

**913 Lebanon Street
Monroe, OH 45050**

**16,882 SF Office or
Special Purpose Building
For Sale**

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE

HUFF
• REALTY •
A Berkshire Hathaway Affiliate



AVAILABLE:

9,400 SF (Building 1)
7,482 SF (Reception Hall)

ACRES:

4.149 acres

USES:

Professional Office / Special Purpose / Reception

OFFERED AT:

\$1,800,000.00 (\$106 PSF)

LOCATION:

Off SR 63 less than half a mile to I-75

SUMMARY:

Previous use was a special purpose education and event center. Can easily be converted to traditional office/medical use.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

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John Stretch

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Tyler Minges

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OVERVIEW

Office or Special
Purpose Building For
Sale

YEAR BUILT:
1988

PARCEL(s):
C1800009000037
C1800009220004

OCCUPANCY:
At closing

PROPERTY INFO:

- Highly developed commercial area
- Easy access to I-75 (1/2 mile)
- 181 parking stalls
- Resealed parking lot in 2019
- Pylon signage
- Water heaters in both buildings
- 4 car garage (new roof 2019)
- Zoned C-1 (click for zoning ordinance)



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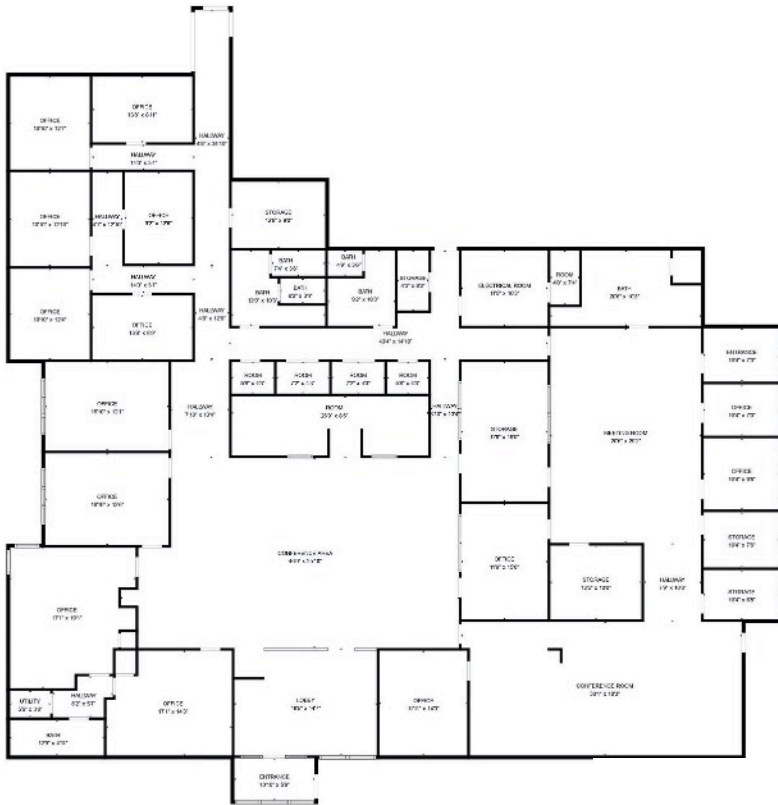
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FLOOR PLAN

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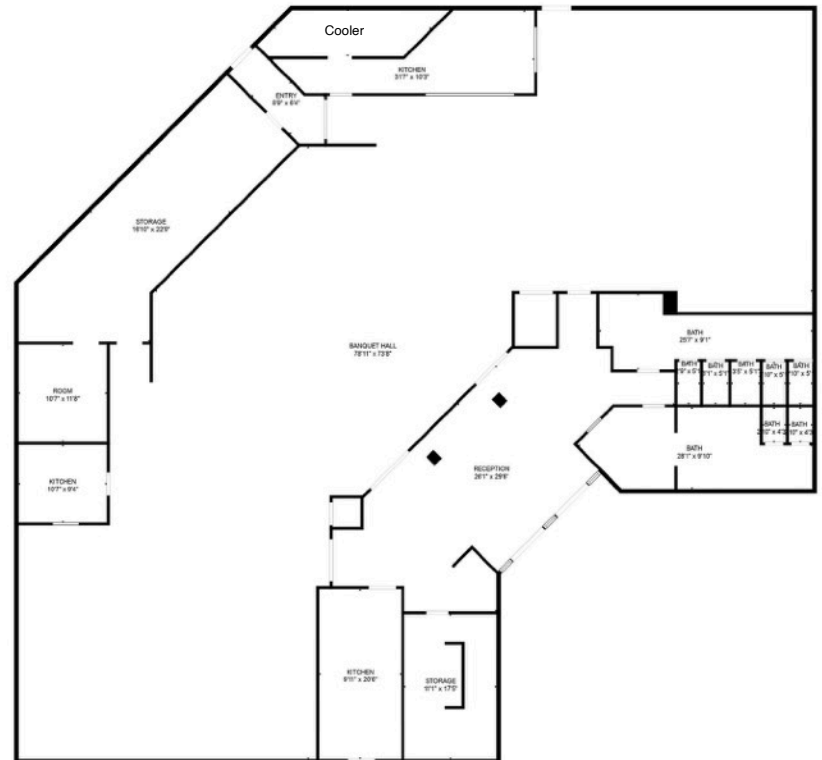


Building One:

- Multiple private offices, kitchenette, conference rooms/areas, & large bull pen area
- Windows throughout w/ abundance of natural light
- 2 new HVAC systems in 2021
- New carpet in 2020
- New water heater 2022
- 800 amp service

Reception Hall:

- One office, 2 kitchens, walk-in cooler (new in 2022), large storage room, men's & women's restrooms, & coat/storage room
- Occupancy up to 350
- New HVAC in 2020
- New roof in 2019
- 800 amp service



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PROPERTY PHOTOS

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AERIAL MAP

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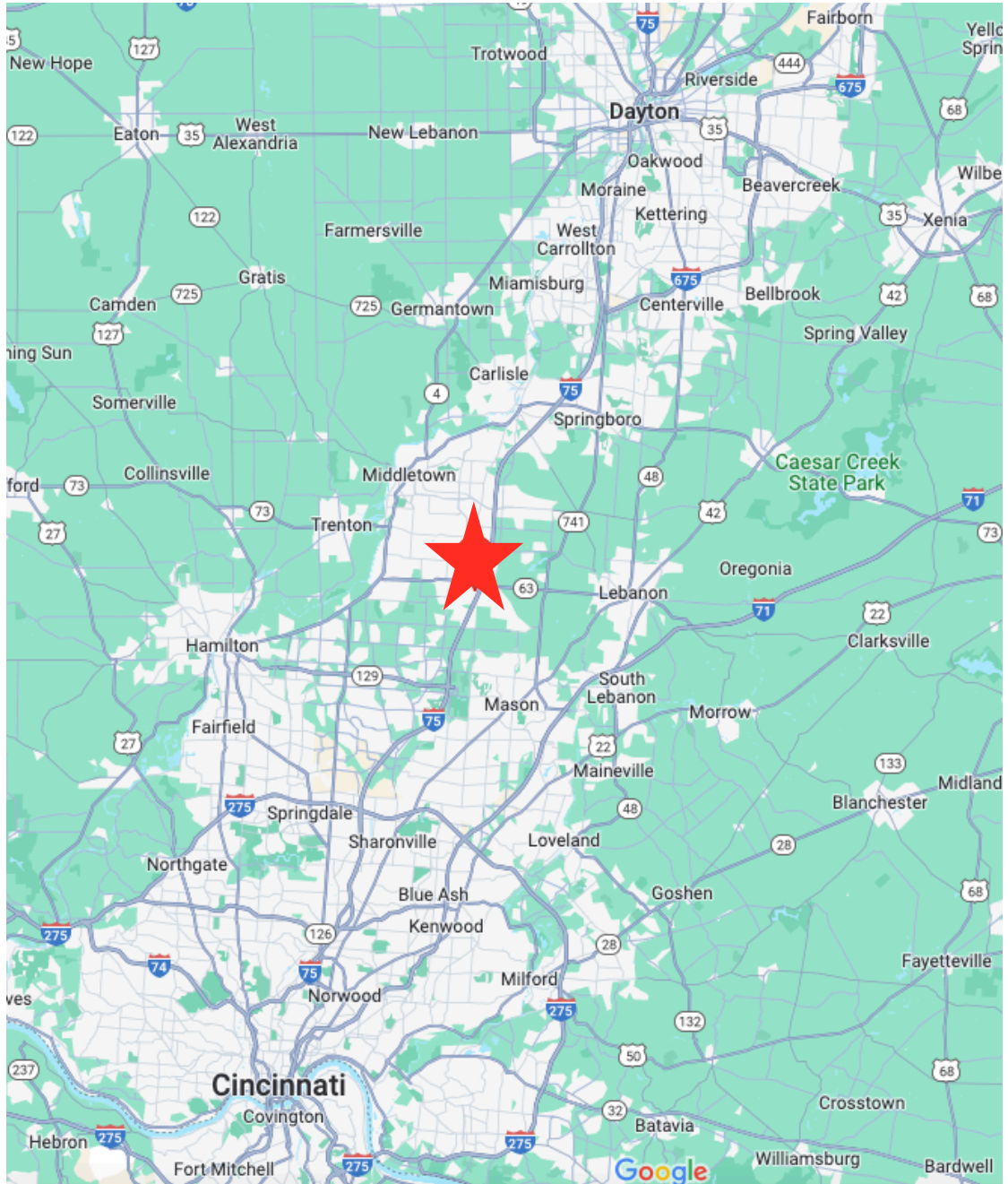
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STREET MAP

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SITE MAP

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DEMOGRAPHICS

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913 Lebanon St, Monroe, OH 45050							
							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2028 Projection	2,739		21,873		88,979		
2023 Estimate	2,666		21,122		85,355		
2010 Census	2,375		18,465		71,958		
Growth 2023 - 2028	2.74%		3.56%		4.25%		
Growth 2010 - 2023	12.25%		14.39%		18.62%		
2023 Population by Hispanic Origin	61		597		3,251		
2023 Population	2,666		21,122		85,355		
White	2,352	88.22%	16,489	78.07%	70,116	82.15%	
Black	130	4.88%	3,435	16.26%	8,453	9.90%	
Am. Indian & Alaskan	10	0.38%	57	0.27%	166	0.19%	
Asian	116	4.35%	776	3.67%	4,668	5.47%	
Hawaiian & Pacific Island	0	0.00%	3	0.01%	61	0.07%	
Other	58	2.18%	362	1.71%	1,892	2.22%	
U.S. Armed Forces	0		0		44		
Households							
2028 Projection	983		6,510		30,896		
2023 Estimate	957		6,232		29,577		
2010 Census	852		5,041		24,498		
Growth 2023 - 2028	2.72%		4.46%		4.46%		
Growth 2010 - 2023	12.32%		23.63%		20.73%		
Owner Occupied	764	79.83%	4,939	79.25%	21,509	72.72%	
Renter Occupied	193	20.17%	1,293	20.75%	8,068	27.28%	
2023 Households by HH Income	957		6,233		29,579		
Income: <\$25,000	4	0.42%	307	4.93%	3,857	13.04%	
Income: \$25,000 - \$50,000	83	8.67%	793	12.72%	4,704	15.90%	
Income: \$50,000 - \$75,000	212	22.15%	969	15.55%	3,883	13.13%	
Income: \$75,000 - \$100,000	254	26.54%	1,085	17.41%	4,170	14.10%	
Income: \$100,000 - \$125,000	195	20.38%	923	14.81%	2,907	9.83%	
Income: \$125,000 - \$150,000	50	5.22%	648	10.40%	2,134	7.21%	
Income: \$150,000 - \$200,000	125	13.06%	906	14.54%	4,000	13.52%	
Income: \$200,000+	34	3.55%	602	9.66%	3,924	13.27%	
2023 Avg Household Income	\$104,356		\$117,205		\$114,054		
2023 Med Household Income	\$92,667		\$99,135		\$89,061		

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