

# UNION VILLAGE SQUARE

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

## RESTAURANT SPACE

2,400 SF WITH OUTSIDE PORCH DINING

**Up to \$100 PSF in Tenant Improvement Allowance**



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

**UNION VILLAGE**  
SIMPLY LIVING

# RESTAURANT OPPORTUNITY

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### HIGHLIGHTS

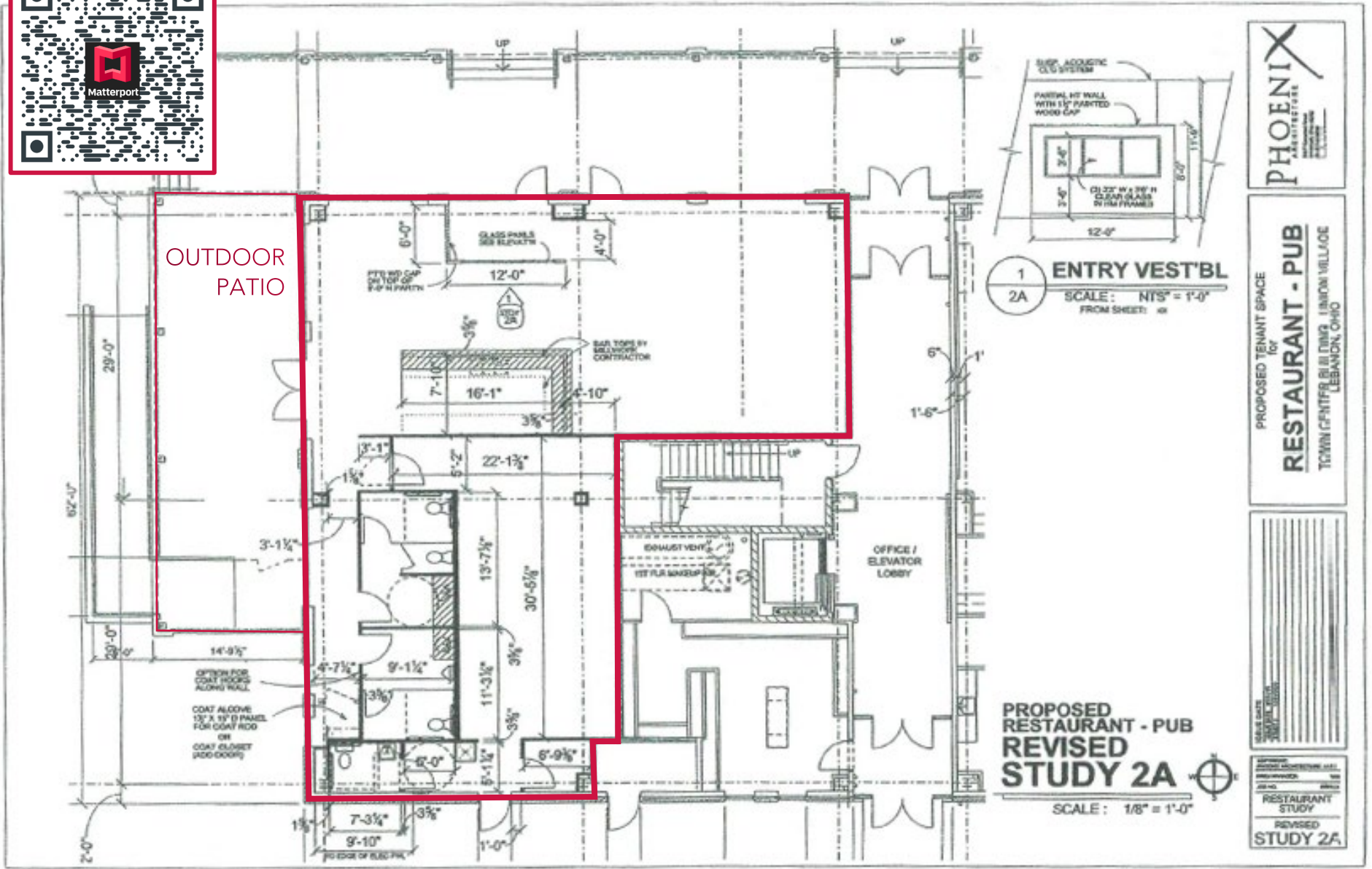
- 2,412 SF endcap restaurant with large covered outdoor patio.
- Full liquor licenses are newly available in the township.
- Partially finished. Landlord to provide funding for tenant finish.
- RENT - \$25 PSF gross plus utilities (\$5,025/month)

### TRAFFIC DRIVERS

- Offering up to \$100 PSF in Tenant Improvement Allowance
- Otterbein Senior Life Campus – independent living thru skilled nursing for over 1000 residents
- 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



# FLOOR PLAN UNION VILLAGE SQUARE



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# LOCATION MAP UNION VILLAGE SQUARE

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