

# LAND FOR DEVELOPMENT

120 SENATE DR | MONROE, OHIO 45050

CURŌ

BRKG • MGMT • CPTL

COMMERCIAL REAL ESTATE SOLUTIONS



**.79 ACRES FOR SALE**

**\$600,000**

**1 MILE**

**7,781 Population**

**\$52,532 AHHI**

**3,456 Households**

## HIGHLIGHTS:



120 SENATE DR  
MONROE, OHIO 45050



PARCEL - 1105128008



WARREN COUNTY



BUILD TO SUITE -  
410 ZONING  
MOTELS & TOURIST CABINS



ACTIVE LABOR FORCE

**3 MILES**

**23,995 Population**

**\$122,993 AHHI**

**6,879 Households**

**5 MILES**

**75,509 Population**

**\$125,939 AHHI**

**25,788 Households**

- Site situated between Tru by Hilton & Holiday Inn Express
- Chipotle & major national retailers adjacent
- Parcel positioned on same road as Cincinnati Premium Outlets (2.6 Million Visits annually)

CURŌ • BRKG

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## SURROUNDING RETAIL



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**Business Friendly City**



**Highly Accessible Location**



**Strong Labor Pool**



**Surrounding Anchor Stores**