

FOR SALE

11960 Lebanon Road,
Cincinnati, Ohio 45241



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Retail Investment For Sale

11960 Lebanon Road, Cincinnati Ohio 45241

PROPERTY OVERVIEW

PROPERTY SUMMARY

- ❑ **High-traffic US 42 location:** Lebanon Road carries approximately **24,000 vehicles per day** near the site, supporting visibility, restaurant sales potential, signage value, and long-term retail demand.
- ❑ **Strong access to regional traffic:** The parcel is positioned near the Lebanon Road/Hauck Road intersection and just north of I-275, with convenient access to I-71—an attractive feature for a drive-thru restaurant or future retail redevelopment.
- ❑ **Freestanding drive-thru format:** The existing restaurant layout provides value to investors and users seeking a proven quick-service, fast-casual, coffee, medical, financial-service, or other drive-thru-oriented format.
- ❑ **Large site:** The property includes a 3,066 SF building on approximately **1.36 acres**, providing ample land area for parking, circulation, signage, and potential future site reconfiguration.
- ❑ **Lebanon Road Frontage:** The parcel has approximately 233 feet of frontage.
- ❑ **Business zoning: GB zoning in Sharonville**, which may support a broad range of commercial uses and enhances future adaptability and interstate proximity. [Zoning Code](#)



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TRAFFIC COUNTS

Interstate visibility and strong Lebanon Road counts

Nearby 2026 traffic counts place the property within a high-volume retail corridor.

Collection Street	Cross Street	Vehicles / Day	Year	Distance
US 42	Hauck Rd	22,969	2026	0.09 mi
Lebanon Road	—	23,046	2026	0.09 mi
Hauck Rd	Lebanon Rd E	10,022	2026	0.12 mi
Lebanon Rd	Hauck Rd N	27,111	2026	0.16 mi
Lebanon Road	Cottingham Dr NE	21,932	2026	0.16 mi
Lebanon Road	Lebanon Road S	23,821	2026	0.21 mi
Cottingham Dr	Midpines Dr NW	2,419	2026	0.23 mi
—	—	10,262	2026	0.24 mi
Interstate 275	Lebanon Road W	54,626	2026	0.25 mi
Lebanon Road	Lebanon Road NE	23,821	2026	0.27 mi

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DEMOGRAPHICS | INCOME

Affluent trade area strengthens the customer base

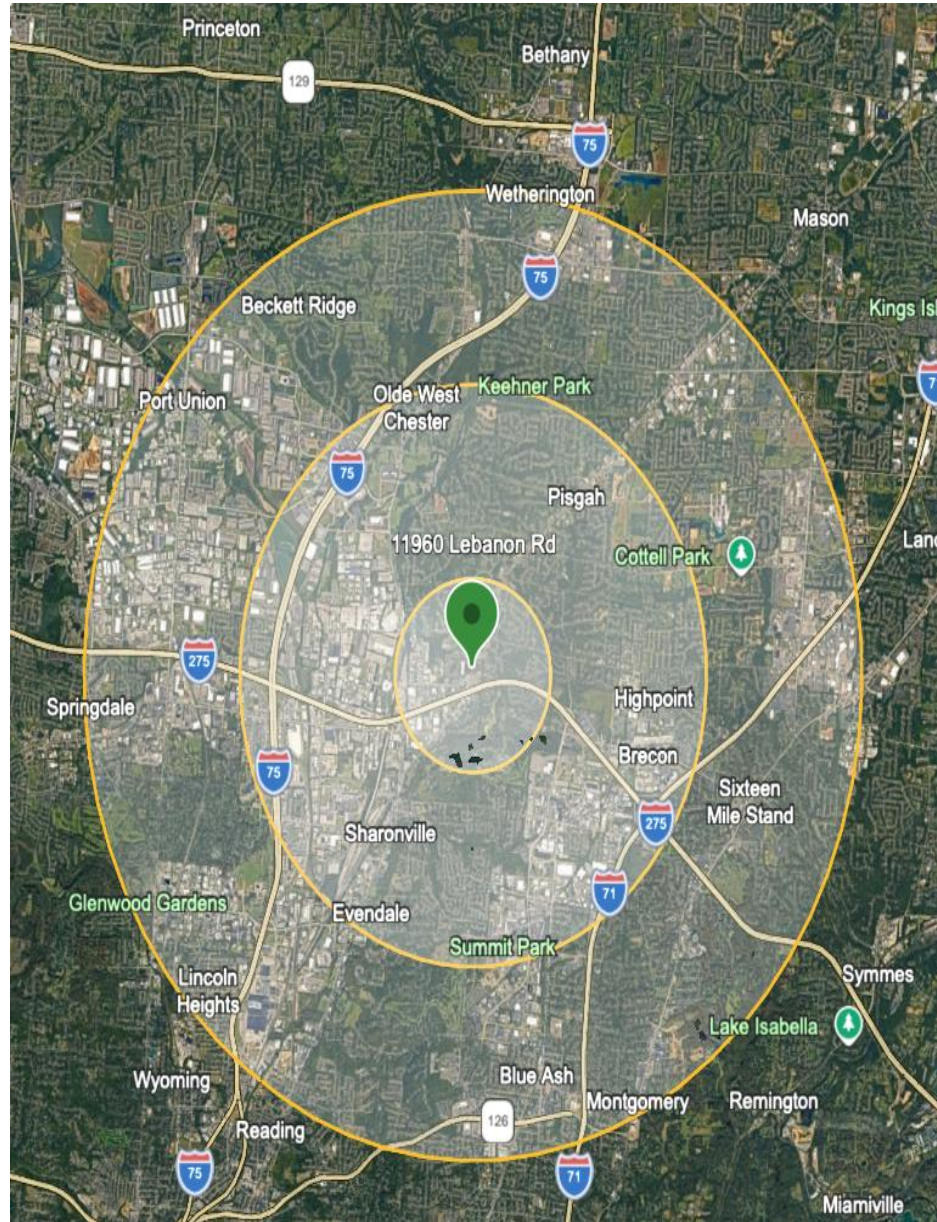
Average household income exceeds \$110,000 at every measured radius.

Income	1 mile	3 miles	5 miles
Avg Household Income	\$110,996	\$125,367	\$128,971
Median Household Income	\$78,434	\$99,247	\$104,300
< \$25,000	192	1,444	5,279
\$25,000 – 50,000	472	2,030	7,285
\$50,000 – 75,000	532	2,484	7,675
\$75,000 – 100,000	324	1,829	6,323
\$100,000 – 125,000	265	1,813	7,235
\$125,000 – 150,000	102	1,278	5,337
\$150,000 – 200,000	248	2,025	6,388
\$200,000+	346	2,561	10,091

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1, 3 & 5 MILE TRADE AREA



Regional reach at a glance

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1 MILE
Immediate trade area

3 MILES
Primary trade area

5 MILES
Expanded trade area

Rings shown on the map represent 1-, 3- and 5-mile radii from the property.