

# Orton Plaza

Just off of SR 63 on Brooks Drive, Monroe, OH 45050



**Westheimer**  
REAL ESTATE



*Open Gathering Space Concept*



*Proposed Drive-Through*



*Full Height Windows*

## Westheimer Real Estate

### Monroe Office

110 Clarence F. Warner Drive  
Monroe, OH 45050

### Cincinnati Office

4790 Red Bank Expressway  
Cincinnati, OH 45227 - Suite 212

### Rick Munger

Sales & Leasing  
513.817.7136

[rmunger@westheimerre.com](mailto:rmunger@westheimerre.com)



### John Westheimer

President

513.535.4562

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**Established 1979**

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63



## Property

18,000 sf spec. use building  
150,000 vehicles per day  
Great highway access

## Population

812 businesses within 3 miles  
4,181 businesses within 5 miles  
14,348 employees within 3 miles  
47,417 employees within 5 miles

## Average Income

\$104,170 within 3 mile  
\$130,351 within 5 miles  
\$112,155 within 10 miles



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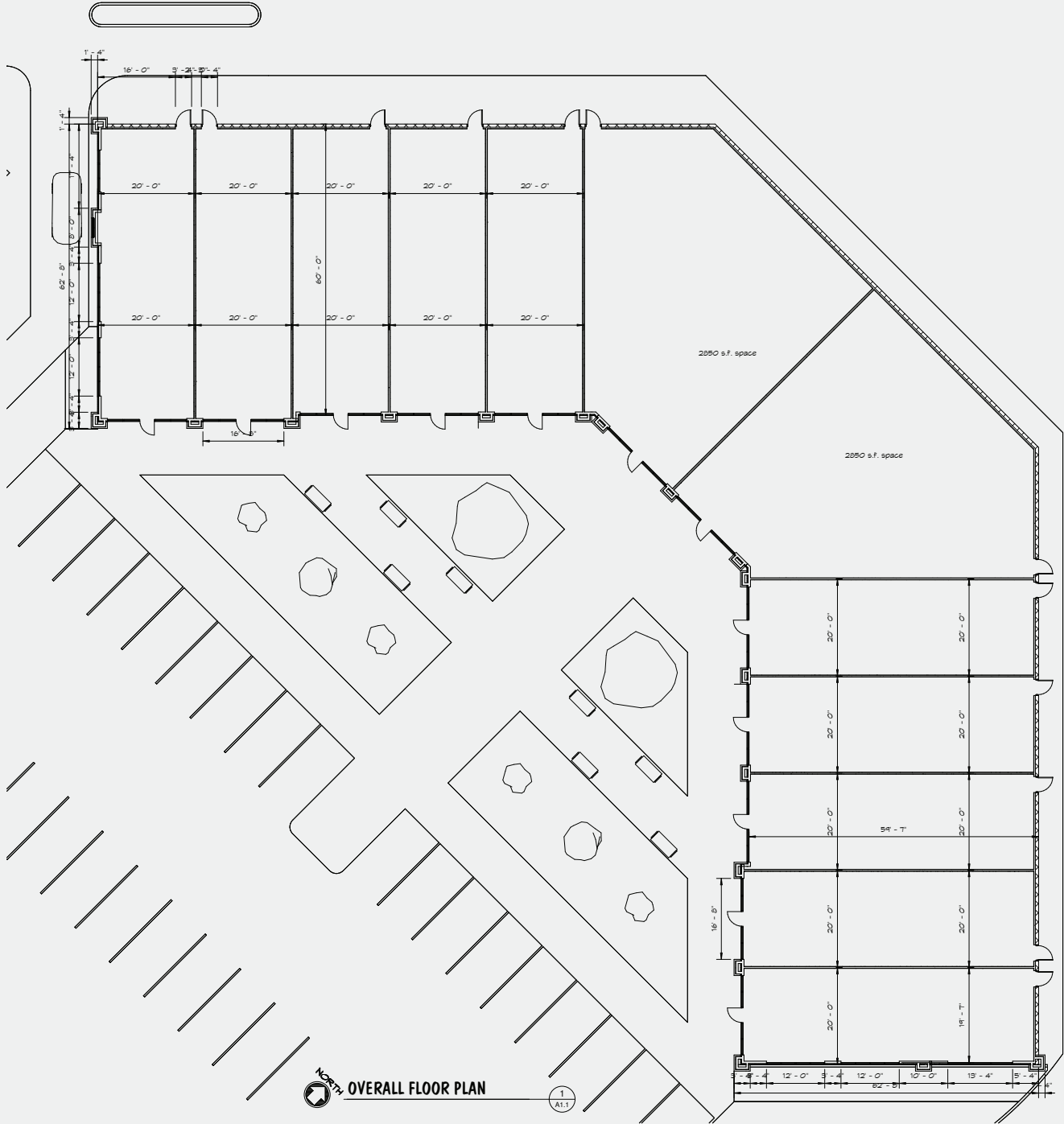
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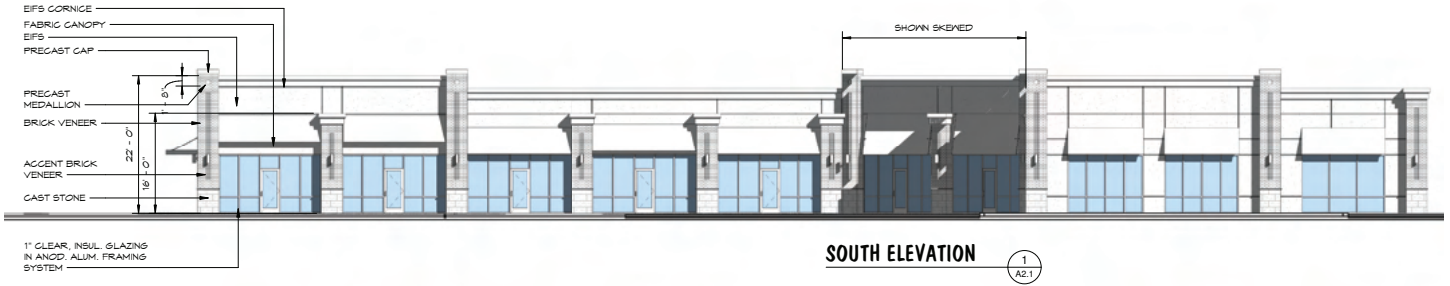
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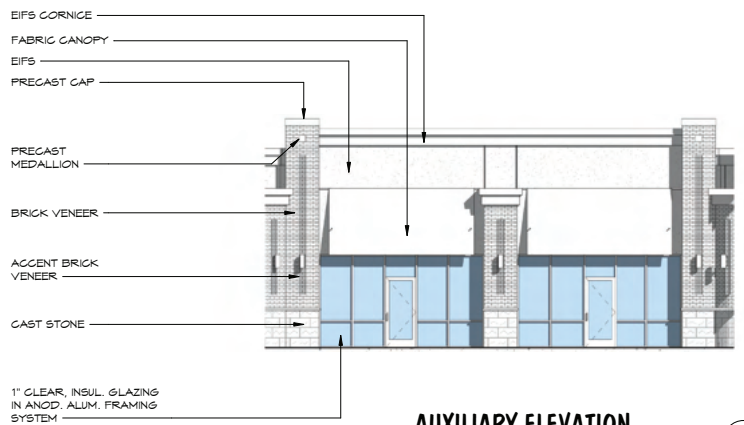
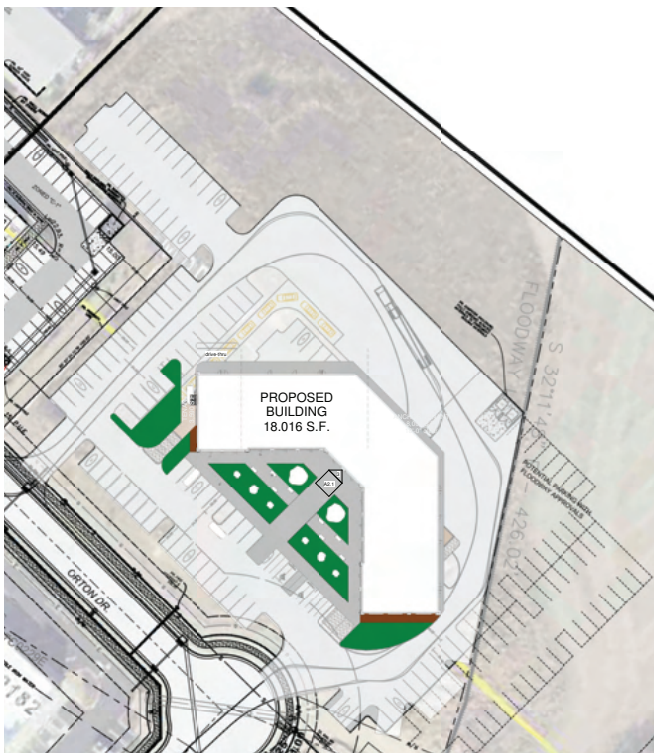
**SOUTH ELEVATION**

1  
A2.1



**WEST ELEVATION**

4  
A2.1



**AUXILIARY ELEVATION**

3  
A2.1

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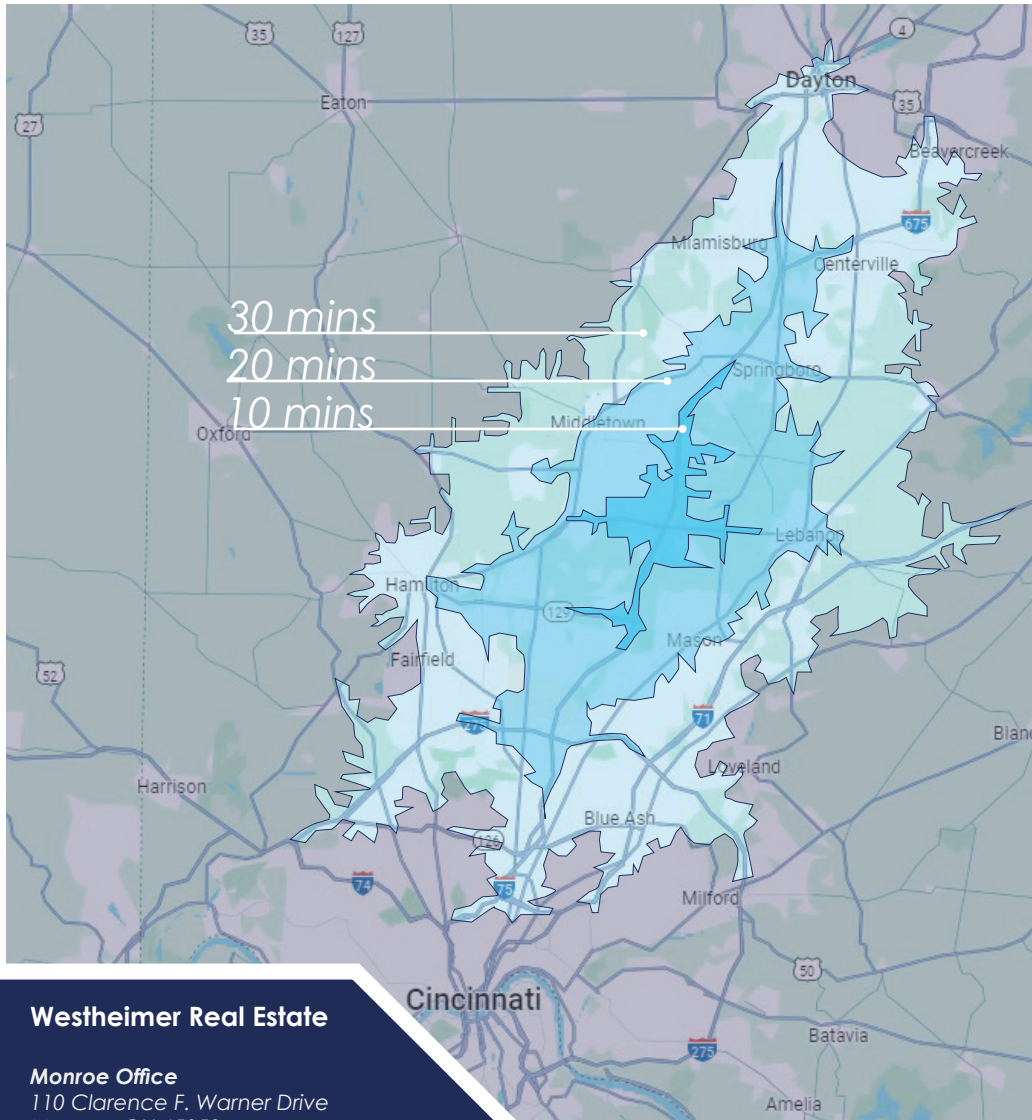


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## Demographics

Categories	3 miles	5 miles	10 miles
Total population	29,210	104,734	362,540
Median age	40.6	32	36
Male population	12,462	52,367	181,270
Female population	10,197	52,367	181,270

## Households & Income

Total households	9,757	36,955	133,718
Average HH income	\$104,170	\$130,351	\$112,155
Median home value	\$264,527	\$249,939	\$264,609

## Consumer Spending

Categories	3 miles	5 miles	10 miles
Apparel & Services	\$25,961,467	\$86,022,870	\$323,947,081
Food at Home	\$77,398,934	\$260,298,140	\$984,982,262
Food Away from Home	\$44,795,596	\$147,329,618	\$547,272,660
Education	\$19,980,081	\$66,267,273	\$261,157,166
Entertainment/Recreation	\$45,248,469	\$147,329,618	\$560,581,918
Health Care	\$86,189,857	\$287,899,238	\$1,091,584,982
Health Insurance	\$57,695,338	\$193,334,455	\$733,478,135
Health Products/Services	\$11,357,426	\$37,213,556	\$140,829,643
Housekeeping Supplies	\$10,791,447	\$36,133,577	\$136,921,527
Furnishings/Equipment	\$35,334,095	\$115,244,729	\$437,661,978
Other Household Items	\$14,799,935	\$48,354,025	\$184,942,936
Household Operations	\$31,404,840	\$101,362,065	\$385,589,822
Housing	\$356,845,305	\$1,172,648,932	\$4,441,509,305
Transportation	\$121,994,999	\$402,267,164	\$1,507,537,228
Travel	\$27,559,940	\$88,013,059	\$336,729,878

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## Recent Developments



New Thorntons Gas Station



Popeyes Freestanding Location



New Retail 63 100% Occupied



The Landing Dispensary



(2) New Shangri-La Dispensaries



El Trompo & Biggby in Retail  
Brooks 63 with 2,100 SF available



New Arby's



Skyline Chili - 2020



Four Seasons Car Wash



New Office, 50% occupied  
2,000 SF available



Tru Hotel

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