

"NEW URBAN" MASTER PLANNED COMMUNITY UNION VILLAGE SQUARE DEVELOPMENT

Route 741 north of Route 63 Lebanon, OH 45036

Union Village, located in Turtlecreek Township, Warren County, OH, is a 1000 acre + mixed use New Urban development and will include:

- **Union Village Square** – in the heart of the village. Multi story historically designed structures for specialty retail, service, office and upper level residential
- **Shopping Center** – planned 30-acre retail at the NE corner of Route 741 and 63. Seeking grocery anchor, apparel and other shopping center retailers
- **Outparcels** – at the SE corner of Route 741 and 63, planned United Dairy Farmers, other fast food, automotive, banks, car wash and other single tenant users

UNION VILLAGE
SIMPLY LIVING

John Thompson
johnt@lee-associates.com
D 513.588.1842

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Union Village Square Development

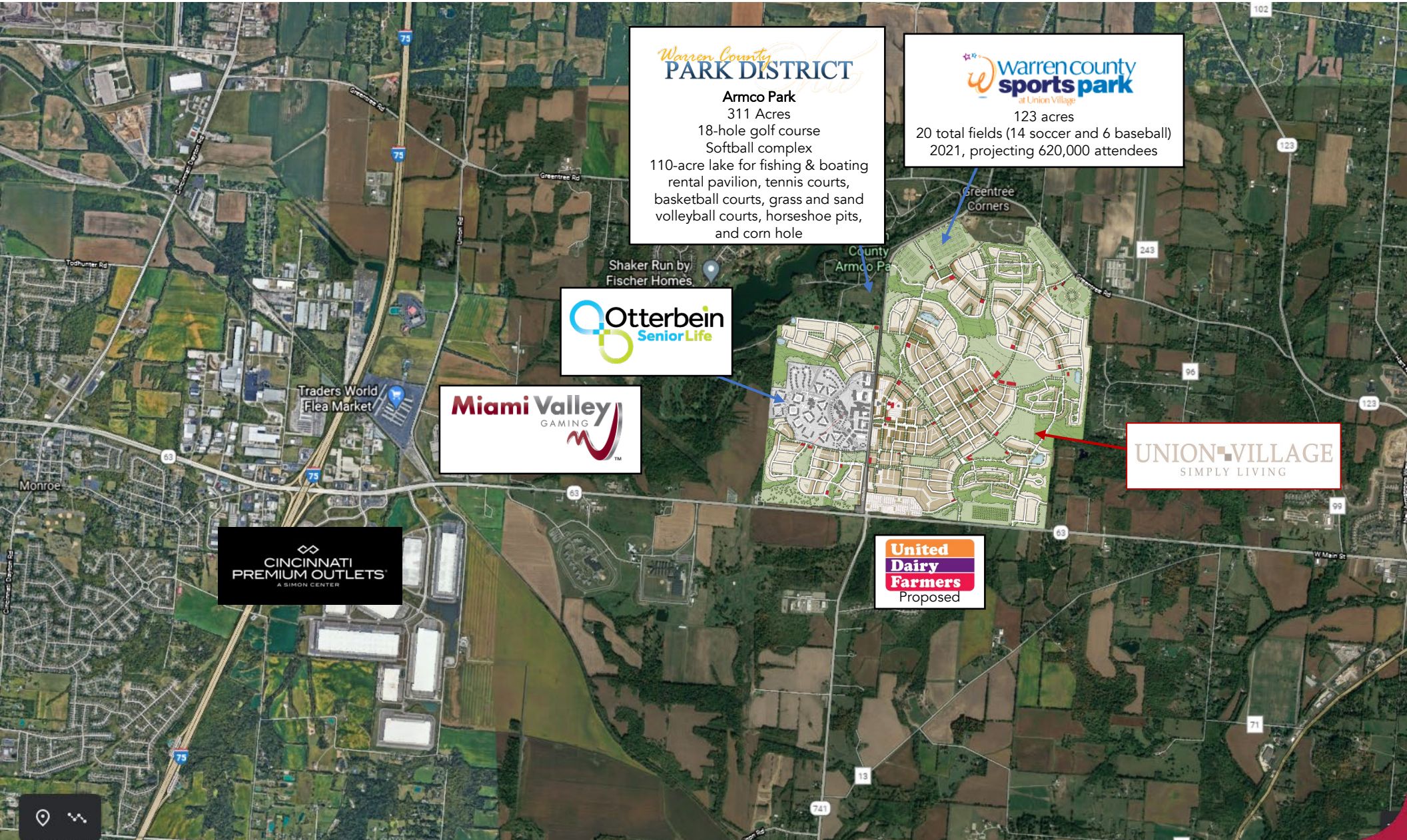
In the heart of the Union Village community adjacent to Otterbein Campus. This was the site of the original Shaker village by the same name.

Based upon the principles of New Urbanism, Union Village will encompass up to 4500 residences, offices, specialty retail services, entertainment and other uses.

New Urban design employs the principles of compact, walkable, dense neighborhoods, with high quality buildings that encourage daily social interaction without the need for constant vehicular trips outside of the village.

We are offering the opportunity to join the village with retail, office, and service uses under leased, build-to-suit and ownership alternatives.





Warren County
PARK DISTRICT
Armco Park
311 Acres
18-hole golf course
Softball complex
110-acre lake for fishing & boating
rental pavilion, tennis courts,
basketball courts, grass and sand
volleyball courts, horseshoe pits,
and corn hole

warren county
sportspark
at Union Village
123 acres
20 total fields (14 soccer and 6 baseball)
2021, projecting 620,000 attendees

Otterbein
SeniorLife

Miami Valley
GAMING

United Dairy Farmers
Proposed

CINCINNATI PREMIUM OUTLETS
A SIMON CENTER

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FUTURE DEVELOPMENT

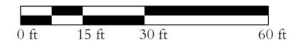
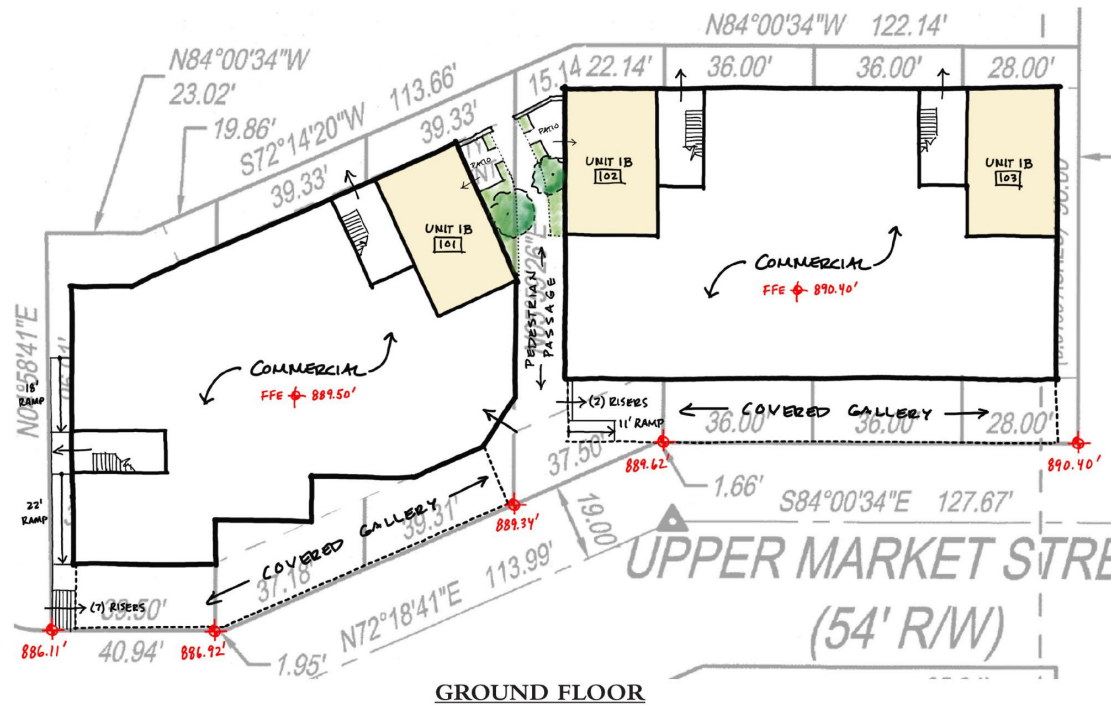
Inspired by the historic architecture found throughout the region, Union Village design code ensures that the design of the buildings and homes meet the highest standards of the craftsmanship and design.

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RESIDENTIAL PROGRAM	
Ground Floor	3 units
Second Floor	17 units
Third Floor	17 units
TOTAL	37 units

COMMERCIAL PROGRAM	
TOTAL	11,700 sf



Note: These drawings are being presented for design intent only and are NOT FOR CONSTRUCTION.



MICHAEL WATKINS ARCHITECT
March 8, 2021

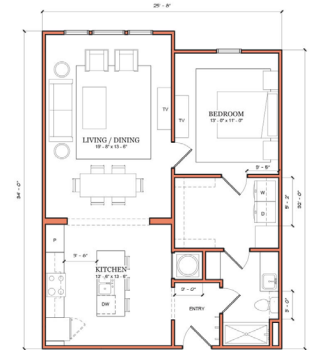
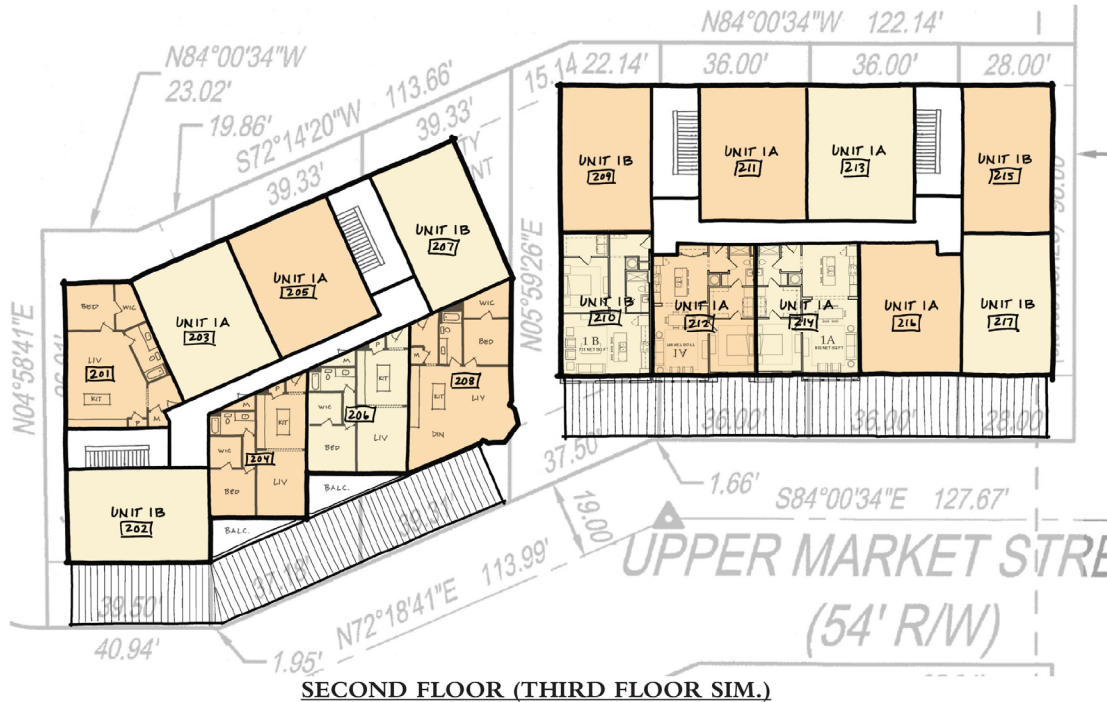
Lots 0021-0027 - Upper Market Street

UNION VILLAGE
SIMPLY LIVING

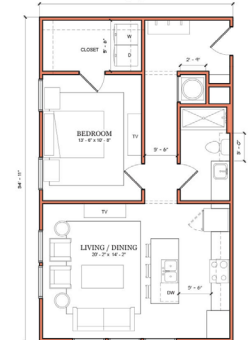


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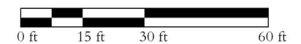
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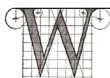
UNIT 1A
(NOT TO SCALE)



UNIT 1B
(NOT TO SCALE)



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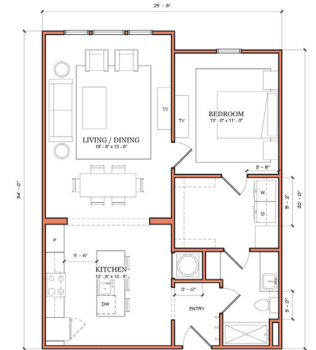
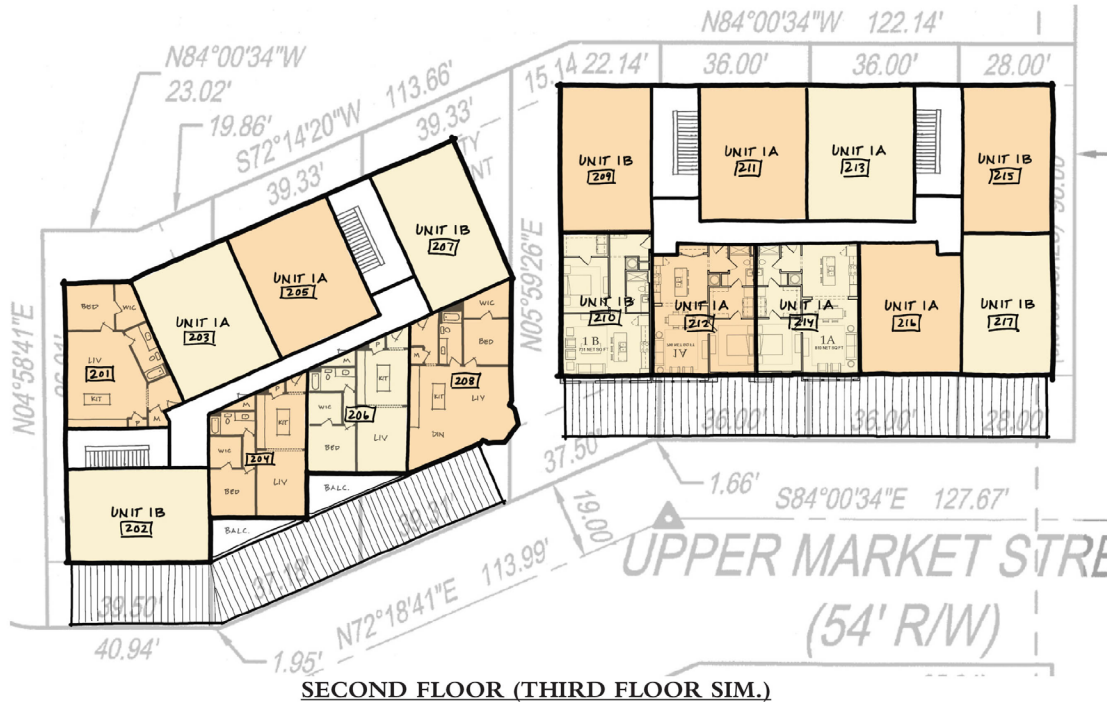
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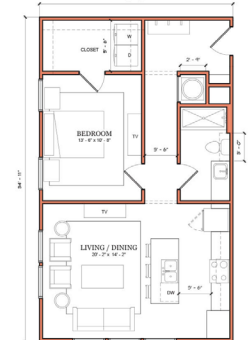


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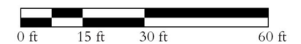
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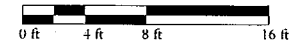
UNIT 1B
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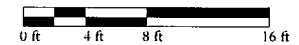
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March 8, 2021

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SIMPLY LIVING



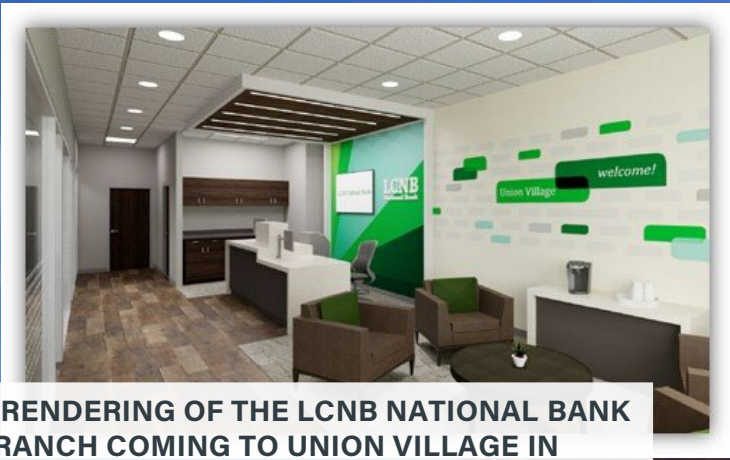
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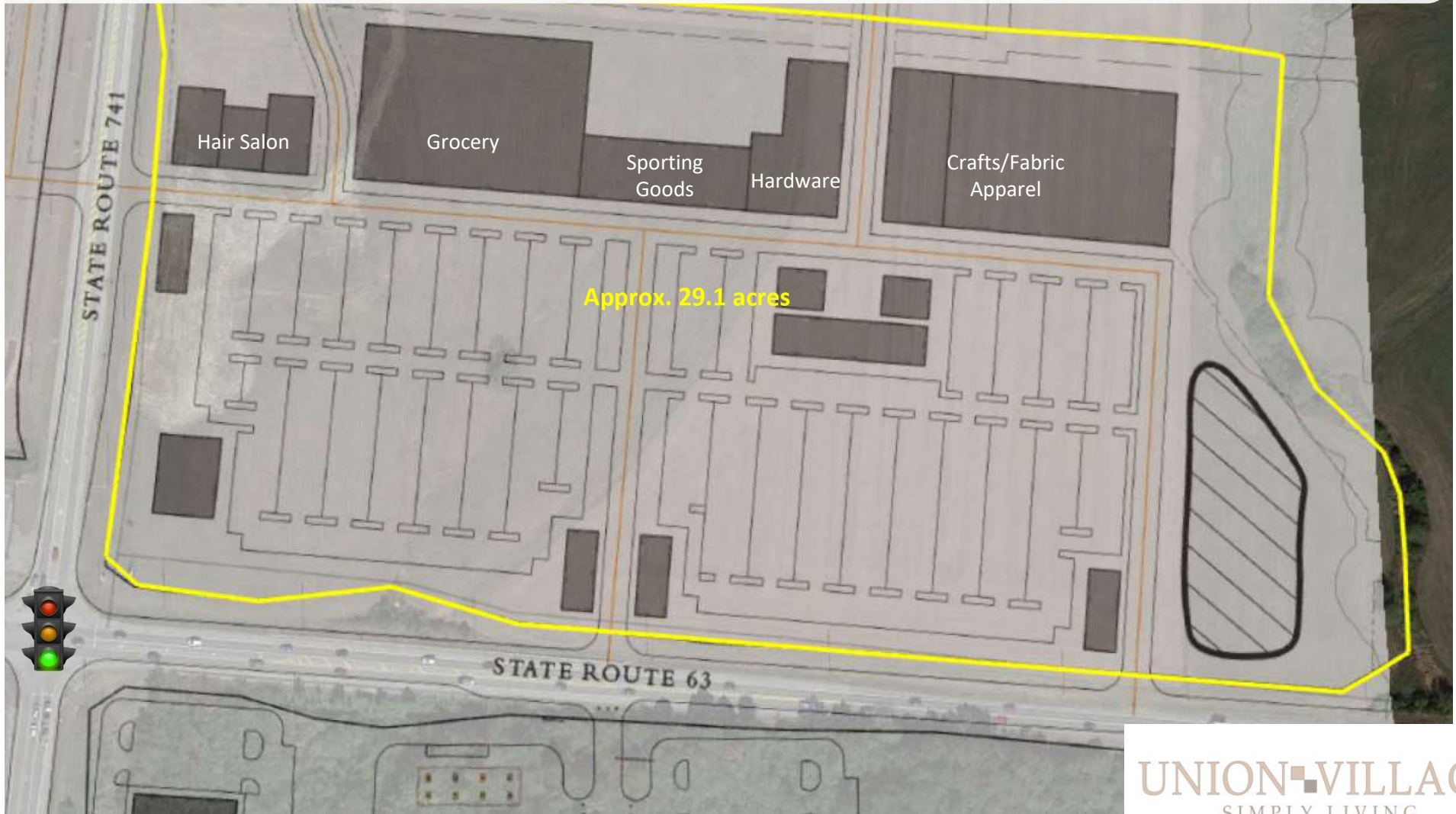
**A RENDERING OF THE LCNB NATIONAL BANK
BRANCH COMING TO UNION VILLAGE IN
SUMMER 2021.**

UNION VILLAGE

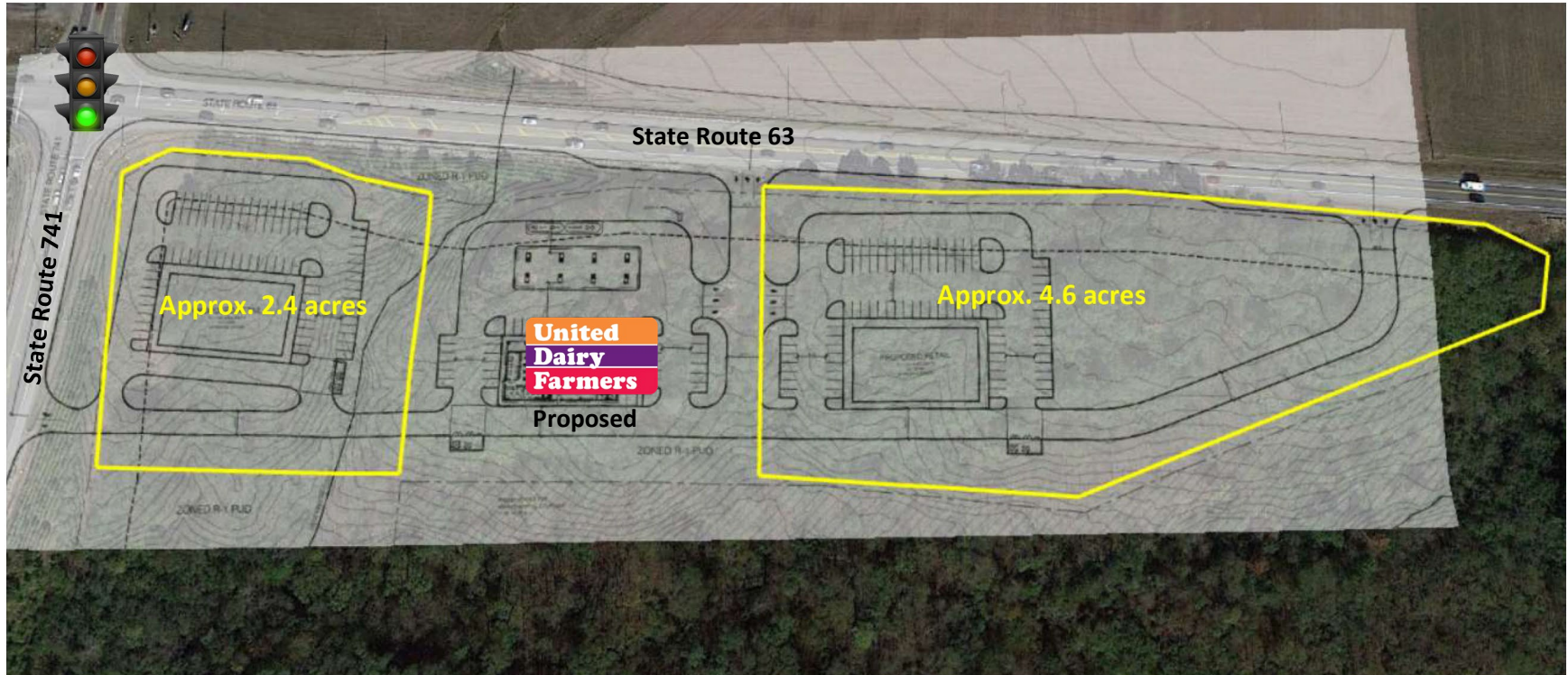
SIMPLY LIVING

Center Building at Union Village (3855 Lower Market Street)
17,000-SF provides space for a restaurant and offices

The planned shopping center at the NE corner of Route 63 and Route 741 may contain more traditional retailers found in a grocery anchored centers - apparel, shoes, crafts, sporting goods, and complementary small retail and services. This area may also contain other uses such as residential, office, hotel , etc.



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WEST VILLAGE

Initial Release 2020

*Kindly note, changes may be made due to refinement of plan

■ 1-Mile walking trail



Union Village's award-winning master plan includes 200 total acres of green space, including meadows, woodland parks and pathways that will connect to Armco Park and Warren County Sports Park.

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New Urbanism

Union Village is a planned community that follows 10 principles:

1. Walkability:

Most of our daily needs should be within a 10-minute walk of home and work. Pedestrian friendly street design means buildings are close to tree-lined streets

2. Connectivity:

Interconnected street grid network disperses traffic and makes it easier to walk to your destination. There is a hierarchy of narrow streets, boulevards, and alleys

3. Mixed-Use & Diversity:

Mixed-use is present within neighborhoods, within blocks, and within buildings, leading to diversity

4. Mixed Housing:

Range of housing types, sizes and prices in close proximity to each other

5. Quality Architecture & Urban Design:

An emphasis on human scale architecture and beautiful surroundings creating a sense of place

6. Traditional Neighborhood Structure:

Community design includes a discernable center and edge. Public space is provided at its center, with a high importance on quality public realm, and public open space is designed as civic art

7. Increased Density:

There are more buildings, residences, shops, and services closer together for ease of walking

8. Green Transportation:

Pedestrian-friendly design encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation

9. Sustainability:

Minimal environmental impact of development and its operations

10. Quality of Life:

Taken together these principles create a high quality of life, and create places that enrich, uplift, and inspire the human spirit



UNION VILLAGE PLAN - CONNECTIVITY & WALKABILITY