

Lebanon Business Center Office Building for Lease

1087-A Mane Way, Lebanon, OH 45036



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICING
Warren	Office	Industrial/Office	7,660 SF	Call for Details

Property Description

- Attractive Lease Opportunity
- 20' clear height ceilings
- 3-phase 400 amp electric
- Attractive multi-tenant building

- Building signage available
- 0.3 miles west off SR-48 in Lebanon, OH
- Excellent access to I-71 from SR-48
- Located in the Lebanon Commerce Park

For more information, contact:

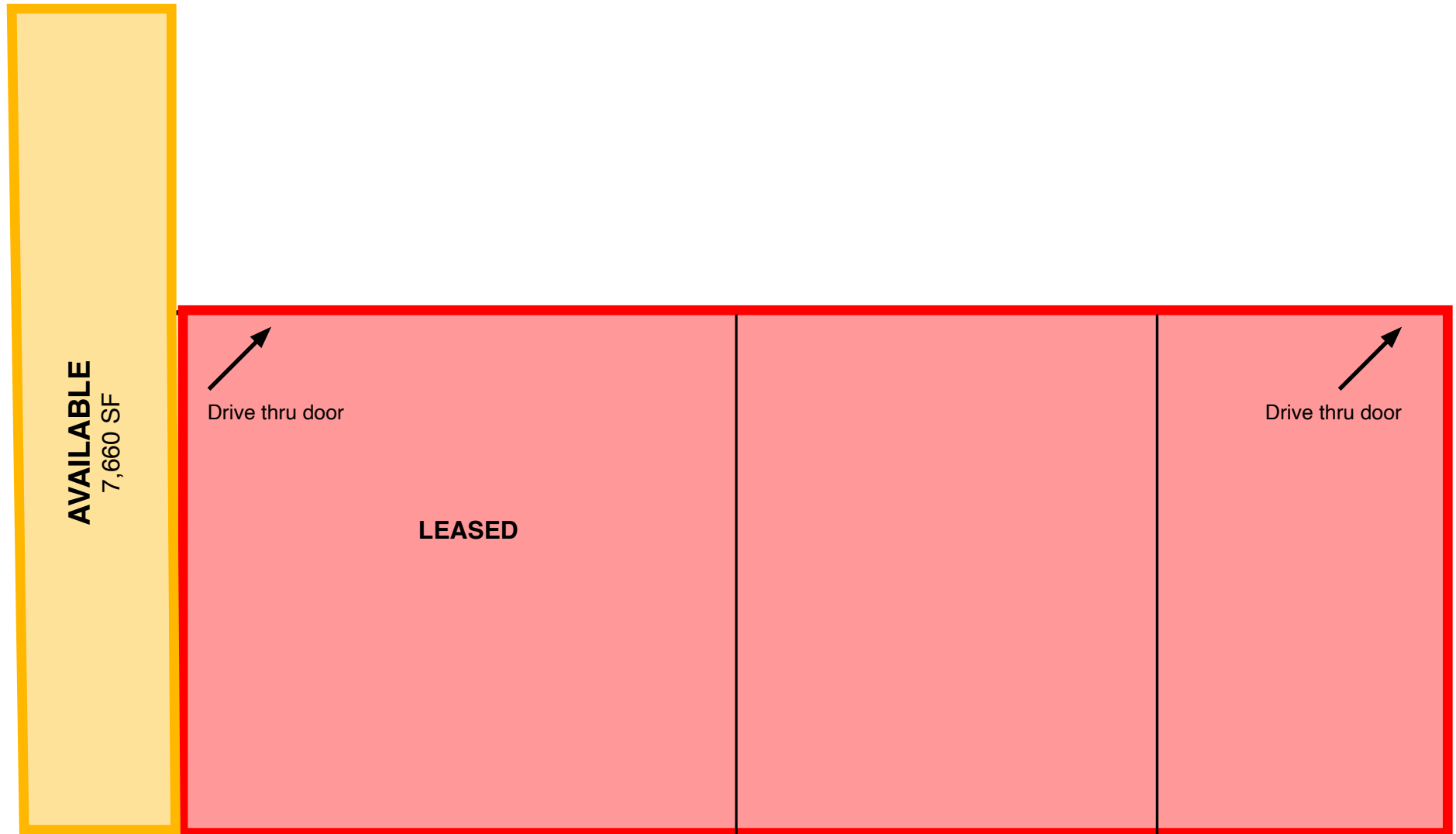


Henkle Schueler Est. 1935
CORFAC International

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	638		23,890		71,803	
2022 Estimate	584		21,870		65,748	
2010 Census	512		19,059		56,339	
Growth 2022 - 2027	9.25%		9.24%		9.21%	
Growth 2010 - 2022	14.06%		14.75%		16.70%	
2022 Population by Hispanic Origin	17		956		2,374	
2022 Population	584		21,870		65,748	
White	541	92.64%	20,165	92.20%	57,395	87.30%
Black	10	1.71%	628	2.87%	4,297	6.54%
Am. Indian & Alaskan	2	0.34%	70	0.32%	179	0.27%
Asian	17	2.91%	558	2.55%	2,568	3.91%
Hawaiian & Pacific Island	1	0.17%	16	0.07%	62	0.09%
Other	14	2.40%	434	1.98%	1,247	1.90%
U.S. Armed Forces	0		0		6	
Households						
2027 Projection	229		8,679		25,133	
2022 Estimate	209		7,945		22,868	
2010 Census	185		6,953		19,110	
Growth 2022 - 2027	9.57%		9.24%		9.90%	
Growth 2010 - 2022	12.97%		14.27%		19.67%	
Owner Occupied	170	81.34%	5,737	72.21%	17,448	76.30%
Renter Occupied	39	18.66%	2,208	27.79%	5,420	23.70%
2022 Households by HH Income	211		7,946		22,867	
Income: <\$25,000	14	6.64%	862	10.85%	2,158	9.44%
Income: \$25,000 - \$50,000	26	12.32%	1,170	14.72%	3,590	15.70%
Income: \$50,000 - \$75,000	32	15.17%	1,499	18.86%	4,210	18.41%
Income: \$75,000 - \$100,000	28	13.27%	912	11.48%	2,932	12.82%
Income: \$100,000 - \$125,000	22	10.43%	976	12.28%	2,672	11.68%
Income: \$125,000 - \$150,000	19	9.00%	582	7.32%	1,314	5.75%
Income: \$150,000 - \$200,000	32	15.17%	833	10.48%	2,438	10.66%
Income: \$200,000+	38	18.01%	1,112	13.99%	3,553	15.54%
2022 Avg Household Income	\$133,057		\$114,569		\$118,058	
2022 Med Household Income	\$106,250		\$87,116		\$87,580	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	151	2,334	15
Retail & Wholesale Trade	10	398	40
Hospitality & Food Service	2	12	6
Real Estate, Renting, Leasing	7	123	18
Finance & Insurance	4	14	4
Information	2	29	15
Scientific & Technology Services	5	11	2
Management of Companies	0	0	0
Health Care & Social Assistance	95	827	9
Educational Services	3	247	82
Public Administration & Sales	2	47	24
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	1	3	3
Construction	6	65	11
Manufacturing	12	551	46
Agriculture, Mining, Fishing	0	0	0
Other Services	2	7	4

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