

LAND AVAILABLE FOR SALE

NATIONAL GROCERY SHADOW ANCHORED DEVELOPMENT

Corner of 741 and 63 | Lebanon, OH

PROPERTY HIGHLIGHTS

AVAILABLE ACREAGE: ±11.5 AC (Includes Detention Pond)

LISTING PRICE: \$495,000/AC

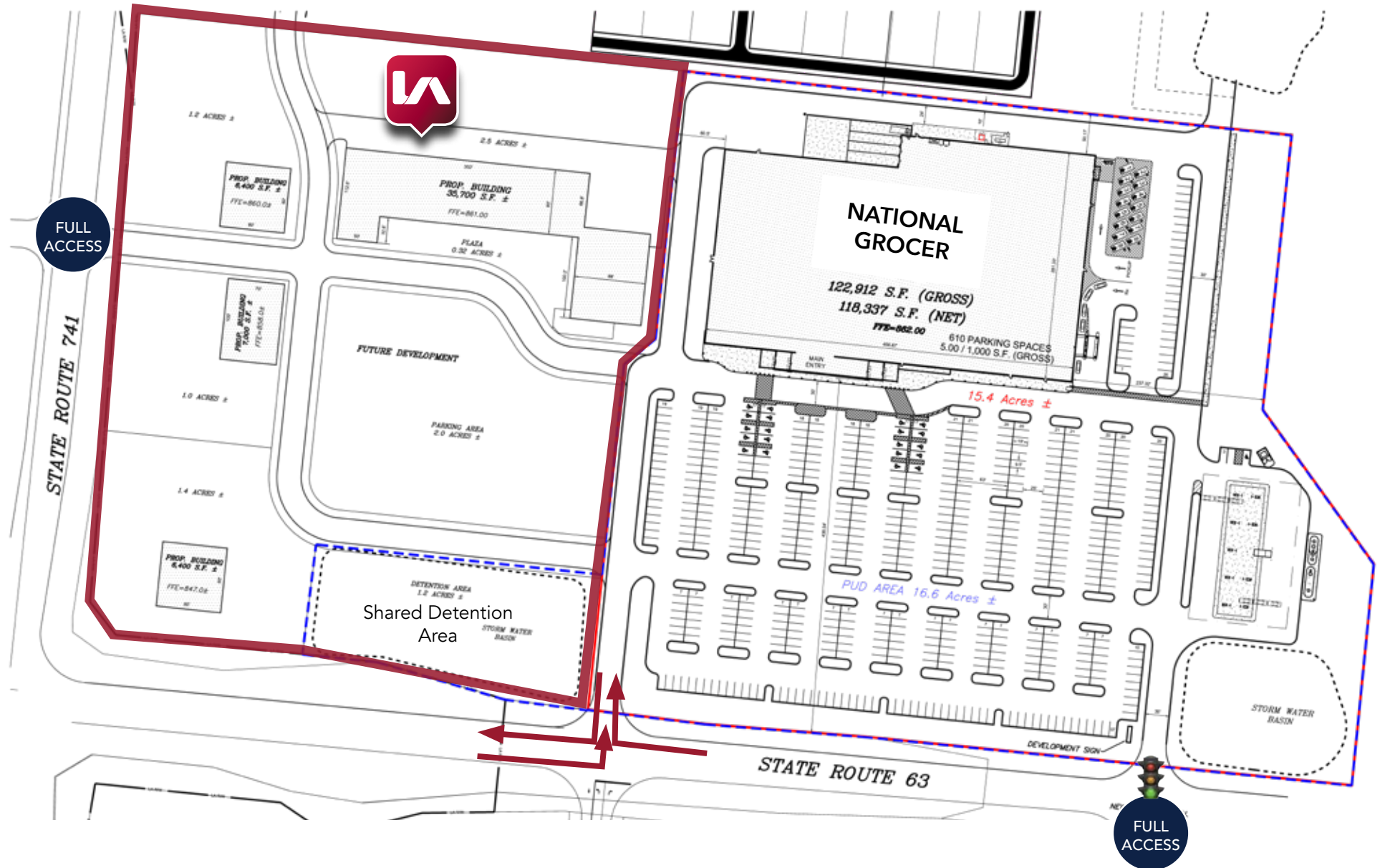
- The development is strategically situated within a new housing development and next to a prominent national grocery tenant
- Proposed Wawa across the street
- Excellent visibility along State Route 741 and OH-63 in Lebanon, OH.
- Positioned at the intersection of these two major routes, the grocery-anchored development provides convenient access from both streets.
- Land is being delivered graded and all utilities are at the site.
- 63 widened to 4 lanes in 2025
- **Construction Schedule:**
 - Closing for Wawa: *December 10, 2024*
 - Ground Breaking for Wawa: *January 2025*
 - Closing for Grocery Store: *September 2025*
 - Anticipated Ground Breaking for Grocery: *2026*

CONTACTS:

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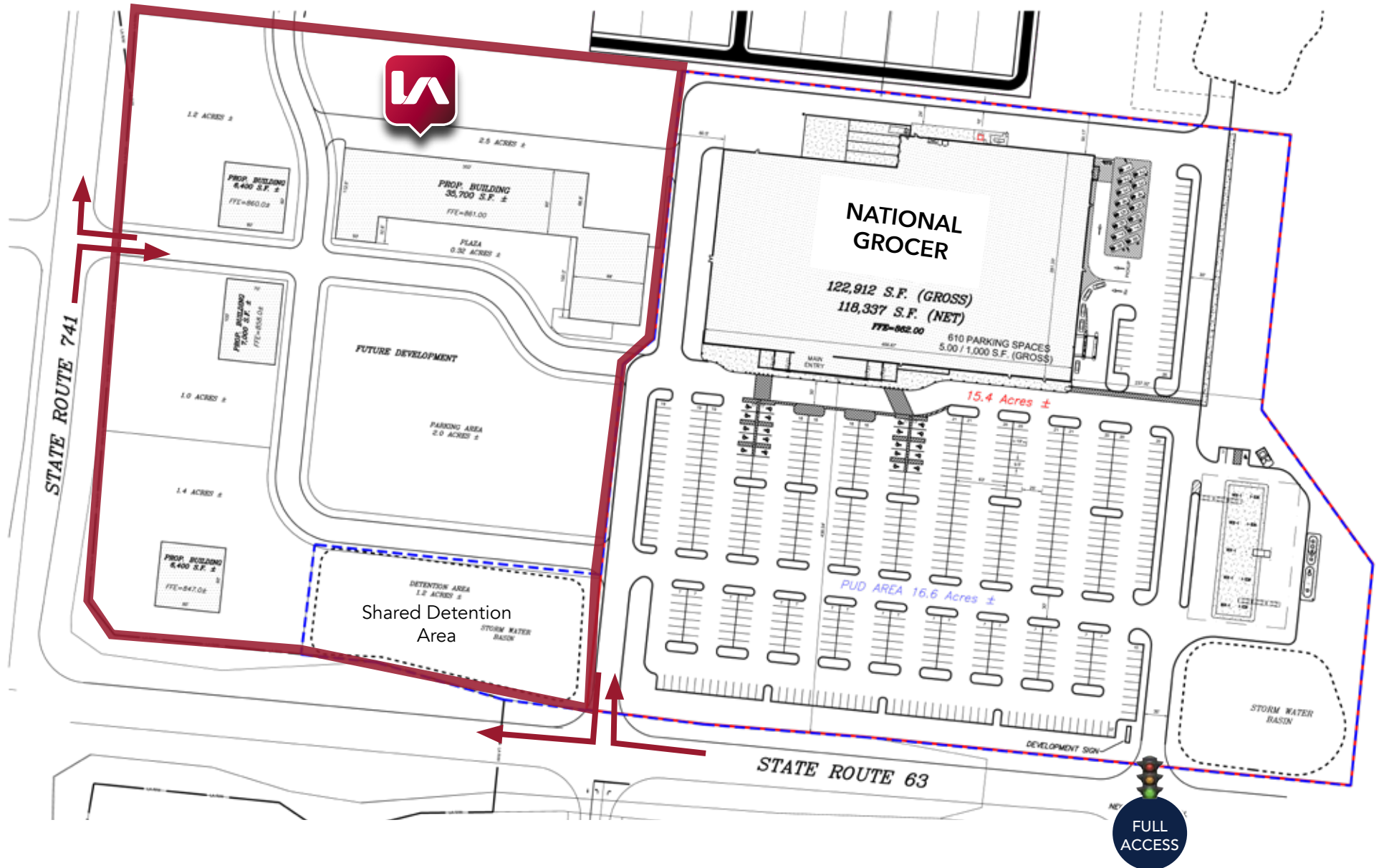
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SITE PLAN LAYOUT - Option 1 for access to site



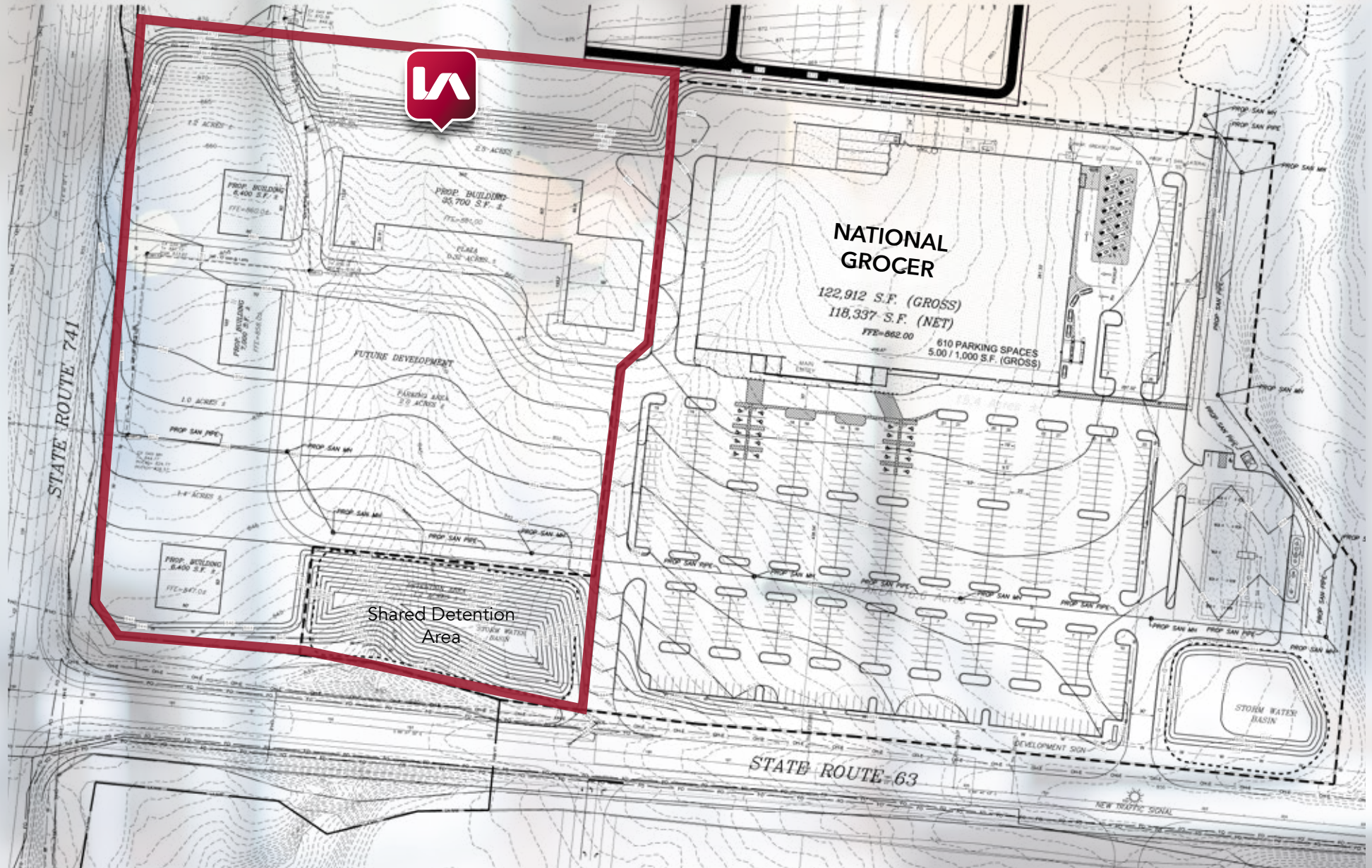
**Access approvals are currently under review by ODOT

SITE PLAN LAYOUT - Option 2 for access to site

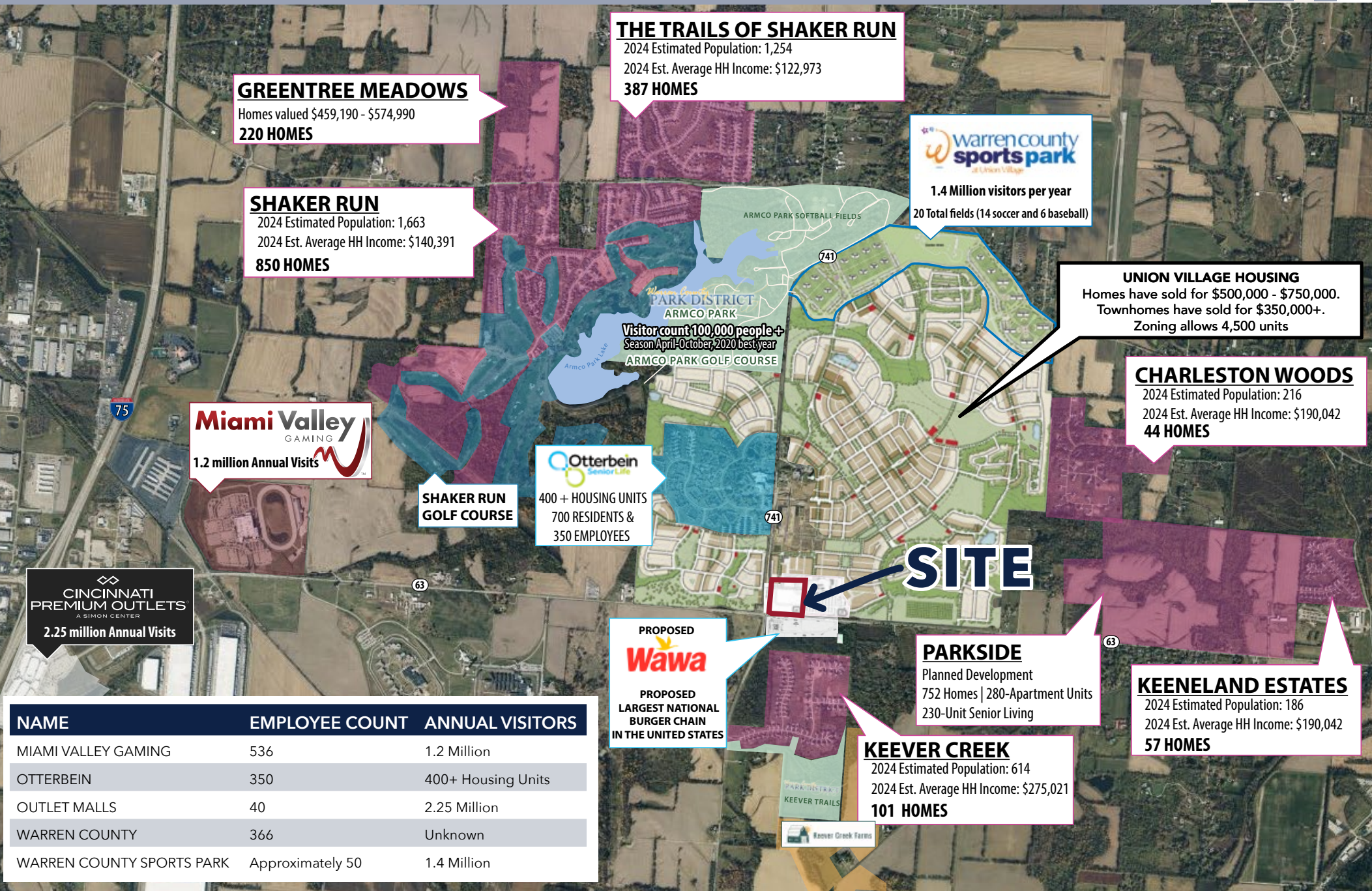


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SITE PLAN LAYOUT WITH GRADING



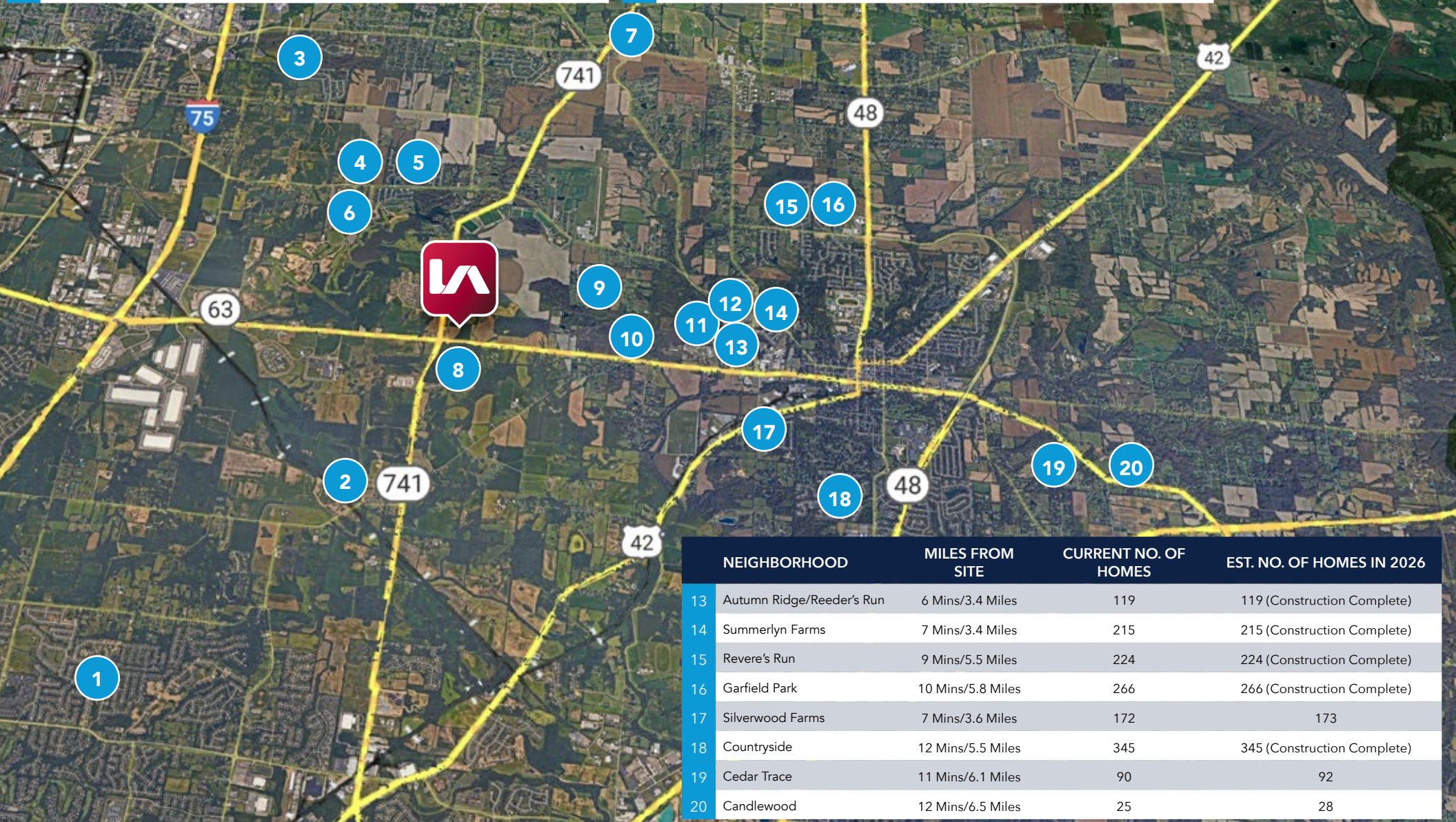
NEIGHBORHOOD MAP/GENERATORS



NAME	EMPLOYEE COUNT	ANNUAL VISITORS
MIAMI VALLEY GAMING	536	1.2 Million
OTTERBEIN	350	400+ Housing Units
OUTLET MALLS	40	2.25 Million
WARREN COUNTY	366	Unknown
WARREN COUNTY SPORTS PARK	Approximately 50	1.4 Million

	NEIGHBORHOOD	MILES FROM SITE	CURRENT NO. OF HOMES	EST. NO. OF HOMES IN 2026
1	Various Established Neighborhoods	9 Mins 5.5 Miles	696	708
2	Hudson Estates	4 Mins 2.3 Miles	20	20 (Construction Complete)
3	Renaissance	9 Mins 5.4 Miles	440	440 (Construction Complete)
4	Greentree Meadows	6 Mins 3.9 Miles	0 (Under Construction)	220
5	The Trails Of Shaker Run	8 Mins 3.6 Miles	387	387 (Construction Complete)
6	Shaker Run	9 Mins 4.3 Miles	850	1,304

	NEIGHBORHOOD	MILES FROM SITE	CURRENT NO. OF HOMES	EST. NO. OF HOMES IN 2026
7	Country Creek Estates	9 Mins 5.1 Miles	0 (Under Construction)	74
8	Keever Creek	4 Mins 2.6 Miles	101	101 (Construction Complete)
9	Charleston Woods	8 Mins 4.5 Miles	40	44
10	Parkside	2 Mins 1.4 Miles	0 (Under Construction)	752 Homes 280-Apartment Units
11	Keeneland Estates	5 Mins 3.2 Miles	57	57 (Construction Complete)
12	Tollhouse Farms	5 Mins 3.4 Miles	0 (Under Construction)	70

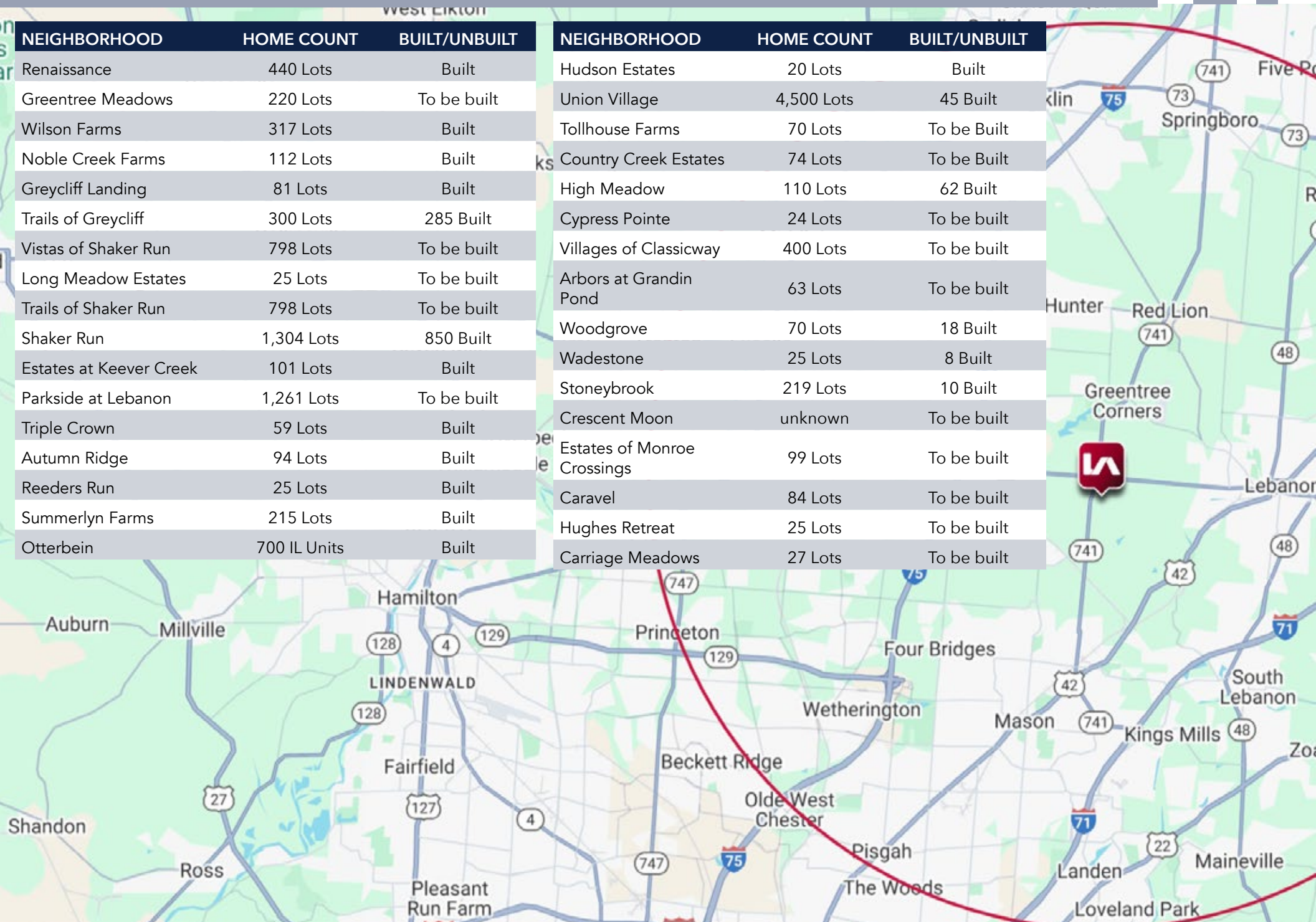


	NEIGHBORHOOD	MILES FROM SITE	CURRENT NO. OF HOMES	EST. NO. OF HOMES IN 2026
13	Autumn Ridge/Reeder's Run	6 Mins/3.4 Miles	119	119 (Construction Complete)
14	Summerlyn Farms	7 Mins/3.4 Miles	215	215 (Construction Complete)
15	Revere's Run	9 Mins/5.5 Miles	224	224 (Construction Complete)
16	Garfield Park	10 Mins/5.8 Miles	266	266 (Construction Complete)
17	Silverwood Farms	7 Mins/3.6 Miles	172	173
18	Countryside	12 Mins/5.5 Miles	345	345 (Construction Complete)
19	Cedar Trace	11 Mins/6.1 Miles	90	92
20	Candlewood	12 Mins/6.5 Miles	25	28

NEIGHBORHOODS (within 10 miles)

NEIGHBORHOOD	HOME COUNT	BUILT/UNBUILT
Renaissance	440 Lots	Built
Greentree Meadows	220 Lots	To be built
Wilson Farms	317 Lots	Built
Noble Creek Farms	112 Lots	Built
Greycliff Landing	81 Lots	Built
Trails of Greycliff	300 Lots	285 Built
Vistas of Shaker Run	798 Lots	To be built
Long Meadow Estates	25 Lots	To be built
Trails of Shaker Run	798 Lots	To be built
Shaker Run	1,304 Lots	850 Built
Estates at Kever Creek	101 Lots	Built
Parkside at Lebanon	1,261 Lots	To be built
Triple Crown	59 Lots	Built
Autumn Ridge	94 Lots	Built
Reeders Run	25 Lots	Built
Summerlyn Farms	215 Lots	Built
Otterbein	700 IL Units	Built

NEIGHBORHOOD	HOME COUNT	BUILT/UNBUILT
Hudson Estates	20 Lots	Built
Union Village	4,500 Lots	45 Built
Tollhouse Farms	70 Lots	To be Built
Country Creek Estates	74 Lots	To be Built
High Meadow	110 Lots	62 Built
Cypress Pointe	24 Lots	To be built
Villages of Classicway	400 Lots	To be built
Arbors at Grandin Pond	63 Lots	To be built
Woodgrove	70 Lots	18 Built
Wadestone	25 Lots	8 Built
Stoneybrook	219 Lots	10 Built
Crescent Moon	unknown	To be built
Estates of Monroe Crossings	99 Lots	To be built
Caravel	84 Lots	To be built
Hughes Retreat	25 Lots	To be built
Carriage Meadows	27 Lots	To be built



OWNERSHIP INFORMATION



About Union Village

Union Village in Warren County embodies the future of New Urbanism in Ohio, combining community-focused neighborhood design with charming front porch living. Just minutes from Armco Park Lake, Shaker Run Golf Course, and the Warren County Sports Park, this walkable community features a town square, village shops, and peaceful pocket parks all within easy reach.

Known for its close-knit community and dedication to preserving natural beauty and historic charm, Union Village is an ideal place for families, retirees, or entrepreneurs to call home. Convenient access to I-75 ensures a smooth commute to both Dayton and Cincinnati, making it a perfect blend of serenity and accessibility.



About Otterbein

The land is currently owned by Otterbein Senior Living. Otterbein SeniorLife provides a wide range of care and lifestyle options for seniors, including independent and assisted living, skilled nursing, rehabilitation, memory care, respite care, in-home support, and hospice services.

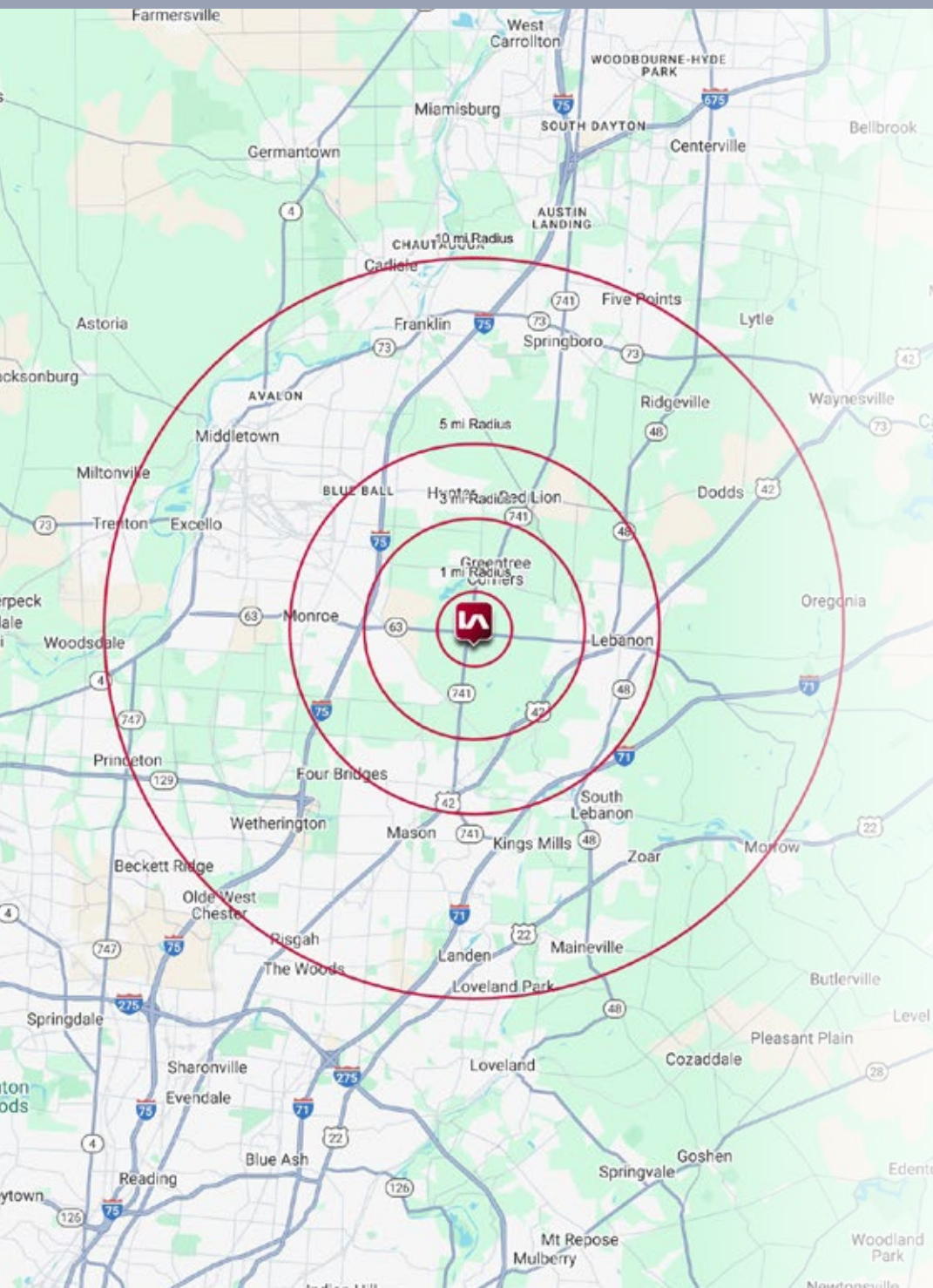
As a non-profit 501(c)(3) organization, their mission centers on serving residents with compassion and innovation. They continually seek ways to enhance the care and services offered at our communities in Ohio and Indiana, from vibrant living environments to innovative small house neighborhoods and personalized health care.

Otterbein's Leaders and Innovators

Otterbein is directed by a dedicated leadership team and a board of directors who have a strong bond with our mission and ministry.

Our leaders are part of the communities they serve, and are committed to continuing the mission of personalized fulfilling senior lifestyle options.

DEMOGRAPHICS



	1 mile radius	3 mile radius	5 mile radius	10 mile radius
POPULATION				
2024 Estimated Population	1,689	10,061	67,603	345,864
2029 Projected Population	1,812	10,641	71,675	362,086
2020 Census Population	1,659	10,155	65,542	335,434
2010 Census Population	1,116	9,084	55,916	300,770
Projected Annual Growth 2024 to 2029	1.5%	1.2%	1.2%	0.9%
Historical Annual Growth 2010 to 2024	3.7%	0.8%	1.5%	1.1%
HOUSEHOLDS				
2024 Estimated Households	693	3,048	24,236	130,492
2029 Projected Households	754	3,329	26,039	138,075
2020 Census Households	662	2,783	22,627	123,608
2010 Census Households	442	1,820	18,573	109,228
Projected Annual Growth 2024 to 2029	1.8%	1.8%	1.5%	1.2%
Historical Annual Growth 2010 to 2024	4.1%	4.8%	2.2%	1.4%
AGE				
2024 Est. Population Under 10 Years	10.9%	8.6%	11.9%	12.4%
2024 Est. Population 10 to 19 Years	10.6%	8.6%	14.4%	14.0%
2024 Est. Population 20 to 29 Years	11.8%	19.6%	12.4%	11.8%
2024 Est. Population 30 to 44 Years	19.2%	26.8%	21.1%	19.9%
2024 Est. Population 45 to 59 Years	17.1%	15.7%	19.7%	19.8%
2024 Est. Population 60 to 74 Years	16.3%	12.6%	14.0%	15.7%
2024 Est. Population 75 Years or Over	14.1%	8.0%	6.6%	6.5%
2024 Est. Median Age	41.8	37.9	38.1	38.7
INCOME				
2024 Est. HH Income \$200,000 or More	20.6%	17.7%	18.5%	17.9%
2024 Est. Average Household Income	\$172,489	\$146,919	\$139,624	\$138,988
2024 Est. Median Household Income	\$92,982	\$92,701	\$110,401	\$107,611
2024 Est. Per Capita Income	\$70,911	\$44,601	\$50,122	\$52,494
2024 Est. Total Businesses	30	152	1,691	9,362
2024 Est. Total Employees	577	2,044	24,093	118,770



Please direct all proposals to TC Bartoszek and
Katie Crowl

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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Shared Detention
Area

**Largest National
Burger Chain
in the
United States**

Wawa