



Nat Comisar Group  
Nat Comisar  
Executive Sales Vice President

# GROUND LEASE

## 605 MASON MORROW MILLGROVE RD

SOUTH LEBANON, OH 45065



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
605 Mason Morrow Millgrove Road • South Lebanon, OH 45065

MLS# 1865385

Ground lease at the Intersection of 48 and Mason-Morrow-Millgrove Rd.

High Traffic and High Visibility Corner.

Owner will lease all or a portion of the land.

\$18,344 per month for the entire parcel.

Zoned B2: General Business.





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PHOTOS





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PHOTOS



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**SOUTH LEBANON, OH 45065**

### **SOUTH LEBANON COMMUNITY INFORMATION**

Settled in 1795, South Lebanon is one of the the oldest villages in Warren County. Originally known as Deerfield, the village was a stopping place for many early settlers. It currently has 4,100 residents.

The village of South Lebanon sits along the border of Union and Washington Townships in central Warren County 25 miles northeast of Cincinnati. The largely undeveloped acreage of peaceful creeks and rolling landscape of the area has it poised for a rapid population boom with the recent housing developments. This corner of Warren County remains one of the fastest growing housing areas in the region.

#### **Hospitals**

The Union Township/South Lebanon joint fire district provides fire and EMS service to the village. Bethesda Medical Center at Arrow Springs offers the region state-of-the-art outpatient medical care, including 24-hour emergency services and comprehensive diagnostic testing. Across the county is Atrium Medical Center, and just a few minutes south on I-71 is Bethesda North Hospital, one of the area's busiest hospitals.

#### **Shopping**

Rivers Crossing and The Pavilion at Rivers Crossing offer convenient shopping to village residents. One finds Kohls, Target and other national stores. Cincinnati Premium Outlets in Monroe is a short drive away. There are more shopping opportunities in Lebanon with its antique stores.

#### **Transportation**

I-71 and St. Rt. 48 are the primary access to the village. The James M. Cox Dayton International Airport is 37 miles away, with the Lebanon Airport just six miles away.

#### **Recreation**

Walkers and joggers will enjoy the system of trails and pathways connecting residents to all areas of the community plus access to the 70+ miles of the Little Miami Scenic Trail and Little Miami River. Ideally situated in one of the region's most active areas, residents here have a lot to choose from. Kings Island and Great Wolf Lodge Water Park offer the thrill of roller coasters and splash parks. Outdoor enthusiasts enjoy the historic Ft. Ancient and Caesars Creek State Park. Those following pro sports can choose to watch professional tennis and volleyball tournaments, or catch the motor sports at the Lebanon Raceway.





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### DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,398	31,462	94,971
2024 Estimate	4,893	28,551	86,930
2020 Census	4,376	25,635	80,422
Growth 2024 - 2029	10.32%	10.20%	9.25%
Growth 2020 - 2024	11.81%	11.38%	8.09%
<b>Households</b>			
2029 Projection	2,031	11,217	34,329
2024 Estimate	1,843	10,187	1,369
2020 Census	1,653	9,171	28,898
Growth 2024 - 2029	10.20%	10.11%	9.44%
Growth 2020 - 2024	11.49%	11.08%	8.55%
Owner Occupied	1,221 - 66.25%	8,416 - 82.62%	24,441 - 77.91%
Renter Occupied	622 - 33.75%	1,771 - 17.38%	6,928 - 22.09%
<b>2024 Households by HH Income</b>	<b>8,704</b>	<b>74,417</b>	<b>139,975</b>
Income: <\$25,000	227 - 012.31%	482 - 4.73%	1,951 - 6.22%
Income: \$25,000 - \$50,000	326 - 17.68%	1,043 - 10.24%	3,726 - 11.88%
Income: \$50,000 - \$75,000	320 - 17.35%	1,538 - 15.10%	4,553 - 14.51%
Income: \$75,000 - \$100,000	134 - 7.27%	1,373 - 13.48%	4,664 - 14.87%
Income: \$100,000 - \$125,000	194 - 10.52%	1,380 - 13.55%	4,687 - 14.94%
Income: \$125,000 - \$150,000	76 - 4.12%	661 - 6.49%	2,462 - 7.85%
Income: \$150,000 - \$200,000	223 - 12.09%	1,653 - 16.23%	4,149 - 13.23%
Income: \$200,000+	344 - 18.66%	2,054 - 20.17%	5,177 - 16.50%
<b>Avg Household Income</b>	<b>\$122,657</b>	<b>\$140,993</b>	<b>\$129,560</b>
<b>Med Household Income</b>	<b>\$84,141</b>	<b>\$111,884</b>	<b>\$104,216</b>

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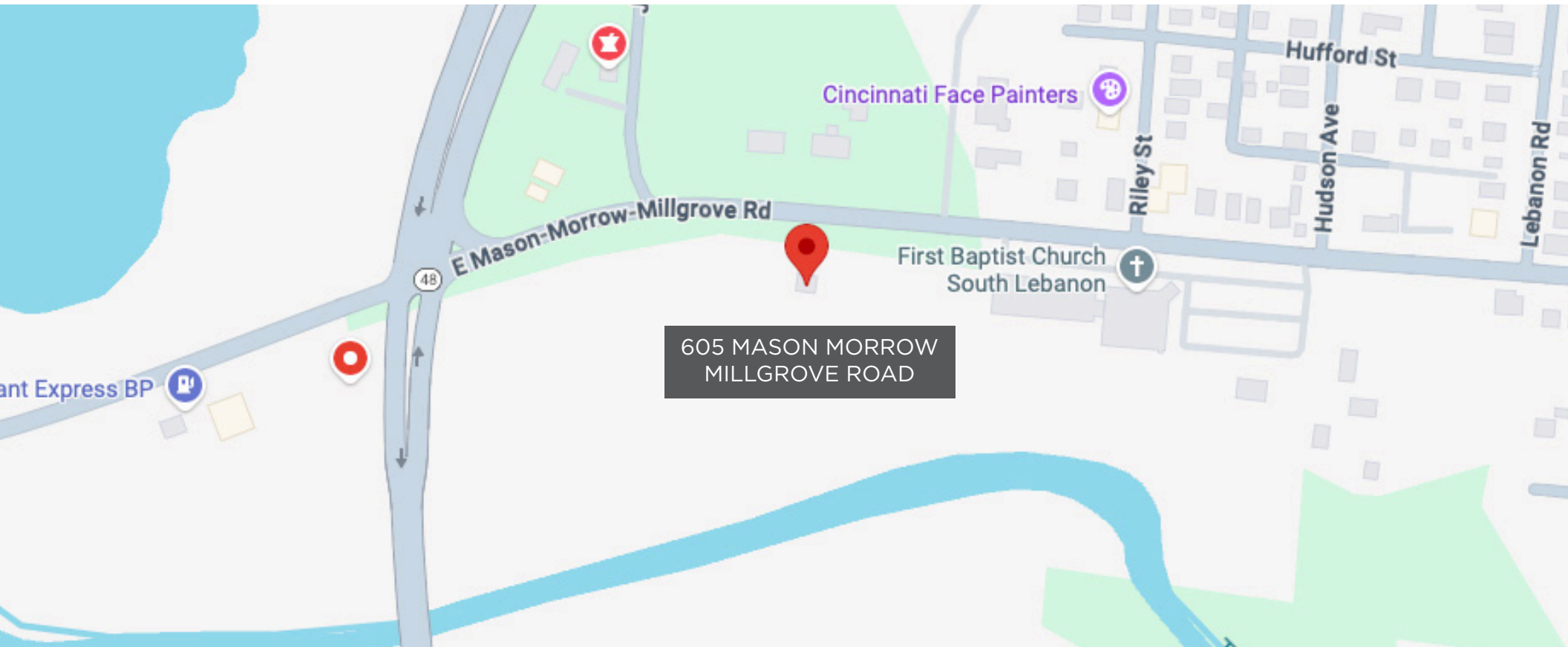


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605 MASON MORROW  
MILLGROVE ROAD

Map courtesy of Google

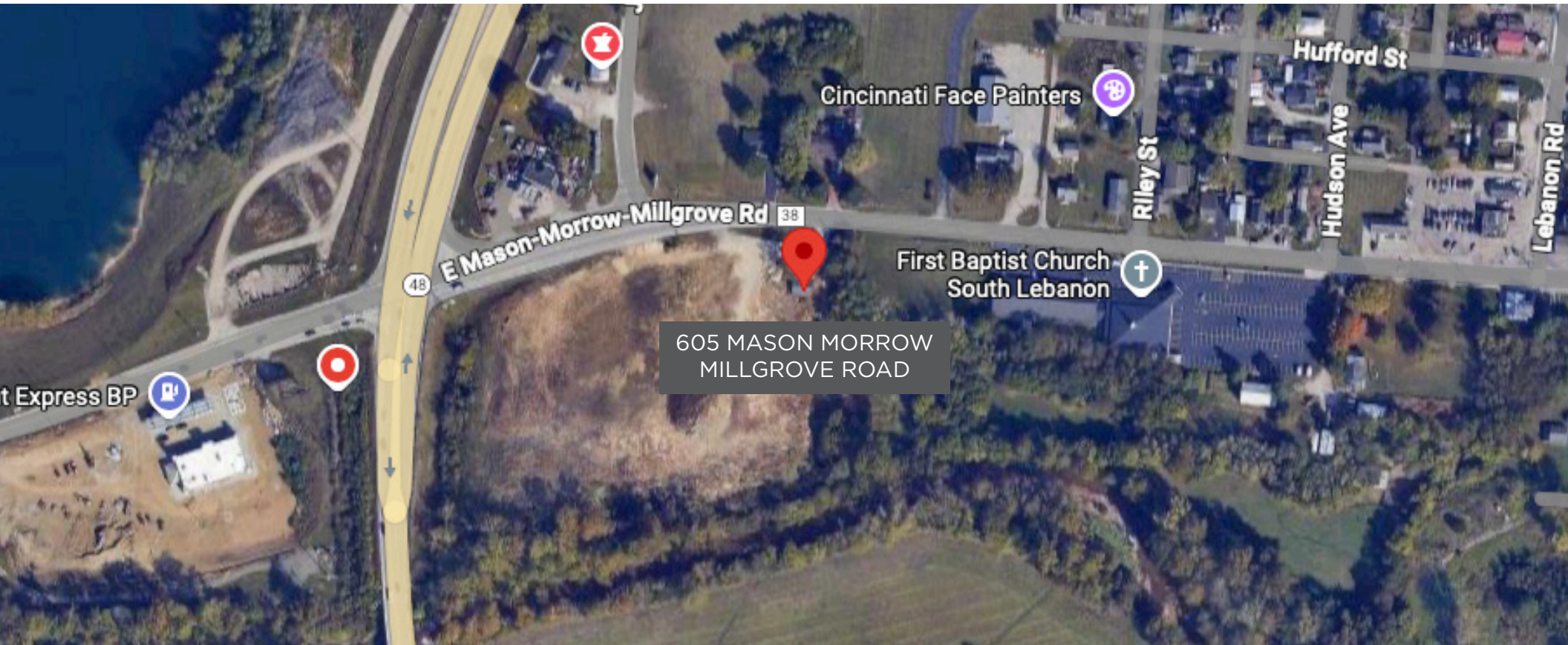


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