

0 GENNTOWN DRIVE  
LEBANON, OH 45036

FOR SALE  
+/- 1 ACRE

#### HIGHLIGHTS

- SE quadrant of Bypass 48 and SR 42
- Minutes from I-71
- Terrific visibility from 4-way signalized intersection
- Adjacent to Walmart Supercenter
- Additional attractions include Kroger Marketplace, Aldi, Vance Outdoors, Goodwill, Dollar Tree, Buffalo Wild Wings, Donato's, Penn Station, Dairy Queen, Pizza Hut, Lebanon High School and Warren County Fairgrounds
- Zoned GC- General Commercial
- 3.4735 acres - approximately 1 acre usable
- Proposed building layout available

#### TRAFFIC COUNTS

- 20,620 VPD on BYPASS 48
- 13,215 VPD on SR 42

#### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	2,381	22,250	35,300
Households	929	8,843	13,635
Average HH Income	\$114,962	\$105,778	\$125,161
Daytime Employees	1,085	6,480	11,505

#### CONTACT

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