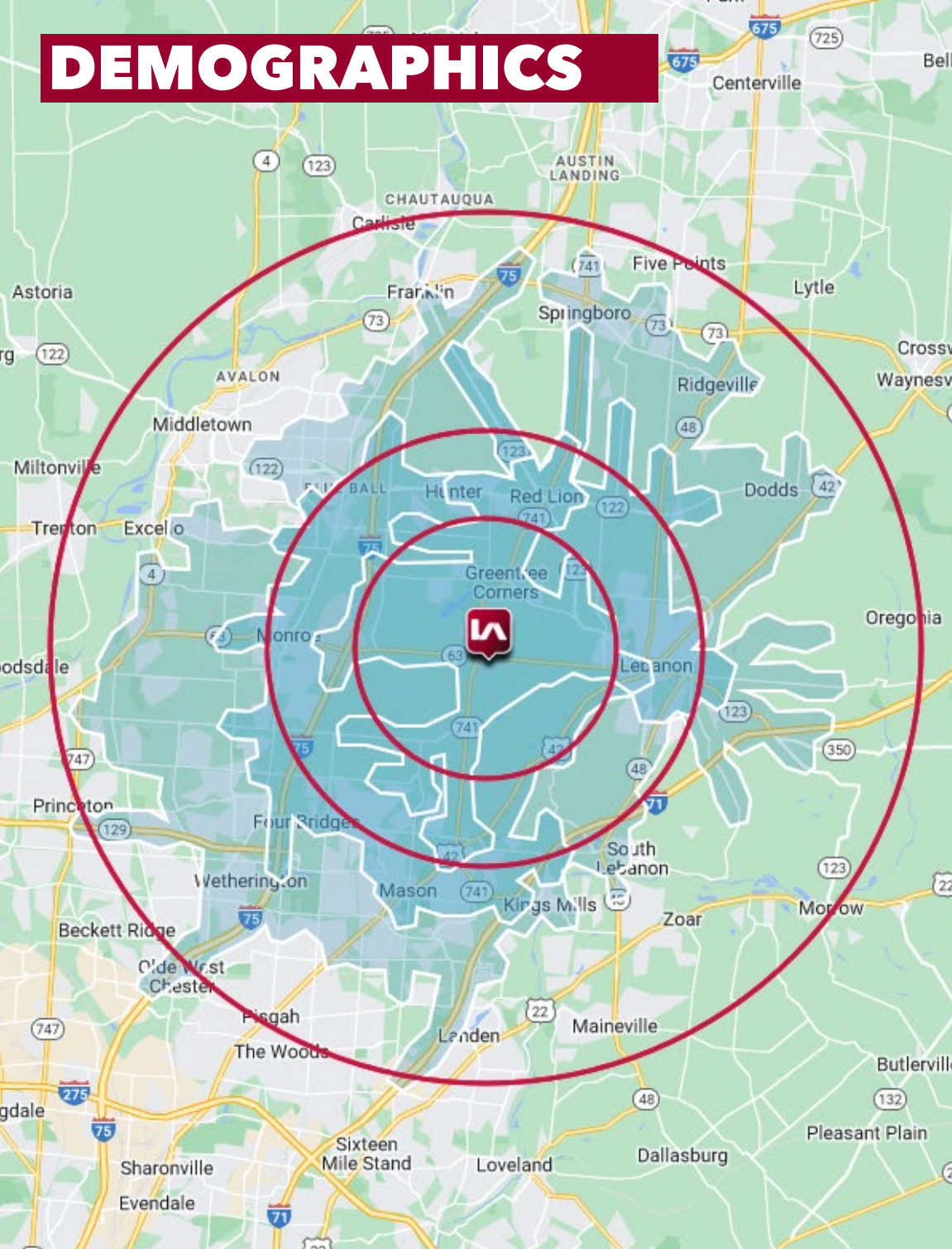
**OTTERBEIN SeniorLife**  
400+ HOUSING UNITS  
700 RESIDENTS &  
350 EMPLOYEES

**UNION VILLAGE**  
SIMPLY LIVING

**KEEVER CREEK**  
2023 Estimated Population: 597  
2023 Est. Average HH Income: \$196,175  
**214 HOMES**

**KEENELAND ESTATES**  
2023 Estimated Population: 162  
2023 Est. Average HH Income: \$151,270  
**57 HOMES**

# DEMOGRAPHICS



## RADIUS

**3 MILES**      **5 MILES**      **10 MILES**

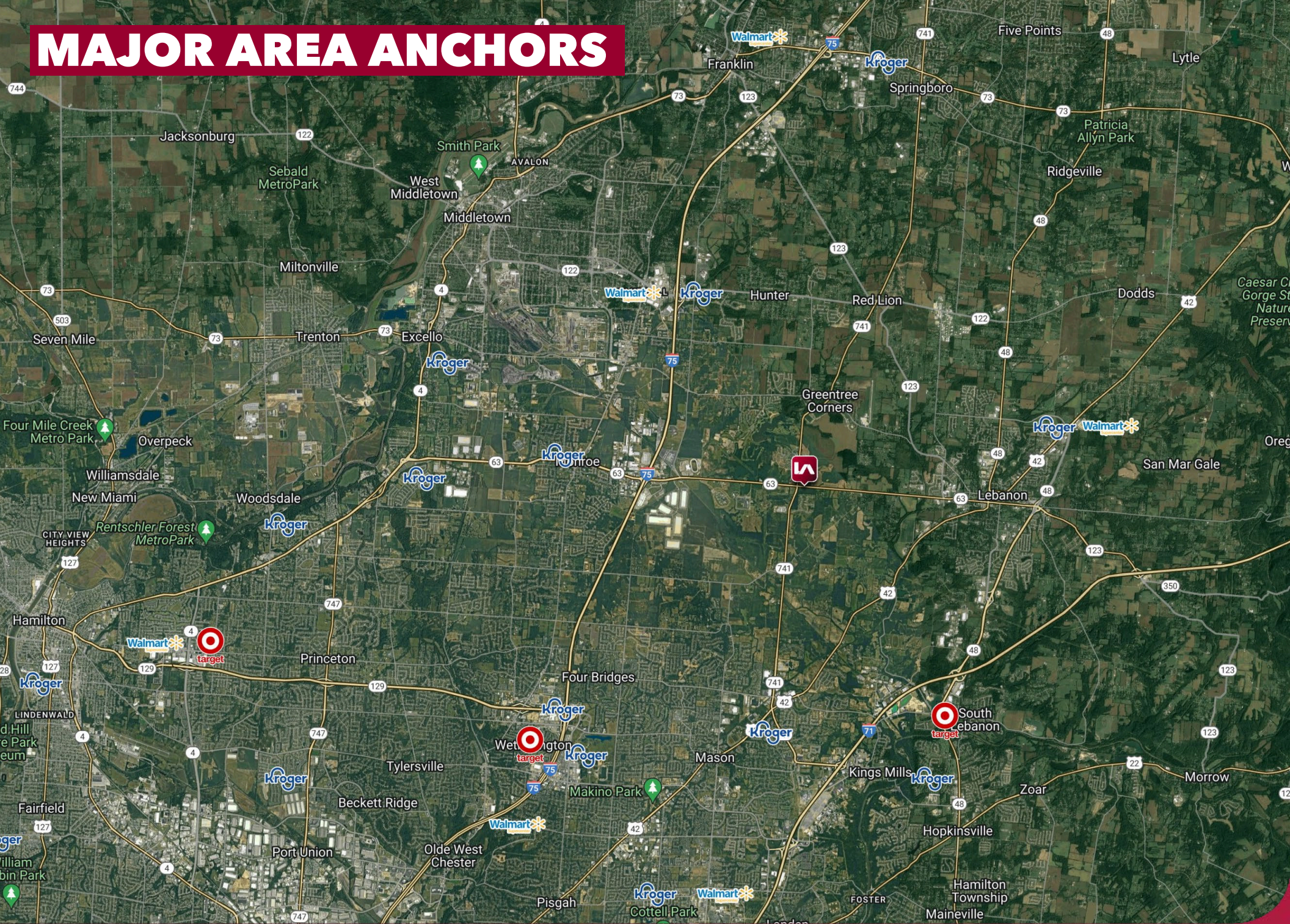
POPULATION			
2023 Estimated Population	1,454	9,970	67,102
2028 Projected Population	1,484	10,260	69,786
2020 Census Population	1,659	10,135	65,326
2010 Census Population	1,116	9,069	55,773
Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.8%
Historical Annual Growth 2010 to 2023	2.3%	0.8%	1.6%
HOUSEHOLDS			
2023 Estimated Households	589	2,742	23,519
2028 Projected Households	616	2,911	24,943
2020 Census Households	662	2,775	22,562
2010 Census Households	442	1,815	18,530
Projected Annual Growth 2023 to 2028	0.9%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	2.6%	3.9%	2.1%
AGE			
2023 Est. Median Age	45.0	37.8	37.9
INCOME			
2023 Est. HH Income Under \$15,000	5.5%	4.1%	3.4%
2023 Est. Average Household Income	\$126,820	\$120,344	\$128,026
2023 Est. Median Household Income	\$114,726	\$112,314	\$112,386
2023 Est. Per Capita Income	\$52,331	\$39,282	\$45,911
2023 Est. Total Businesses	29	130	1,687
2023 Est. Total Employees	562	1,770	24,085

## DRIVE TIME

**10 MINUTES**      **15 MINUTES**      **20 MINUTES**

POPULATION			
2023 Estimated Population	17,684	82,962	188,340
2028 Projected Population	18,489	87,229	195,399
2020 Census Population	17,510	80,444	184,612
2010 Census Population	15,243	68,700	164,445
Projected Annual Growth 2023 to 2028	0.9%	1.0%	0.7%
Historical Annual Growth 2010 to 2023	1.2%	1.6%	1.1%
HOUSEHOLDS			
2023 Estimated Households	5,565	29,484	68,867
2028 Projected Households	5,983	31,669	72,689
2020 Census Households	5,426	28,204	66,621
2010 Census Households	4,058	23,209	58,229
Projected Annual Growth 2023 to 2028	1.5%	1.5%	1.1%
Historical Annual Growth 2010 to 2023	2.9%	2.1%	1.4%
AGE			
2023 Est. Median Age	45.0	37.8	37.9
INCOME			
2023 Est. Average Household Income	\$129,005	\$130,123	\$135,562
2023 Est. Median Household Income	\$117,084	\$113,212	\$112,493
2023 Est. Per Capita Income	\$44,112	\$47,100	\$49,983
2023 Est. Total Businesses	480	2,329	6,411
2023 Est. Total Employees	7,515	29,374	88,626

# MAJOR AREA ANCHORS





# NEW URBANISM

Union Village is a planned community that follows 10 principles:

## 1. Walkability:

Most of our daily needs should be within a 10-minute walk of home and work. Pedestrian friendly street design means buildings are close to tree-lined streets

## 2. Connectivity:

Interconnected street grid network disperses traffic and makes it easier to walk to your destination. There is a hierarchy of narrow streets, boulevards, and alleys

## 3. Mixed-Use & Diversity:

Mixed-use is present within neighborhoods, within blocks, and within buildings, leading to diversity

## 4. Mixed Housing:

Range of housing types, sizes and prices in close proximity to each other

## 5. Quality Architecture & Urban Design:

An emphasis on human scale architecture and beautiful surroundings creating a sense of place

## 6. Traditional Neighborhood Structure:

Community design includes a discernable center and edge. Public space is provided at its center, with a high importance on quality public realm, and public open space is designed as civic art

## 7. Increased Density:

There are more buildings, residences, shops, and services closer together for ease of walking

## 8. Green Transportation:

Pedestrian-friendly design encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation

## 9. Sustainability:

Minimal environmental impact of development and its operations

## 10. Quality of Life:

Taken together these principles create a high quality of life, and create places that enrich, uplift, and inspire the human spirit



## UNION VILLAGE PLAN - CONNECTIVITY & WALKABILITY