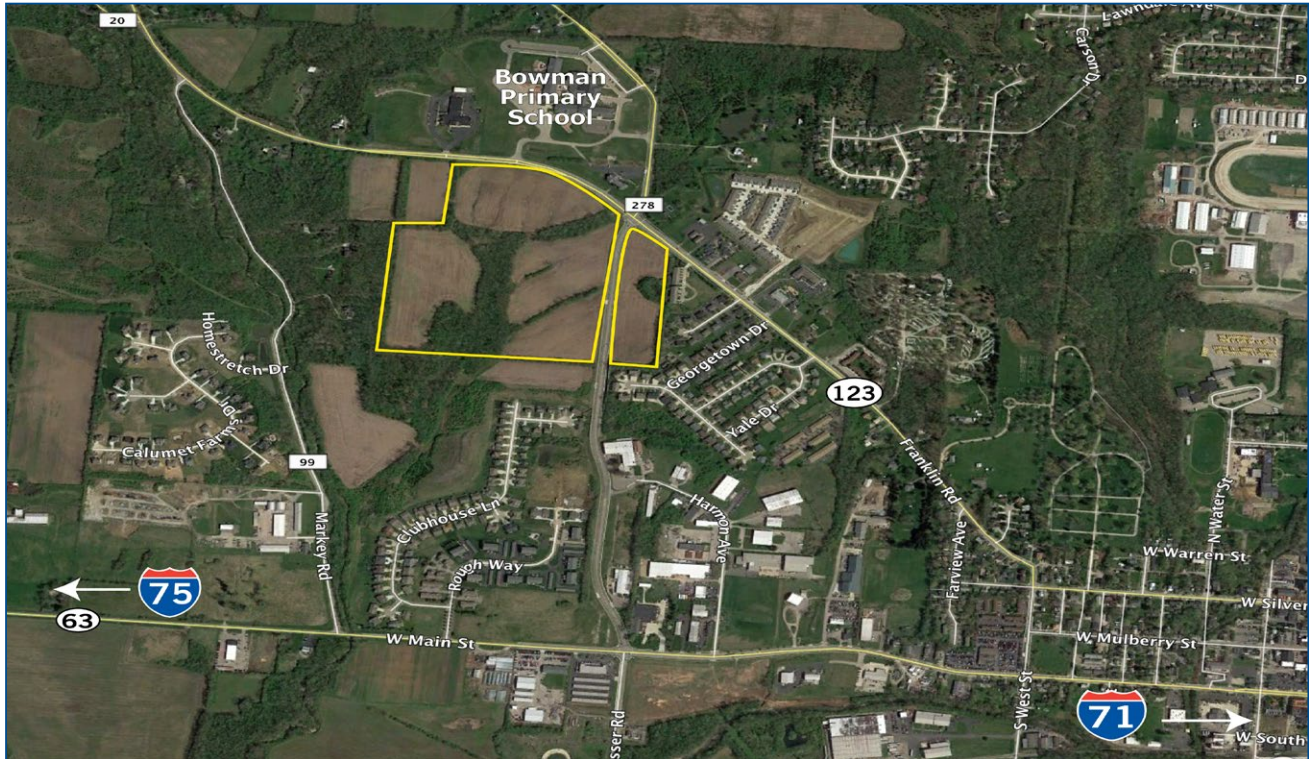


## Tollhouse Farm

SR 123 | Lebanon, OH 45036



### Property Overview

<b>County</b>	Warren
<b>Property Type</b>	Residential, Single-family   Two-family
<b>Zoning</b>	R-1B, 3.5 Units / Acre R-1CC, 5.2 Units / Acre
<b>Acreage</b>	62 Acres
<b>LoopNet ID</b>	16999806

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

### For more information contact:



**Tom Cloud**  
Commercial Sales Associate  
513.932.6010  
tcloud@hsabh.com

### Property Description

- Next to Neil Armstrong Way connector between SR 63 and I-75
- Adjacent to Lebanon Elementary School
- Frontage: 1700'; Off SR 123
- Water and sanitary sewer supplier: City of Lebanon
- Telecommunication supplier: Sprint

### Location Highlights

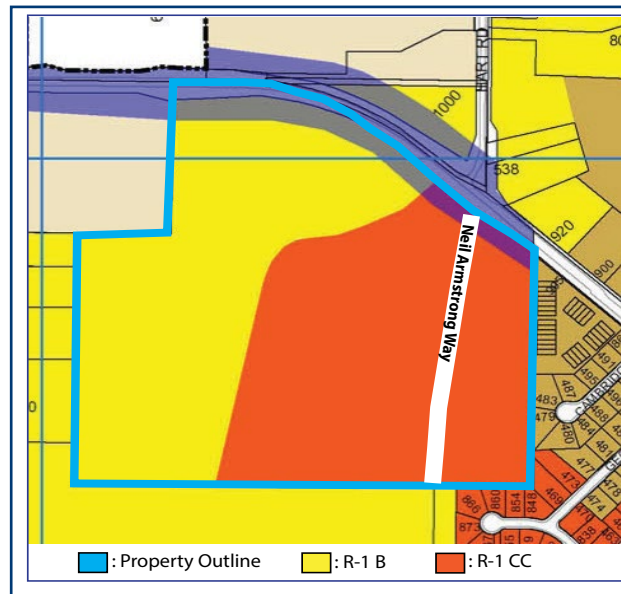
- Proximity to Interstate:
  - I-71, 5 miles
  - I-75, 9 miles
- Minutes from downtown Lebanon
- Lebanon School District

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## Area Demographics

SR 123 | Lebanon, OH 45036



Population	1 mile	3 miles	5 miles
2022 Projection	4,417	25,376	44,383
2017 Estimate	4,316	24,690	42,729
2010 Census	4,119	23,719	40,582
2000 Census	3,589	21,571	32,083
Growth 2017--2022	2.3%	2.8%	3.9%

Households	1 mile	3 miles	5 miles
2022 Projection	1,762	9,552	15,315
2017 Estimate	1,694	9,127	14,398
2010 Census	1,598	8,709	13,342
2000 Census	1,389	7,038	10,747
Growth 2017-2022	4.0%	4.7%	6.4%

2017 Est. Median Age	36.2	38.0	38.0
2017 Est. Average Household Income	\$60,546	\$64,728	\$67,586

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