

**209 E. Forest Avenue
South Lebanon, OH
45065**

**1,800 SF Bank/Office/
Retail Space For Lease**



AVAILABLE:

1,800 SF

USES:

Bank/Retail/Office

OFFERED AT:

\$2,400/month gross+ utilities (gas, electric, water, sewer, & trash)

LOCATION:

The property is located less than a mile from major regional anchors, including Target, Kohl's, & Lowe's. Warren County continue to experience strong population influxes and retail development. 209 E. Forest Ave sits right at the western gateway of South Lebanon's primary zone, capturing both local and regional commuters.

SUMMARY:

Turn-key end-cap bank or retail/office space with drive-thru and easy access to I-71 - 1.5 miles to I-71 at the OH 48 exit.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

John Stretch

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513.623.6505 Mobile
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Marshall Stretch

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513.504.8232 Mobile
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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

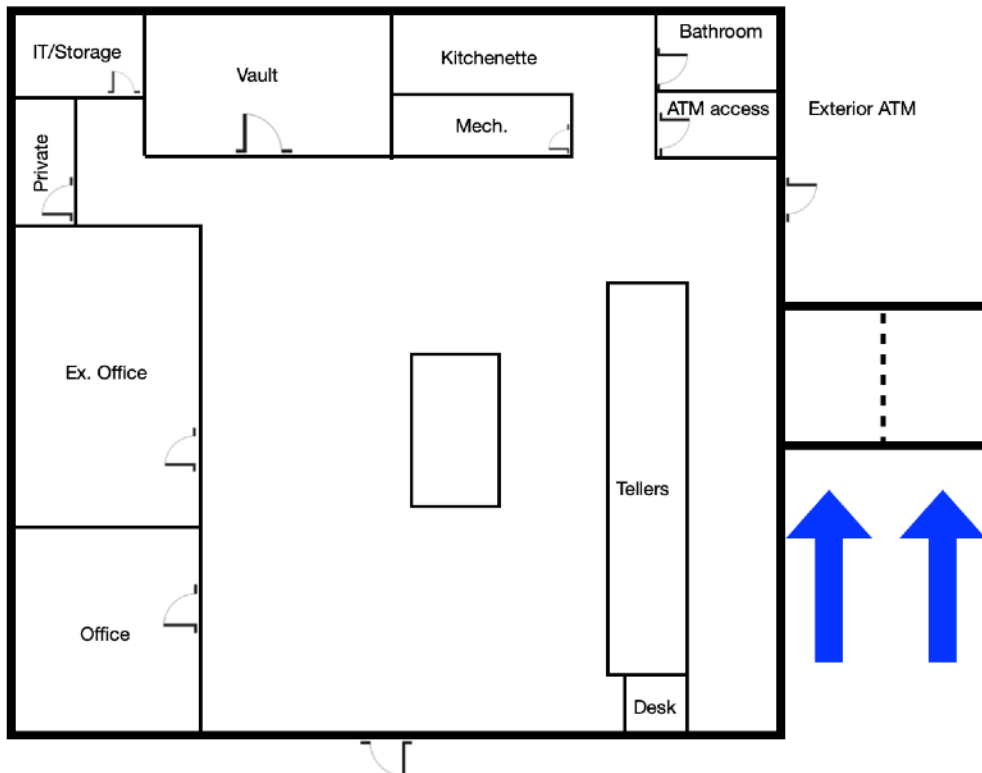
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SUITE:
209

OCCUPANCY:
1/1/2027

PROPERTY INFO:

- 1,800 SF bank/office/retail end-cap space available for lease
- Retail bank branch w/ 2 private offices, vault, kitchenette, & bathroom
- 2 drive-thru lanes
- Equipped for ATM (ATM not included)
- Pylon signage available
- Ample parking
- Co-tenants: United States Post Office, Dog Groomer, & Laundromat



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PHOTOS

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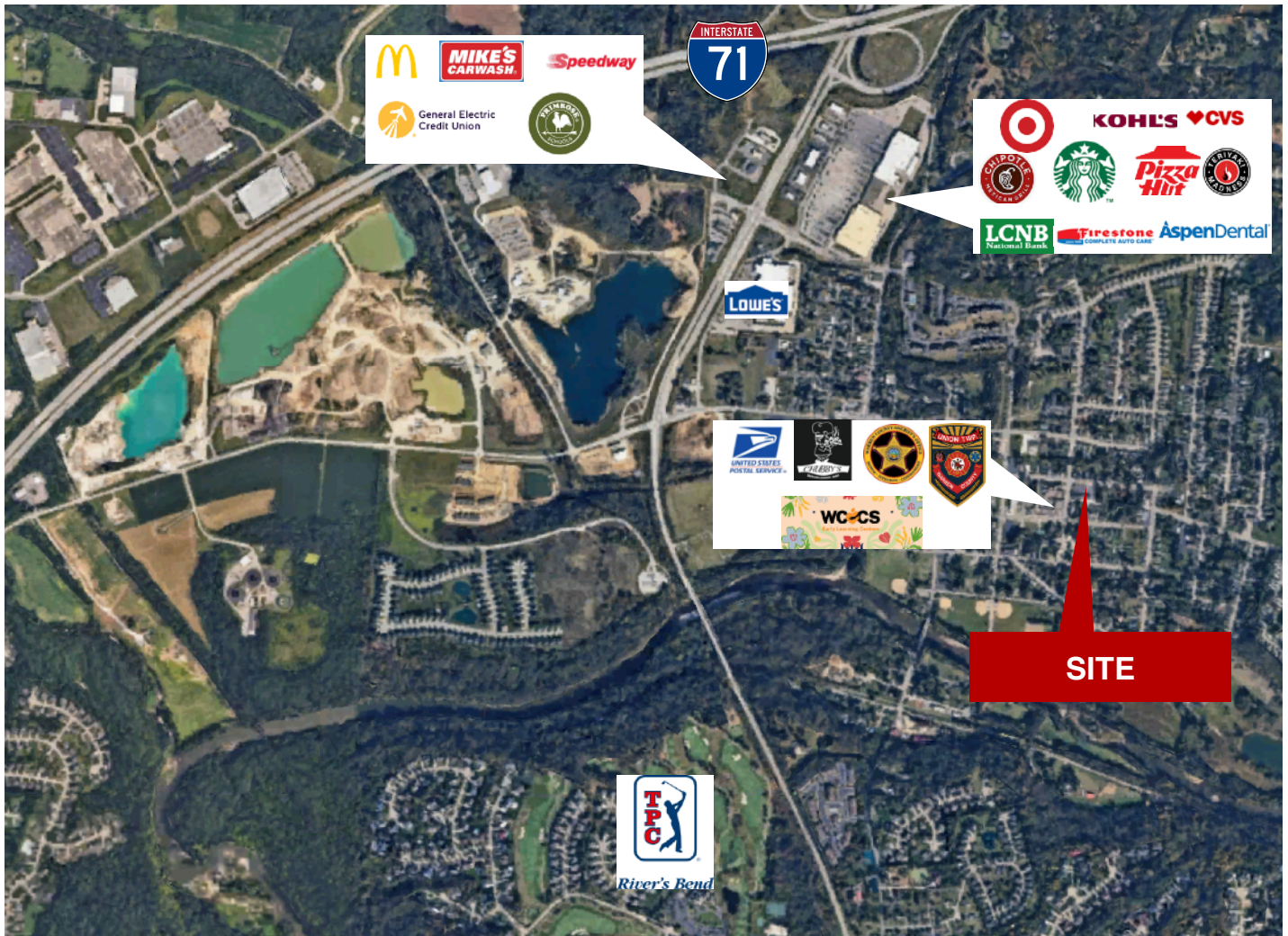
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AERIAL MAP

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