

PAVILION at RIVERS CROSSING

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

Up to 23.62 Acres
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
- Various lot configurations available



Demographics:

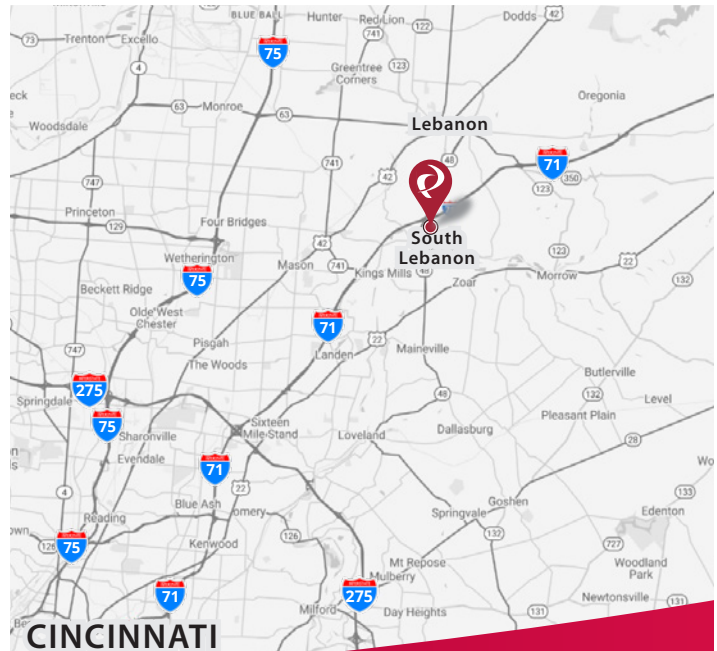
2026 Estimates	3 Mile	5 Mile	10 Mile	Polygon Trade Area
Population	26,274	80,267	287,807	108,731
Households	9,535	30,546	108,908	41,760
Average HH Income	\$186,135	\$161,379	\$163,447	\$152,811
Total No. of Employees	7,618	25,804	153,703	37,922

Traffic Counts:

	ADT
Inrix 2024	
SR 48 N of Corwin Nixon Blvd.	22,033
I-71 (at SR 48)	80,314

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XTEAM
RETAIL ADVISORS

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Aerial



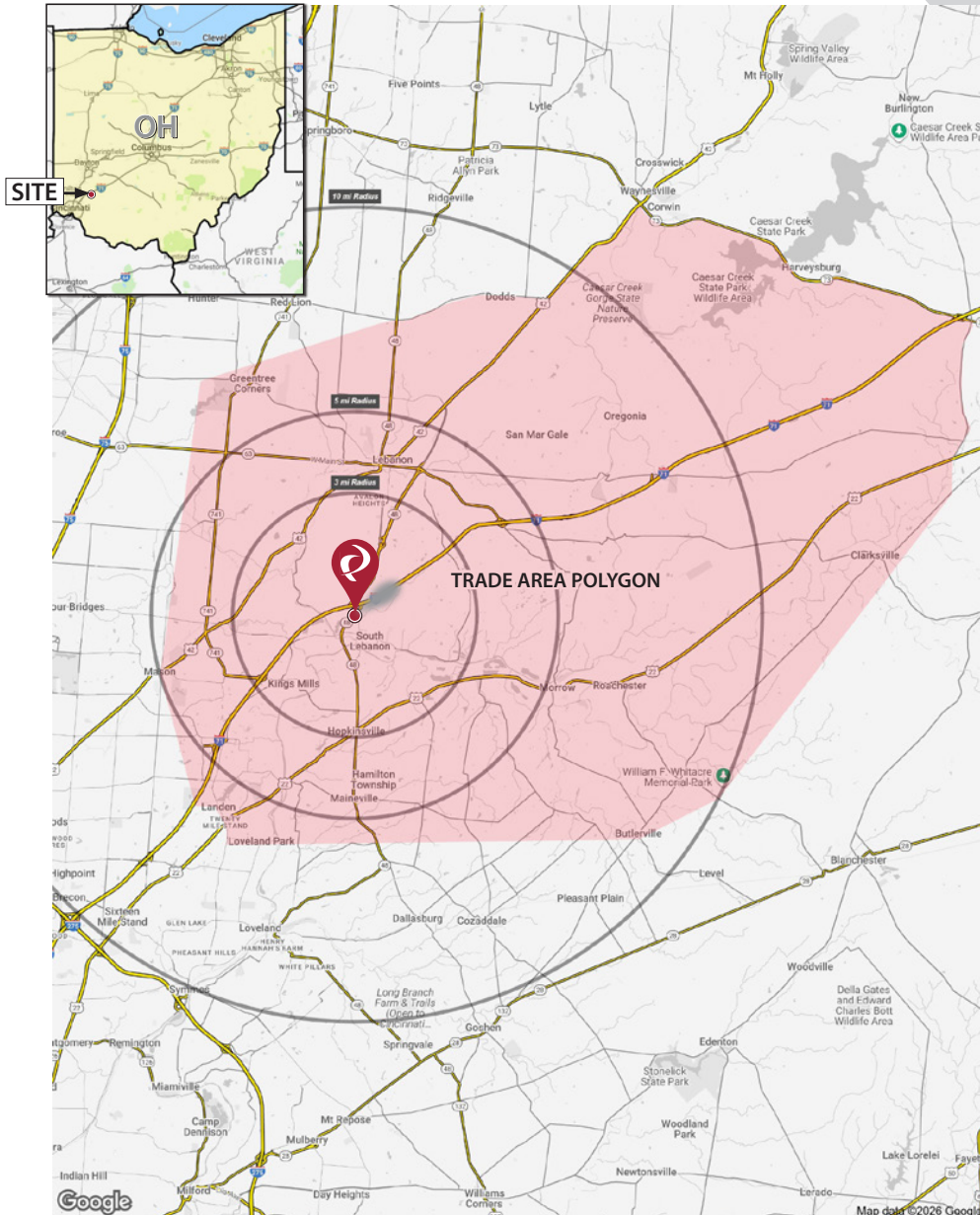
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3789/-84.2233

Rivers Crossing South Lebanon, OH 45065	3 mi radius	5 mi radius	10 mi radius	Trade Area
Population				
2026 Estimated Population	26,274	80,267	287,807	108,731
2031 Projected Population	27,291	82,804	293,453	112,101
2020 Census Population	23,269	72,895	274,981	99,511
2010 Census Population	18,344	60,615	244,876	85,618
Projected Annual Growth 2026 to 2031	0.8%	0.6%	0.4%	0.6%
Historical Annual Growth 2010 to 2026	2.7%	2.0%	1.1%	1.7%
2026 Median Age	37.7	38.7	39.4	39.5
Households				
2026 Estimated Households	9,535	30,546	108,908	41,760
2031 Projected Households	10,097	32,084	112,829	43,821
2020 Census Households	8,428	27,292	100,573	37,546
2010 Census Households	6,596	22,480	88,089	31,884
Projected Annual Growth 2026 to 2031	1.2%	1.0%	0.7%	1.0%
Historical Annual Growth 2010 to 2026	2.8%	2.2%	1.5%	1.9%
Race and Ethnicity				
2026 Estimated White	84.3%	82.6%	78.7%	85.4%
2026 Estimated Black or African American	3.3%	3.6%	6.0%	3.1%
2026 Estimated Asian or Pacific Islander	7.3%	8.4%	9.4%	6.2%
2026 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2026 Estimated Other Races	5.1%	5.3%	5.8%	5.2%
2026 Estimated Hispanic	4.0%	4.2%	4.8%	4.0%
Income				
2026 Estimated Average Household Income	\$186,135	\$161,379	\$163,447	\$152,811
2026 Estimated Median Household Income	\$138,614	\$123,994	\$125,793	\$118,260
2026 Estimated Per Capita Income	\$67,563	\$61,442	\$61,898	\$58,726
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.8%	1.5%
2026 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.1%	2.7%	2.4%
2026 Estimated High School Graduate	22.8%	21.6%	20.4%	23.5%
2026 Estimated Some College	15.4%	17.1%	16.1%	17.7%
2026 Estimated Associates Degree Only	8.5%	8.9%	8.4%	9.8%
2026 Estimated Bachelors Degree Only	31.3%	30.1%	30.8%	28.2%
2026 Estimated Graduate Degree	18.3%	18.5%	19.8%	16.9%
Business				
2026 Estimated Total Businesses	620	1,934	8,663	2,509
2026 Estimated Total Employees	7,618	25,804	153,703	37,922
2026 Estimated Employee Population per Business	12.3	13.3	17.7	15.1
2026 Estimated Residential Population per Business	42.4	41.5	33.2	43.3

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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Site Plan East of SR 48



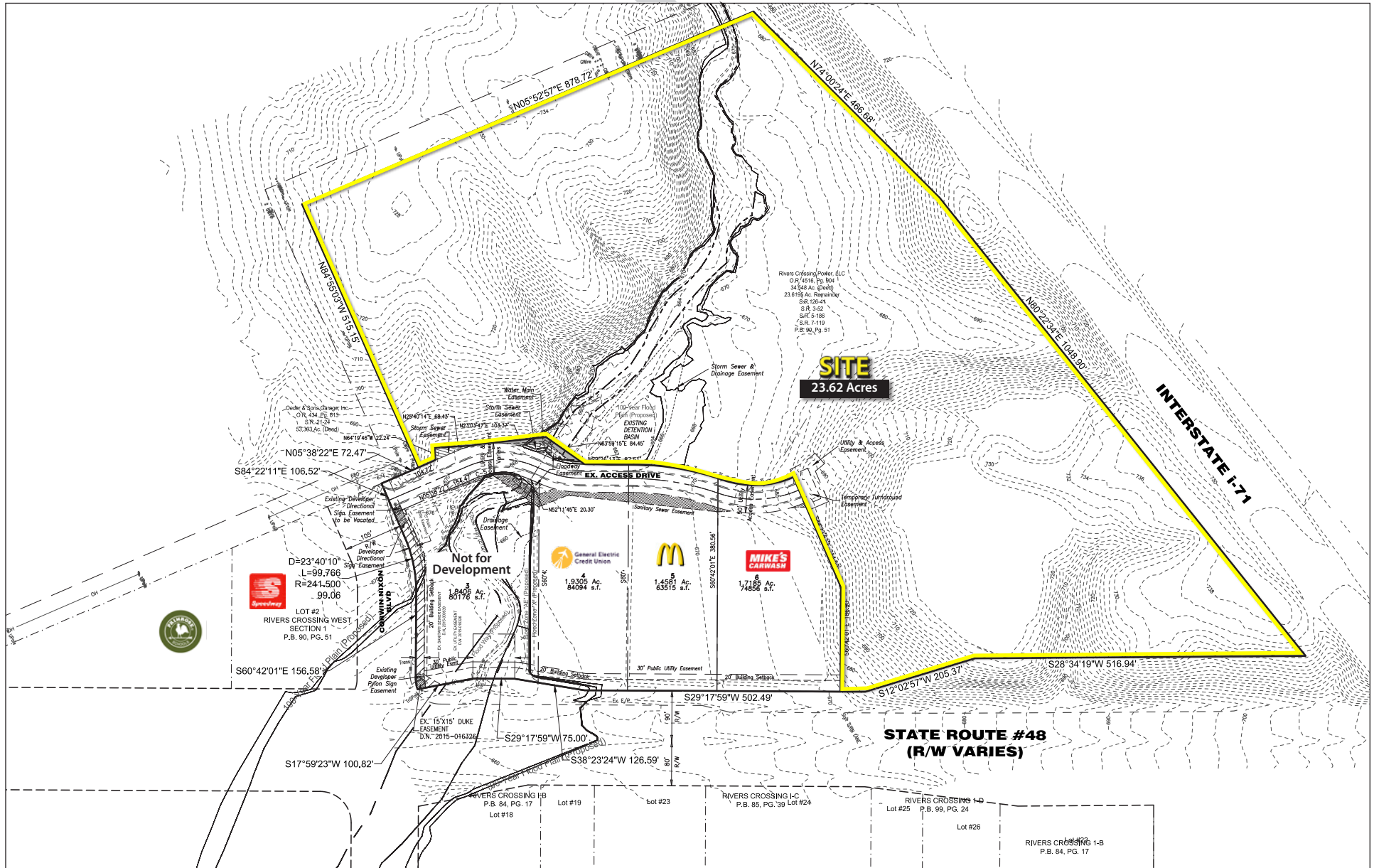
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Site Plan West of SR 48



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