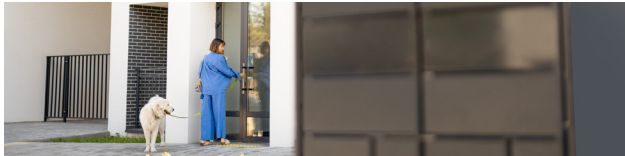


MULTI-PARCEL DEVELOPMENT OPPORTUNITIES



Ideal For
Office, Medical, Residential,
& Mixed-Use Concepts



Adjacent to one of the
Largest YMCA facilities in the US

Lebanon, Ohio

A RARE
OPPORTUNITY
IN ONE OF
WARREN
COUNTY'S
FASTEST-
GROWING
MARKETS

These parcels offer a diverse collection of development opportunities surrounding the Countryside YMCA, a regional destination with over 70,000 unique campus visitors annually. Positioned within a rapidly expanding Lebanon corridor, the sites are well-suited for a variety of residential, medical, office, and community-serving uses, providing investors and developers an opportunity to participate in one of Southwest Ohio's most compelling growth stories.



PARCEL 1

This strategically located site combines strong demographics, quality surrounding development, and outstanding accessibility, making it well-positioned for office, healthcare, educational, or residential development.



6.64 ACRES

Property Size

R1B-PUD

(Possible Office/Medical)

Zoning

DEERFIELD RD,
OFF OH-48

Site Location

DEERFIELD RD

Access

CALL BROKER

For Pricing

Adjacent to
Countryside YMCA, which
generates significant daily
traffic and community activity

All public utilities
available at the site

Ideal for a variety
of uses, including:

- Professional Office
- Medical Office
- Educational Facility

Located within the highly
acclaimed Lebanon City
School District

Surrounded by the established
and growing Countryside
neighborhood

Convenient access to
State Route 48 (OH-48)
and Interstate 71, providing
excellent regional connectivity

PARCEL 2A

This strategically located property combines outstanding accessibility, strong demographics, and high-quality surrounding development, making it an ideal candidate for office, healthcare, educational, or redevelopment uses, including a potential tear down and rebuild.



4.81 ACRES

Property Size

PROFESSIONAL
OFFICE

Zoning

BLDG 1: 8,295 SF
BLDG 2: 12,000 SF

Existing Building Size

CORNER OF
DEERFIELD RD &
ROCKWOOD ST.

Site Location

DEERFIELD RD

Access

CALL BROKER

For Pricing

Adjacent to
Countryside YMCA, which
generates significant daily
traffic and community activity

All public utilities
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Ideal for a variety
of uses, including:

- Professional Office
- Medical Office
- Educational Facility

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PARCELS 2B & 2C

This strategically located, high-visibility land opportunity combines strong demographics and quality surrounding development, and outstanding accessibility, making it well-positioned for office, healthcare, educational, or hospital development.



2B: 7.23 ACRES
2C: 4.48 ACRES
Property Size

PROFESSIONAL
OFFICE
Zoning

SIGNALIZED
CORNER OF
DEERFIELD RD
& OH-48
Site Location

DEERFIELD RD
Potentially the adjacent property/
Quick access to OH-48
Access

CALL BROKER
For Pricing

11 plus acres located directly across from the Countryside YMCA, which generates significant daily traffic and community activity

All public utilities available at the site

Ideal for a variety of uses, including:

- Professional Office
- Medical Office
- Hospitals
- Educational Facility

Located within the highly acclaimed Lebanon City School District

Surrounded by the established and growing Countryside neighborhood

Incredible visibility and access to State Route 48 (OH-48) and Interstate 71, providing excellent regional connectivity

PARCEL 3

This ±16-acre land opportunity is ideally positioned directly across from the Countryside YMCA, one of the region's premier recreational facilities featuring extensive fitness programs, classes, aquatic amenities, and wellness offerings.



16.02 ACRES

Property Size

R1B

Zoning

W TURTLECREEK
UNION RD

Site Location

W TURTLECREEK
UNION RD

Access

CALL BROKER

For Pricing

Excellent development opportunity for patio homes, active adult communities, or senior housing

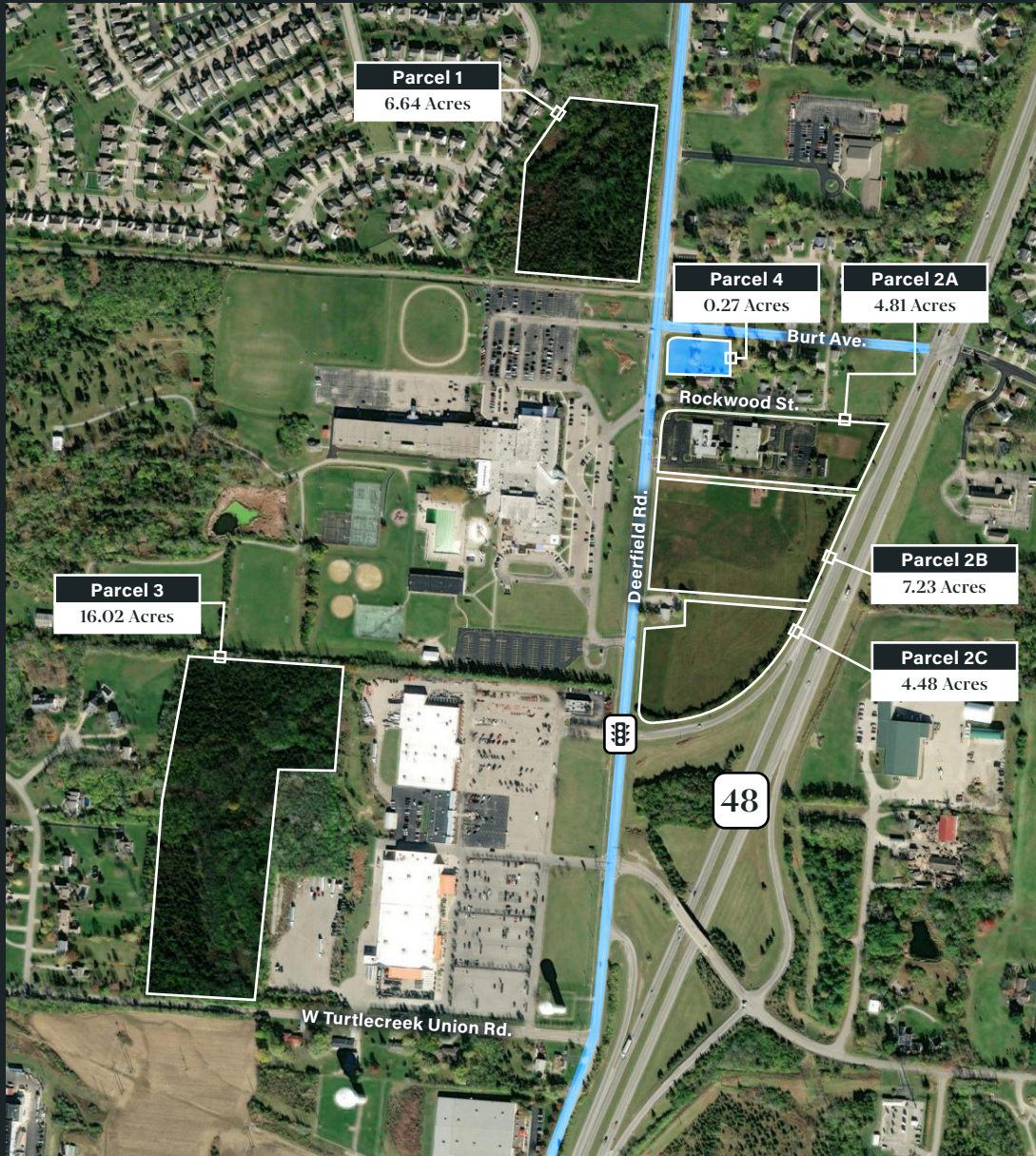
Located within the highly acclaimed Lebanon City School District

Surrounded by the established and growing Countryside neighborhood

Convenient access to State Route 48 (OH-48) and Interstate 71, providing excellent regional connectivity

PARCEL 4

This quarter-acre parcel is ideal for a single-family home within the highly-acclaimed Lebanon City School District and perfectly positioned directly across from the Countryside YMCA, one of the region's premier recreational facilities featuring extensive fitness programs, classes, aquatic amenities, and wellness offerings.



0.27 ACRES

Property Size

R1B-PUD

(Possible Office/Medical)

Zoning

CORNER OF
DEERFIELD RD
& BURT AVE.

Site Location

DEERFIELD RD
OR BURT AVE

Access

CALL BROKER
For Pricing

Ideal for single-family
residential

Located within the highly
acclaimed Lebanon City
School District

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and growing Countryside
neighborhood

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and Interstate 71, providing
excellent regional connectivity



THE COUNTRYSIDE YMCA

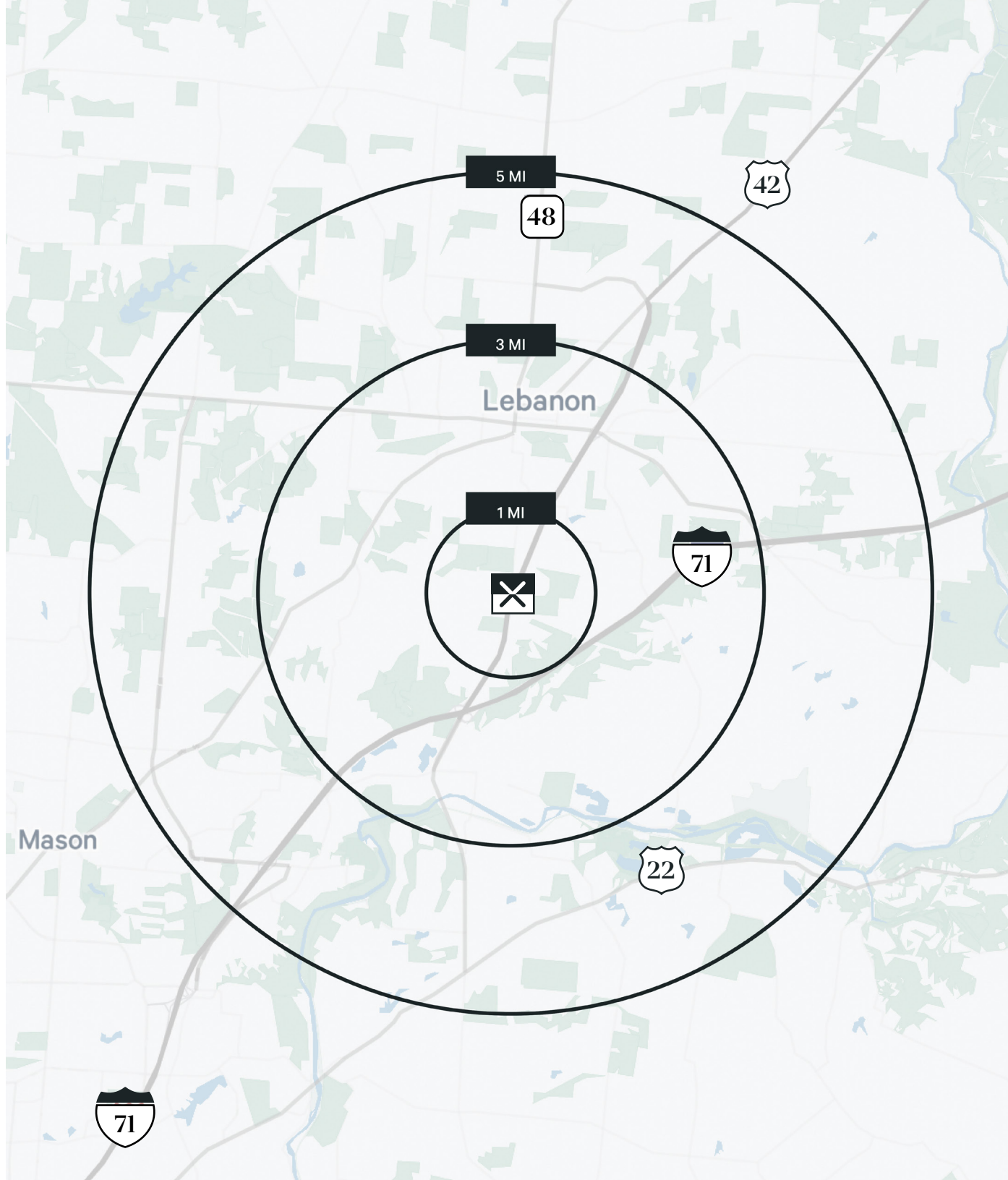
These parcels offer unique development opportunities adjacent to the Countryside YMCA, one of the largest YMCA facilities in the world with over 70,000 unique campus visitors annually. Situated on a beautiful 126-acre campus, the Countryside YMCA is the cornerstone of the Warren County community and has been serving families and individuals since 1978 through its commitment to youth development, healthy living, and social responsibility.

The facility features more than 230,000 SF of recreational, fitness, and community space, including multiple swimming pools, gymnasiums, indoor tracks, a state-of-the-art fitness center, climbing wall, senior wellness center, and extensive youth programming. Its diverse offerings support all ages, from childcare and summer camps to wellness programs, sports leagues, and active adult activities.



PERFECTLY POSITIONED IN LEBANON

Population	Within 1 Mile: 3,857 Within 3 Miles: 24,486 Within 5 Miles: 62,055
Daytime Population	Within 1 Mile: 4,208 Within 3 Miles: 26,359 Within 5 Miles: 57,875
Median Age	Within 1 Mile: 38.5 Within 3 Miles: 38.5 Within 5 Miles: 39.1
Average HH Income	Within 1 Mile: \$169,038 Within 3 Miles: \$150,754 Within 5 Miles: \$159,836
Median HH Income	Within 1 Mile: \$130,470 Within 3 Miles: \$102,041 Within 5 Miles: \$113,865



IDEALLY SITUATED
BETWEEN
CINCINNATI & DAYTON



MULTI-PARCEL DEVELOPMENT OPPORTUNITIES

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**Ideal For
Office, Medical, Residential,
& Mixed-Use Concepts**

**Adjacent to one of the
Largest YMCA facilities in the US**

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CBRE