

FOR LEASE

The Shops at Lebanon

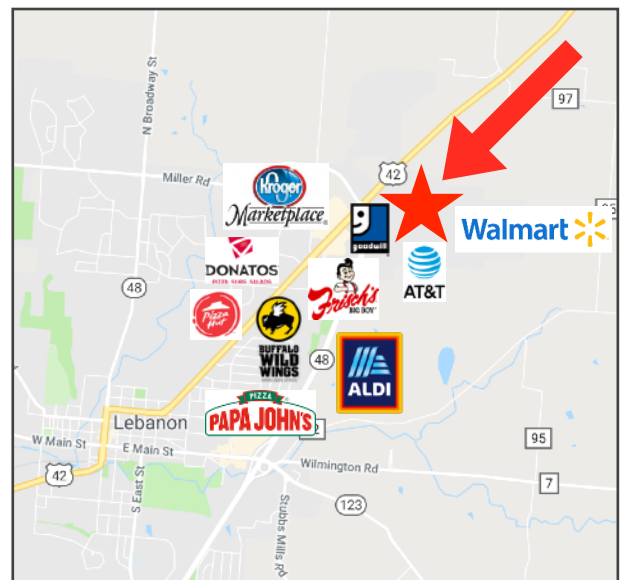
1525 Genntown Drive

Lebanon, OH 45036



Property Highlights

- 2,586 turn-key medical available fall 2026. Excellent site for chiropractors, physical therapy, Medspa and more! or 4,520 SF available w/immediate occupancy
- Located directly in front of busy Super Walmart and highly developed and traffic area on SR 42
- Signage on 2 building sides + street marquis sign
- Ample and convenient parking
- Centrally located between Dayton and Cincinnati
- Co-Tenants: Jet's Pizza, Anytime Fitness, Mercy Health, Cincinnati Bell, SuperCuts, Palm Beach Tan, About Wellness, H&R Block, Cato Fashion & more!
- More nearby national retailers: Kroger MarketPlace, Walgreens, Aldi, Dollar Tree & more!
- Asking \$16-\$18 PSF NNN and TIA available for qualified tenants and term (OpEx \$4.96 PSF)



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M | West Chester, OH 45069

Susan Stretch | c: 513.315.8522 | susan@nrrg.com

Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com



Property Details

Location	Lebanon, OH (Warren County)
Building Type	Multi-tenant centers
Available	2,586 SF medical; 2,260 or 4,520 retail/office SF
Utilities	Separately metered
Tenant Finish	Vanilla box
Occupancy	Fall of 2026 and Immediate
Lease Term	3-5 years
Asking Rate	Asking \$16 - \$18 PSF NNN
Operating Expenses	\$4.96 PSF (Taxes \$2.24, Ins \$0.13, CAM \$2.59)

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The reputation for results.*

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DEMOGRAPHICS

Demographic Summary Report

Bldg C				
1525 Genntown Dr, Lebanon, OH 45036				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	1,943	24,522	39,257	
2024 Estimate	1,793	22,494	36,122	
2020 Census	1,766	21,310	34,567	
Growth 2024 - 2029	8.37%	9.02%	8.68%	
Growth 2020 - 2024	1.53%	5.56%	4.50%	
2024 Population by Hispanic Origin	93	1,036	1,454	
2024 Population	1,793	22,494	36,122	
White	1,568 87.45%	20,079 89.26%	31,934 88.41%	
Black	72 4.02%	587 2.61%	1,404 3.89%	
Am. Indian & Alaskan	4 0.22%	46 0.20%	67 0.19%	
Asian	14 0.78%	197 0.88%	376 1.04%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	136 7.59%	1,585 7.05%	2,341 6.48%	
U.S. Armed Forces	0	22	54	
Households				
2029 Projection	741	9,567	14,510	
2024 Estimate	683	8,765	13,307	
2020 Census	670	8,239	12,584	
Growth 2024 - 2029	8.49%	9.15%	9.04%	
Growth 2020 - 2024	1.94%	6.38%	5.75%	
Owner Occupied	420 61.49%	5,664 64.62%	9,387 70.54%	
Renter Occupied	264 38.65%	3,101 35.38%	3,920 29.46%	
2024 Households by HH Income	682	8,765	13,308	
Income: <\$25,000	56 8.21%	869 9.91%	1,140 8.57%	
Income: \$25,000 - \$50,000	123 18.04%	1,430 16.31%	2,044 15.36%	
Income: \$50,000 - \$75,000	111 16.28%	1,947 22.21%	2,742 20.60%	
Income: \$75,000 - \$100,000	129 18.91%	1,287 14.68%	1,828 13.74%	
Income: \$100,000 - \$125,000	89 13.05%	1,240 14.15%	1,878 14.11%	
Income: \$125,000 - \$150,000	36 5.28%	600 6.85%	911 6.85%	
Income: \$150,000 - \$200,000	62 9.09%	721 8.23%	1,371 10.30%	
Income: \$200,000+	76 11.14%	671 7.66%	1,394 10.47%	
2024 Avg Household Income	\$107,251	\$97,940	\$107,826	
2024 Med Household Income	\$84,883	\$77,651	\$84,956	



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