



Lebanon E Check Station Lebanon, Ohio

The Lebanon site is located on SR 123, adjacent to Stubbs Mills Road and within 1,000 feet of the State Route's Interchange with US 42. The 1.582 acre site is rectangular, has an existing building that is 5,838 sq. ft. and is easily expandable based on use. It is zoned Commercial Interchange Service, which allows flexible zoning and allows a Neighborhood Shopping Center. It is a prime location in an exurban area that is exploding with commercial, industrial and residential development. All utilities are available and adequately sized to serve an expanded project.

It is ideal for a wide range of Retail uses, Specialized Commercial use, Research Facility, Educational Facility, Sporting Venue, Office use, or several other uses that can take advantage of easy access, large parking field, private roadways, and a very flexible building design. The entire building HVAC and plumbing; there are 4 large overhead doors and 2,500 sq. ft. of finished office space. It also has a smaller overhead door that accesses an area adjacent to the office space.

Demographically, the area is growing and will continue growing at an impressive rate of 18% over the next decade. In 2004, the population was 47,554 in a 7-mile radius, and with an astounding growth rate of 36% over the previous decade. Average incomes per household range from \$65,000 in a 3-mile radius to \$68,000 in the 7-mile radius.