

**916 Columbus Avenue
Lebanon, OH 45036**

**2,250 SF
Retail For Lease**



AVAILABLE:

2,250 SF retail space
Immediate occupancy
Reception/waiting area with lots of natural light
Existing reception desk
Large open space
Separate large room
Two restrooms plus shower room

OFFERED AT:

\$14.00 PSF NNN
Estimated OpEx 2026: \$2.60 PSF
Possible TIA for qualified tenant and term

SUGGESTED USES:

Yoga, Dance or Pilates studio
Boutique fitness studio
Personal training facility
Martial arts studio
Physical therapy
Chiropractic office
Medical spa
Massage or wellness studio
Pet grooming
Nutrition or supplement store
Specialty retail
Tutoring or learning center
Home-improvement showroom

North Ridge Realty Group

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

Marshall Stretch

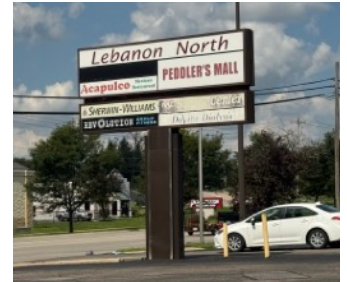
VP Sales & Leasing
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Susan Stretch

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OVERVIEW

2,250 SF
RETAIL SPACE
FOR LEASE



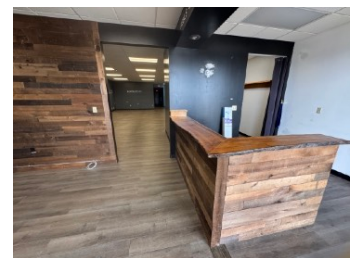
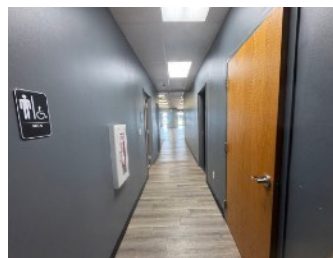
PROPERTY HIGHLIGHTS

- High visibility
- Directly on US Rt 42
- Marquee and fascia signage
- Ample parking

PROPERTY SUMMARY

Join a strong mix of co-tenants in this high-traffic retail center:

Acapulco Restaurant, DaVita Dialysis, Aquascapes Pool & Excavating, SGN Golf, Shea's Salon, Sherwin Williams, Peoples Bank, Walgreens, Vance Outdoors, Peddler's Mall and more!



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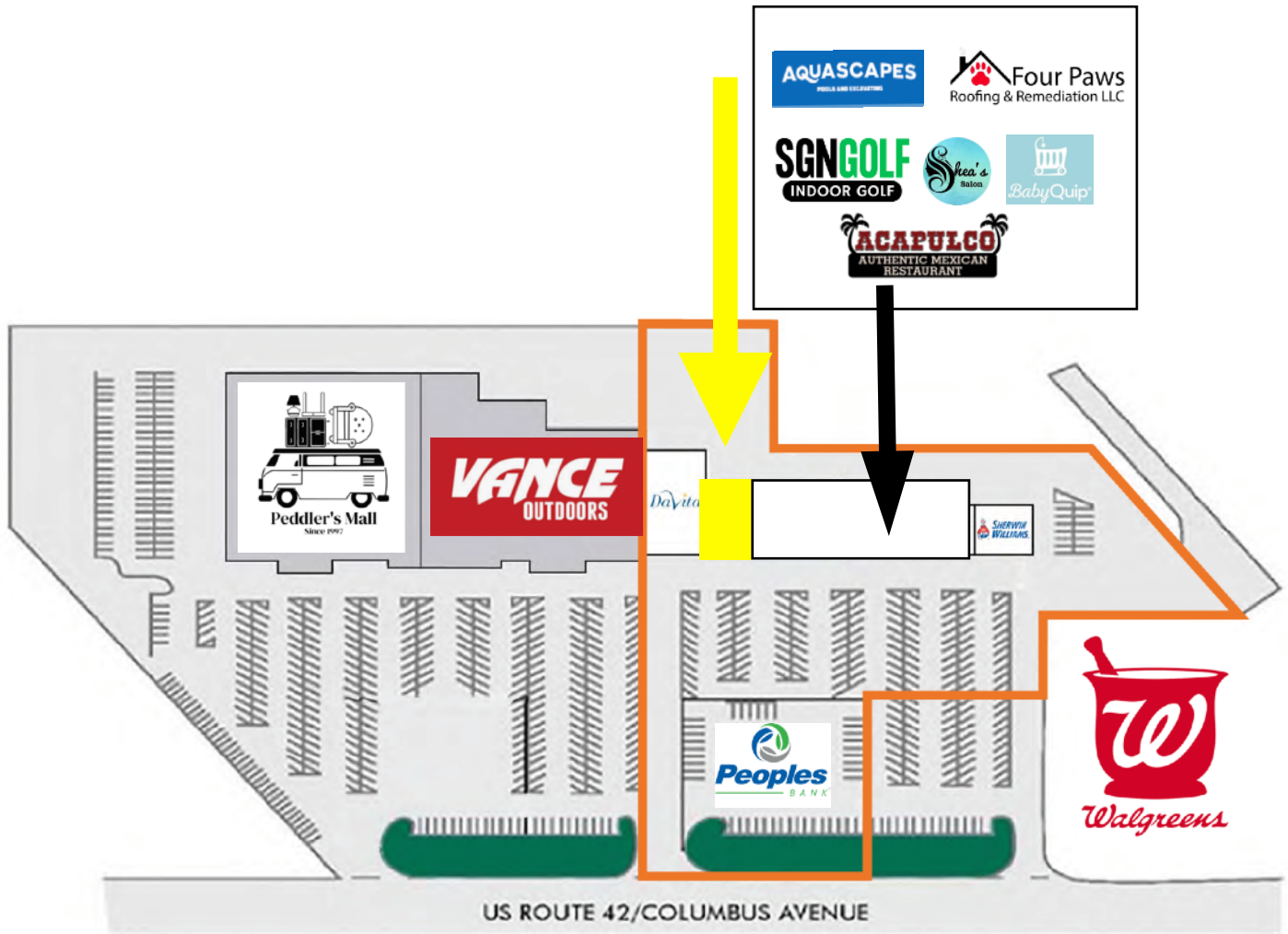
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SITE MAP

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AERIAL MAP

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DEMOGRAPHICS

2,250 SF
RETAIL SPACE
FOR LEASE

Demographic Summary Report

Lebanon North Plaza									
916-920 Columbus Ave, Lebanon, OH 45036									
Building Type: General Retail				Total Available: 0 SF					
Secondary: -				% Leased: 100%					
GLA: 126,993 SF				Rent/SF/Yr: -					
Year Built: 1981									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2030 Projection		4,641		29,030		39,954			
2025 Estimate		4,427		27,721		38,103			
2020 Census		4,115		25,946		35,434			
Growth 2025 - 2030		4.83%		4.72%		4.86%			
Growth 2020 - 2025		7.58%		6.84%		7.53%			
2025 Population by Hispanic Origin		254		1,309		1,595			
2025 Population		4,427		27,721		38,103			
White		3,756 84.84%		24,091 86.91%		33,285 87.36%			
Black		200 4.52%		756 2.73%		988 2.59%			
Am. Indian & Alaskan		4 0.09%		35 0.13%		43 0.11%			
Asian		30 0.68%		235 0.85%		391 1.03%			
Hawaiian & Pacific Island		1 0.02%		7 0.03%		8 0.02%			
Other		436 9.85%		2,596 9.36%		3,389 8.89%			
U.S. Armed Forces		0		46		50			
Households									
2030 Projection		1,898		11,125		14,993			
2025 Estimate		1,808		10,595		14,268			
2020 Census		1,671		9,787		13,121			
Growth 2025 - 2030		4.98%		5.00%		5.08%			
Growth 2020 - 2025		8.20%		8.26%		8.74%			
Owner Occupied		924 51.11%		6,934 65.45%		10,148 71.12%			
Renter Occupied		884 48.89%		3,661 34.55%		4,120 28.88%			
2025 Households by HH Income		1,809		10,596		14,267			
Income: <\$25,000		320 17.69%		1,294 12.21%		1,642 11.51%			
Income: \$25,000 - \$50,000		390 21.56%		1,512 14.27%		1,973 13.83%			
Income: \$50,000 - \$75,000		397 21.95%		1,987 18.75%		2,520 17.66%			
Income: \$75,000 - \$100,000		229 12.66%		1,084 10.23%		1,395 9.78%			
Income: \$100,000 - \$125,000		245 13.54%		1,686 15.91%		2,041 14.31%			
Income: \$125,000 - \$150,000		78 4.31%		899 8.48%		1,236 8.66%			
Income: \$150,000 - \$200,000		85 4.70%		1,082 10.21%		1,542 10.81%			
Income: \$200,000+		65 3.59%		1,052 9.93%		1,918 13.44%			
2025 Avg Household Income		\$77,493		\$106,849		\$115,779			
2025 Med Household Income		\$66,296		\$86,646		\$92,894			



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9/10/2026

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