

PAVILION at RIVERS CROSSING

I-71 and SR 48, South Lebanon, OH 45065

Development Land Available



Property Details:

- Located at the interchange of I-71 and SR 48
- Anchored by Kohl's, Lowe's and Target
- Highway visible outlot available along I-71



Demographics:

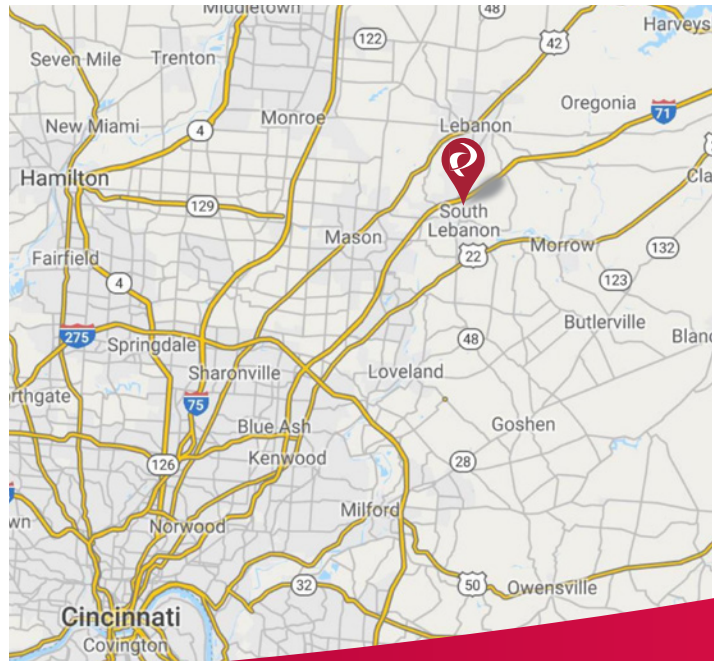
2023 Estimates	Polygon Trade Area
Population	103,470
Households	39,561
Average Household Income	\$138,116
Total Number of Employees	38,491

Traffic Counts:

Inrix 2022	ADT
SR 48 N of Corwin Nixon Blvd.	33,301
I-71 (at SR 48)	63,732

Contact:
Mike Halonen

513.489.3343 x1
mhalonen@edgegp.com



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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Aerial



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Site Plan East of SR 48



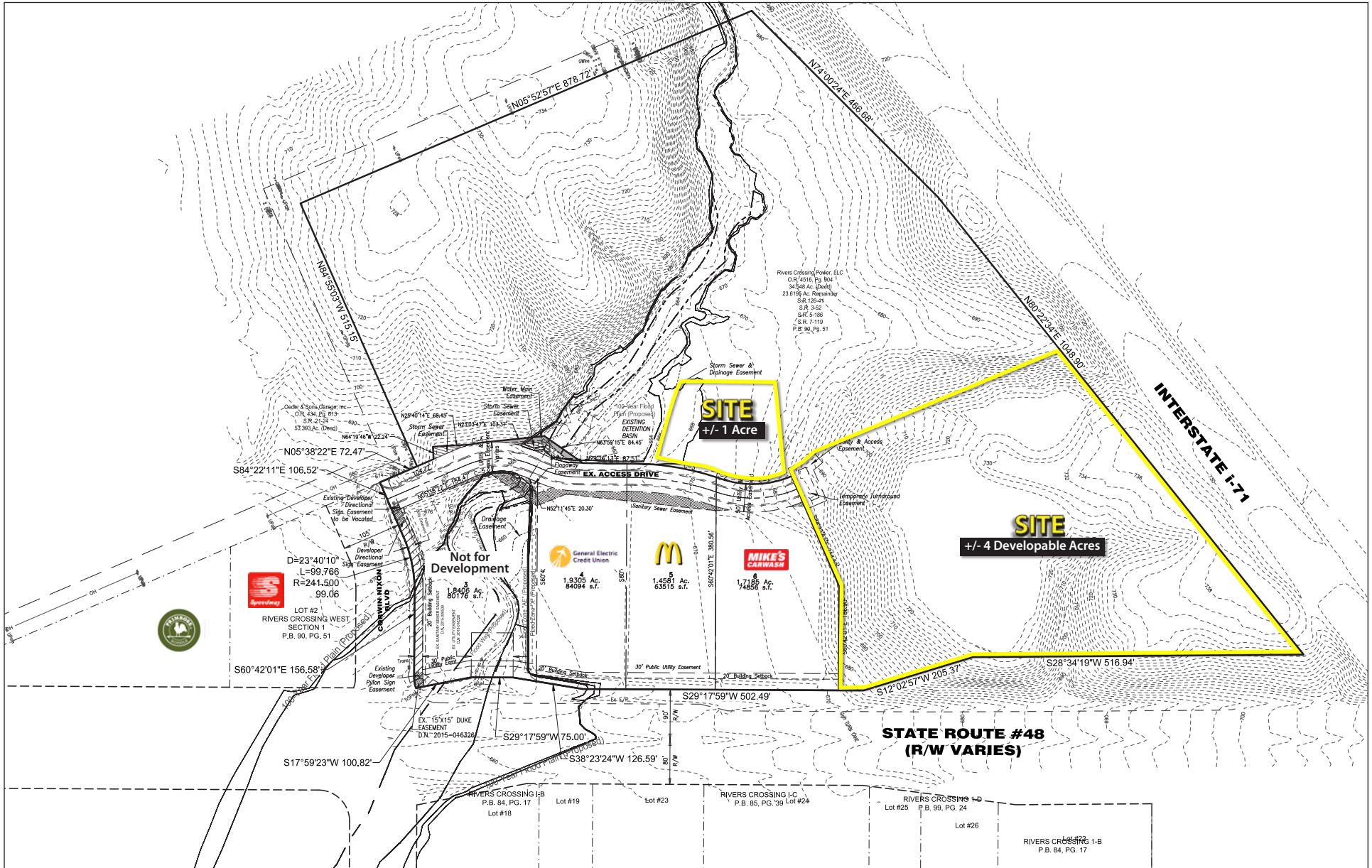
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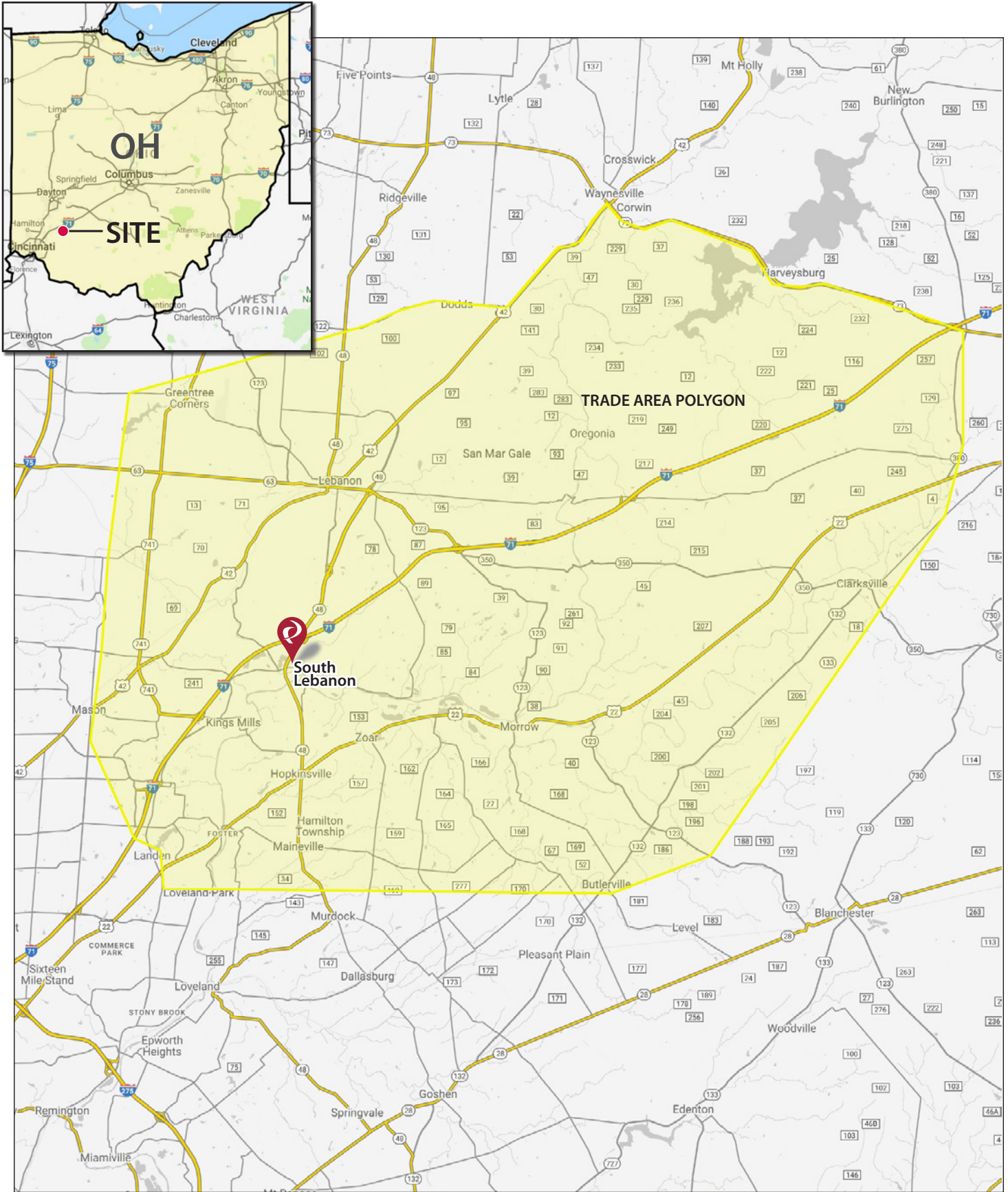
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Site Plan West of SR 48



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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.4488/-84.1253

I-71 and SR 48 South Lebanon, OH 45065	Trade Area Polygon
Population	
2023 Estimated Population	103,470
2028 Projected Population	111,344
2020 Census Population	99,599
2010 Census Population	85,698
Projected Annual Growth 2023 to 2028	1.5%
Historical Annual Growth 2010 to 2023	1.6%
2023 Median Age	38.9
Households	
2023 Estimated Households	39,561
2028 Projected Households	43,559
2020 Census Households	37,578
2010 Census Households	31,914
Projected Annual Growth 2023 to 2028	2.0%
Historical Annual Growth 2010 to 2023	1.8%
Race and Ethnicity	
2023 Estimated White	87.5%
2023 Estimated Black or African American	3.1%
2023 Estimated Asian or Pacific Islander	4.9%
2023 Estimated American Indian or Native Alaskan	0.1%
2023 Estimated Other Races	4.5%
2023 Estimated Hispanic	3.5%
Income	
2023 Estimated Average Household Income	\$138,116
2023 Estimated Median Household Income	\$109,621
2023 Estimated Per Capita Income	\$52,895
Education (Age 25+)	
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%
2023 Estimated High School Graduate	27.4%
2023 Estimated Some College	17.2%
2023 Estimated Associates Degree Only	8.9%
2023 Estimated Bachelors Degree Only	26.5%
2023 Estimated Graduate Degree	15.5%
Business	
2023 Estimated Total Businesses	2,409
2023 Estimated Total Employees	31,082
2023 Estimated Employee Population per Business	12.9
2023 Estimated Residential Population per Business	43.0

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