

East Ridge Land

Monroe Road & East Ridge Drive | Lebanon, OH | 45036



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Warren	Land	Professional Office – Future General Commercial	1.48 Acres	Call for Details

Property & Location Highlights:

- Located within the business district of Lebanon
- Close to US-42 which has over 12,000 vehicles per day, and nearby US-48 which has over 8,000 vehicles per day

- Currently zoned for office, but can be rezoned to general commercial
- All utilities to site
- Curb-cut access off East Ridge Drive
- ALTA Survey completed by seller

For more information, contact:



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Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	4,167		37,314		217,894	
2022 Estimate	3,870		34,551		200,621	
2010 Census	3,728		32,615		173,119	
Growth 2022 - 2027	7.67%		8.00%		8.61%	
Growth 2010 - 2022	3.81%		5.94%		15.89%	
2022 Population by Hispanic Origin	151		1,295		6,130	
2022 Population	3,870		34,551		200,621	
White	3,507	90.62%	32,362	93.66%	176,972	88.21%
Black	192	4.96%	866	2.51%	9,026	4.50%
Am. Indian & Alaskan	15	0.39%	111	0.32%	425	0.21%
Asian	50	1.29%	478	1.38%	10,088	5.03%
Hawaiian & Pacific Island	0	0.00%	19	0.05%	124	0.06%
Other	105	2.71%	715	2.07%	3,986	1.99%
U.S. Armed Forces	0		1		257	
Households						
2027 Projection	1,635		13,667		78,123	
2022 Estimate	1,517		12,639		71,807	
2010 Census	1,461		11,879		61,667	
Growth 2022 - 2027	7.78%		8.13%		8.80%	
Growth 2010 - 2022	3.83%		6.40%		16.44%	
Owner Occupied	777	51.22%	9,162	72.49%	57,599	80.21%
Renter Occupied	740	48.78%	3,477	27.51%	14,208	19.79%
2022 Households by HH Income	1,518		12,638		71,807	
Income: <\$25,000	337	22.20%	1,361	10.77%	6,090	8.48%
Income: \$25,000 - \$50,000	350	23.06%	1,843	14.58%	9,821	13.68%
Income: \$50,000 - \$75,000	425	28.00%	2,854	22.58%	12,428	17.31%
Income: \$75,000 - \$100,000	183	12.06%	1,845	14.60%	10,244	14.27%
Income: \$100,000 - \$125,000	120	7.91%	1,481	11.72%	8,379	11.67%
Income: \$125,000 - \$150,000	12	0.79%	706	5.59%	5,193	7.23%
Income: \$150,000 - \$200,000	70	4.61%	1,180	9.34%	8,434	11.75%
Income: \$200,000+	21	1.38%	1,368	10.82%	11,218	15.62%
2022 Avg Household Income	\$62,872		\$104,719		\$121,886	
2022 Med Household Income	\$54,067		\$78,536		\$93,460	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	347	2,575	7
Retail & Wholesale Trade	60	899	15
Hospitality & Food Service	22	347	16
Real Estate, Renting, Leasing	15	62	4
Finance & Insurance	29	134	5
Information	8	39	5
Scientific & Technology Services	33	157	5
Management of Companies	0	0	0
Health Care & Social Assistance	104	493	5
Educational Services	4	28	7
Public Administration & Sales	8	162	20
Arts, Entertainment, Recreation	1	4	4
Utilities & Waste Management	2	5	3
Construction	9	54	6
Manufacturing	7	23	3
Agriculture, Mining, Fishing	1	3	3
Other Services	44	165	4

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