

## PROPERTY SUMMARY



### Offering Summary

<b>Building SF:</b>	30,000
<b>Lease Rate:</b>	\$5.00 PSF/Yr/MG
<b>Lot Size:</b>	1.14 Acres
<b>Parking:</b>	Ample on-site parking
<b>Year Built:</b>	1970
<b>Zoning:</b>	Light Industrial Commercial

### Property Overview

Landmark Commercial Realty is proud to present 255 N. Lincoln Ave, Lebanon, a 30,000 SF property situated on 1.14 acres, available for lease. The property currently going through phase one (1) of a three (3) phase renovation process to convert the building into a modern mixed use project. There will be a variety of spaces available ranging from individual studio spaces to large spaces for retail and manufacturing uses to create a diverse co-working space.

### Highlights

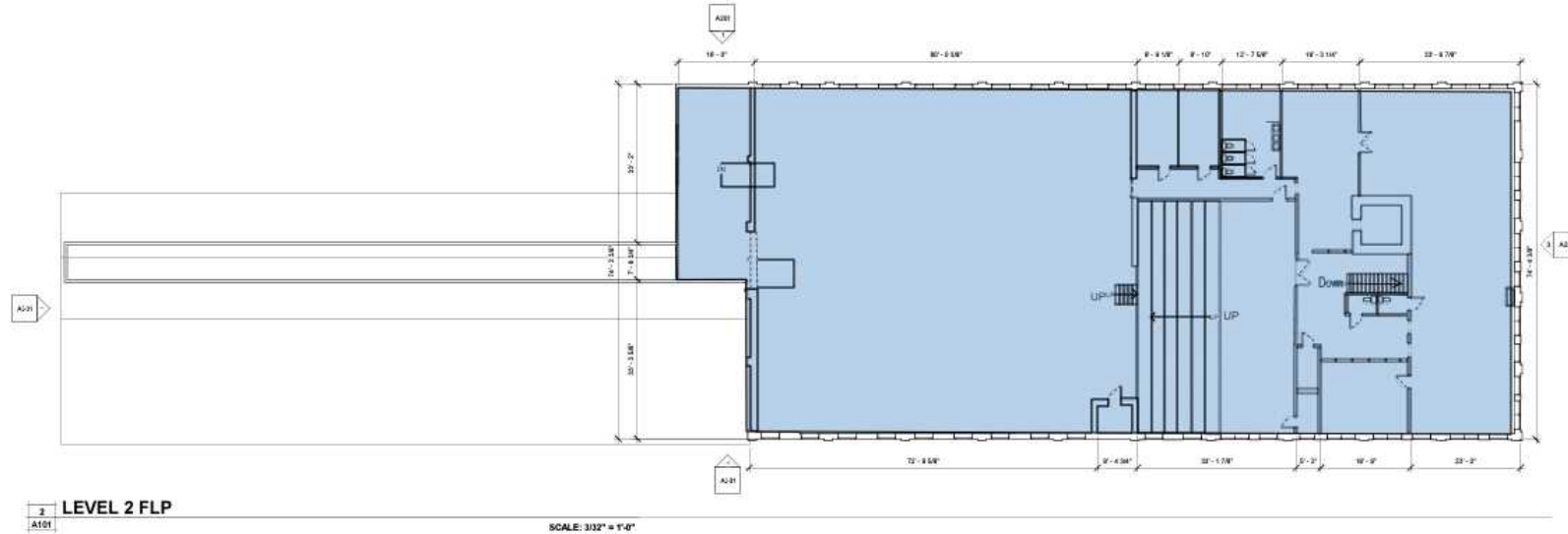
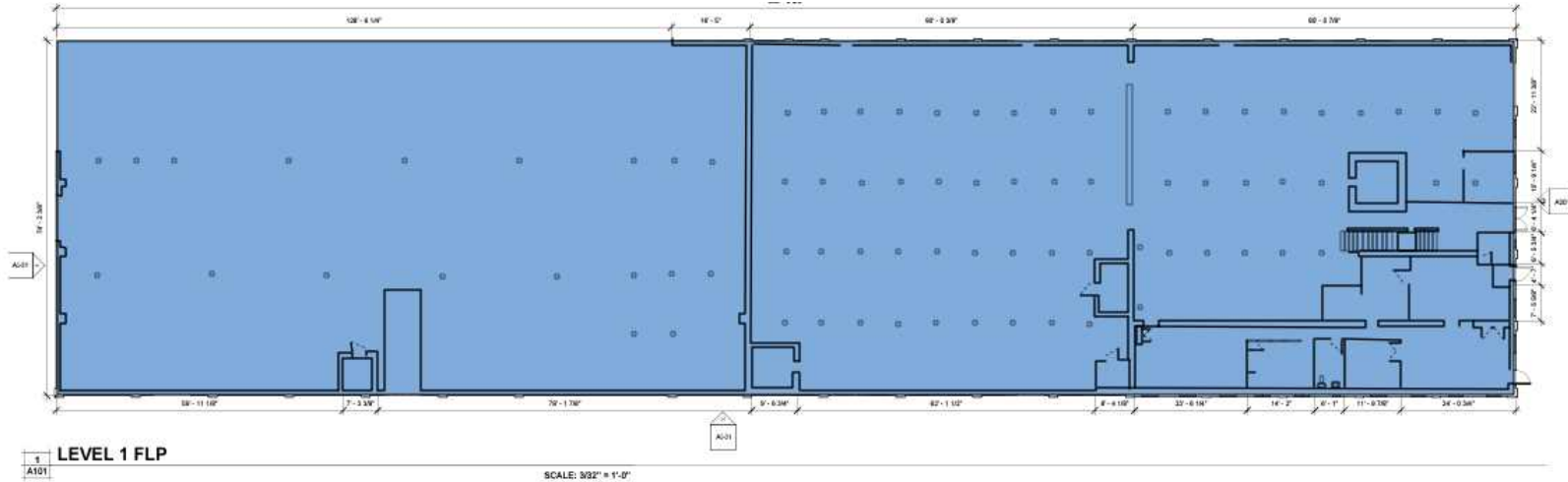
- Flexible commercial zoning allows for a wide variety of permitted uses
- Tenants receive turnkey spaces with brand new construction
- Spaces can be subdivided to accommodate various size requirements
- The entire building can be leased to a full building user with a customized buildout

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## ADDITIONAL PHOTOS

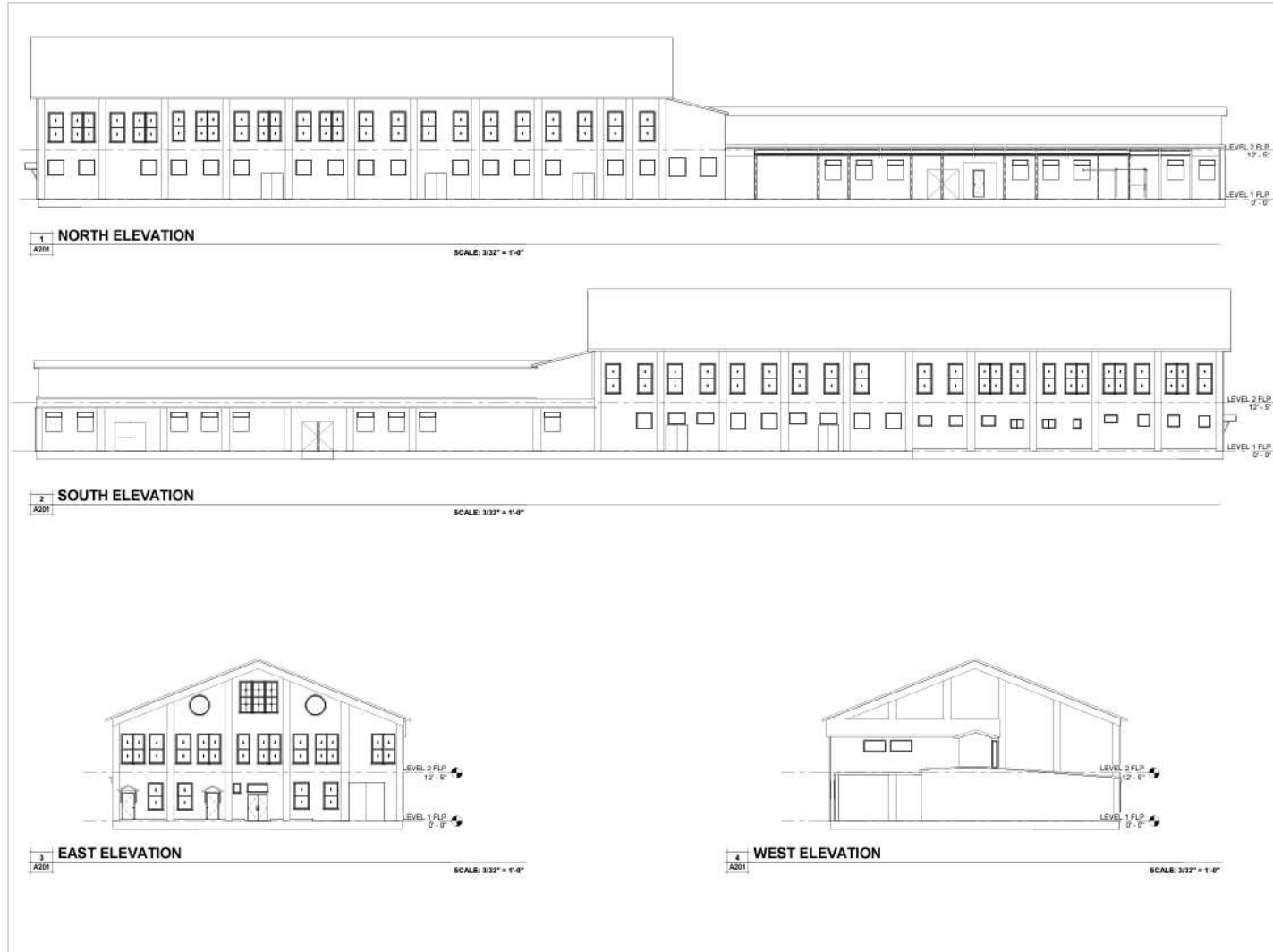


## FLOOR PLANS



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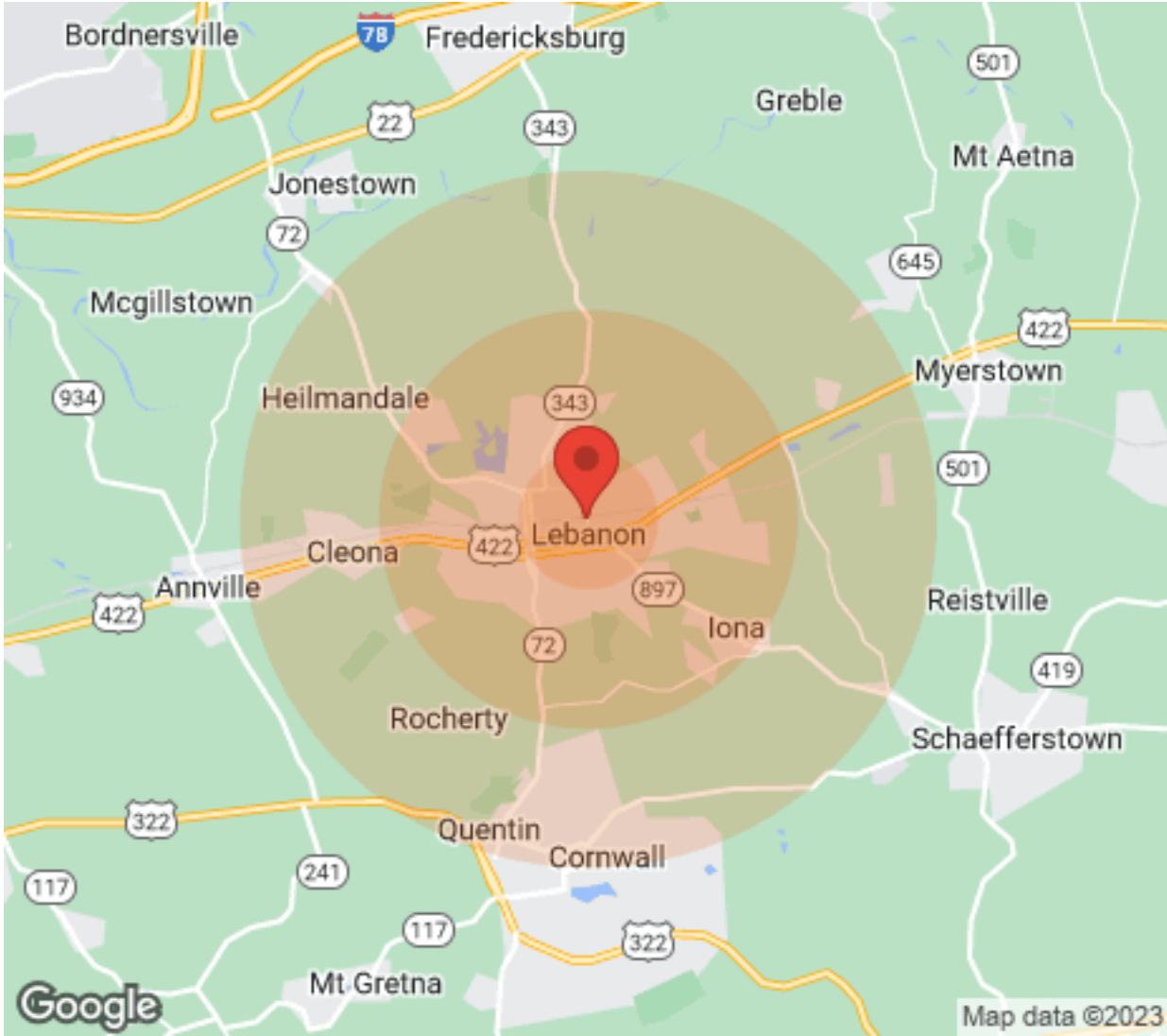
## ELEVATIONS



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## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	10,370	22,664	31,784
Female	10,774	24,038	33,492
Total Population	21,144	46,702	65,276

Income	1 Mile	3 Miles	5 Miles
Median	\$31,051	\$42,266	\$47,685
< \$15,000	1,869	3,039	3,440
\$15,000-\$24,999	1,122	2,145	2,577
\$25,000-\$34,999	1,102	2,500	3,138
\$35,000-\$49,999	1,324	3,189	4,175
\$50,000-\$74,999	1,570	3,677	5,315
\$75,000-\$99,999	824	2,383	3,584
\$100,000-\$149,999	341	1,133	2,295
\$150,000-\$199,999	72	197	553
> \$200,000	45	220	539

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,937	19,688	27,239
Occupied	8,181	18,352	25,625
Owner Occupied	4,186	10,846	16,948
Renter Occupied	3,995	7,506	8,677
Vacant	756	1,336	1,614

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