



"Growing with You"

PEACH Realty, Inc.

1073 Oregonia Road • Lebanon, Ohio 45036

Phone/Fax 513-932-2000

Dale Peach - Broker

Subject Property: Wal-Mart Dr
Lebanon, OH 45036

Zoning: G.C. General Commercial

Utilities: All city utilities with Western Water

Size: 3 Acres of land available for sale.

Area Trend: Commercial, Retail, Office, High Visibility
next to Wal-Mart Superstore in
Lebanon's North East growing
commercial center. Surrounded by major
retailers including, Kroger, Aldi's, Dollar
Tree, Buffalo Wild Wings, Donatos, Penn
Station, Dairy Queen. Close to Lebanon
City Schools and Warren County
Fairgrounds. Adjacent to new 248 unit
apartment development with 73 acres
available for residential development.

Traffic Count: 22,051 (25) VPD SR48 / 12,902 US 42

Location: Located off St. Rte. 42, 48 By-Pass & just
minutes from I71 & additional retail
stores-Target & Lowes.

Excellent growth market with abundant new housing.

LISTED AT \$135,000 per acre

CALL DALE OR SCOTT PEACH FOR MORE INFORMATION

Commercial
Residential
Industrial
Development
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Agricultural
Appraisal
Consulting
Buyer/Seller
1031-Tax Exchange

Invest in America



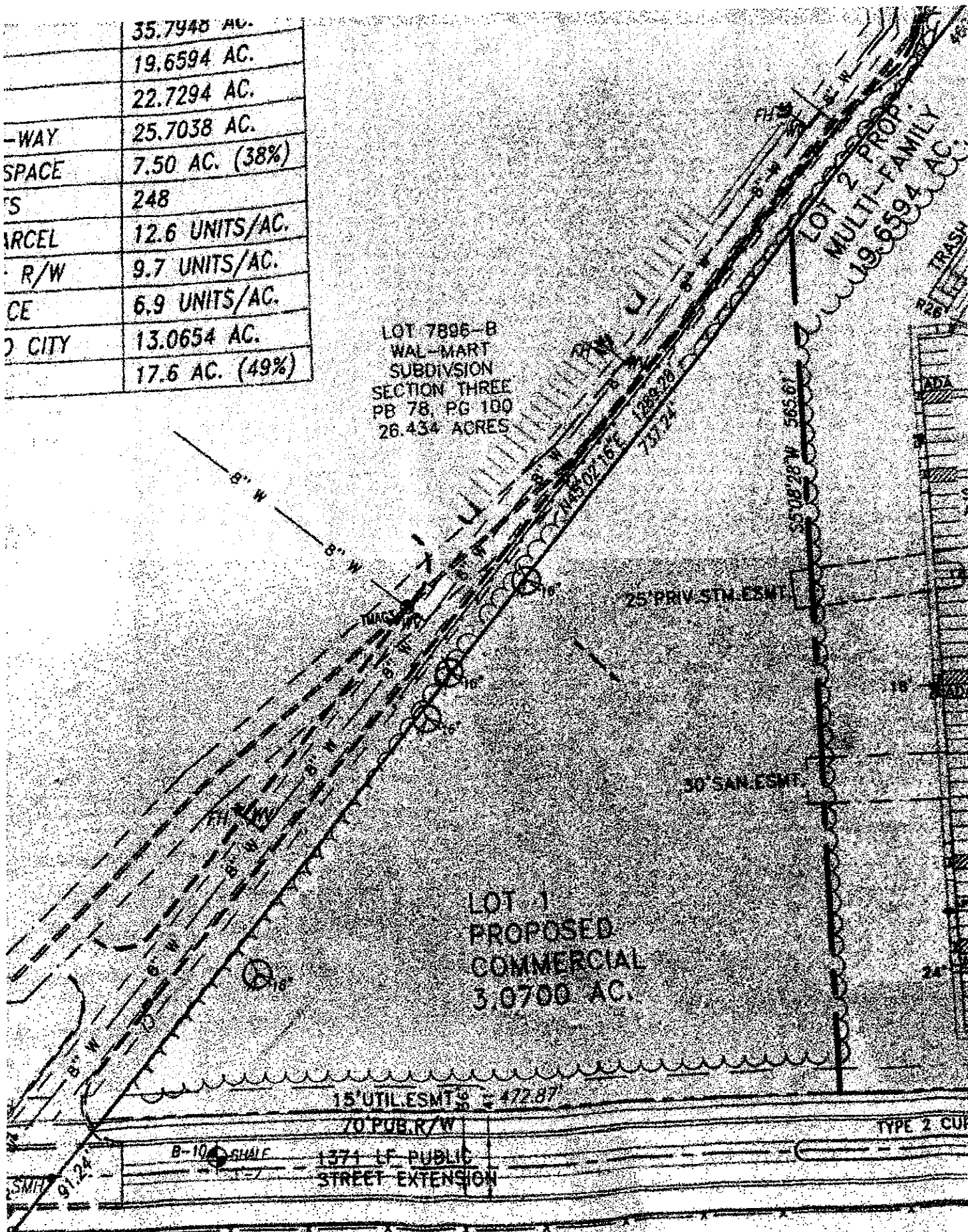
Buy Real Estate

	35.7948 AC.
	19.6594 AC.
	22.7294 AC.
-WAY	25.7038 AC.
SPACE	7.50 AC. (38%)
'S	248
ARCEL	12.6 UNITS/AC.
R/W	9.7 UNITS/AC.
CE	6.9 UNITS/AC.
0 CITY	13.0654 AC.
	17.6 AC. (49%)

LOT 7896-B
WAL-MART
SUBDIVISION
SECTION THREE
PB 78, PG 100
26.434 ACRES

LOT 2 PROP.
MULTI-FAMILY
19.6594 AC.

LOT 1
PROPOSED
COMMERCIAL
3.0700 AC.



RIM: 943.80
INV: 931.90

CHARLES E. WATSON, TRUSTEE
DN 2017-004117
PIN 0075100000