



Westheimer

REAL ESTATE

Your Long-Term Partner

Five Cities



Commercial/Office Land For Sale, Lease, or BTS

WATCH ON YouTube



Overview

Property

1250 Hamilton Lebanon Road, Monroe, OH 45050

1 - 14 Acres available. Five Cities gets over **54 million impressions** annually, making it great for restaurants, retail, entertainment, hospitality, and more!

Possible tax abatements available. **Accessible and visible from I-75 & SR 63.**

VIEW IN Google Maps



Market Highlights

- Cincinnati Premium Outlets
- Miami Valley Gaming
- Located next to two hotels

Population Count

- 25,956 within 3 miles
- 79,719 within 5 miles
- 371,714 within 10 miles

Median HH Income

- \$100.8k within 3 miles
- \$101.2k within 5 miles
- \$100.4k within 10 miles



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Five Cities Economic Overview

- 3 mi** (25,056 Population)
- 5 mi** (79,719 Population)
- 10 mi** (371,714 Population)

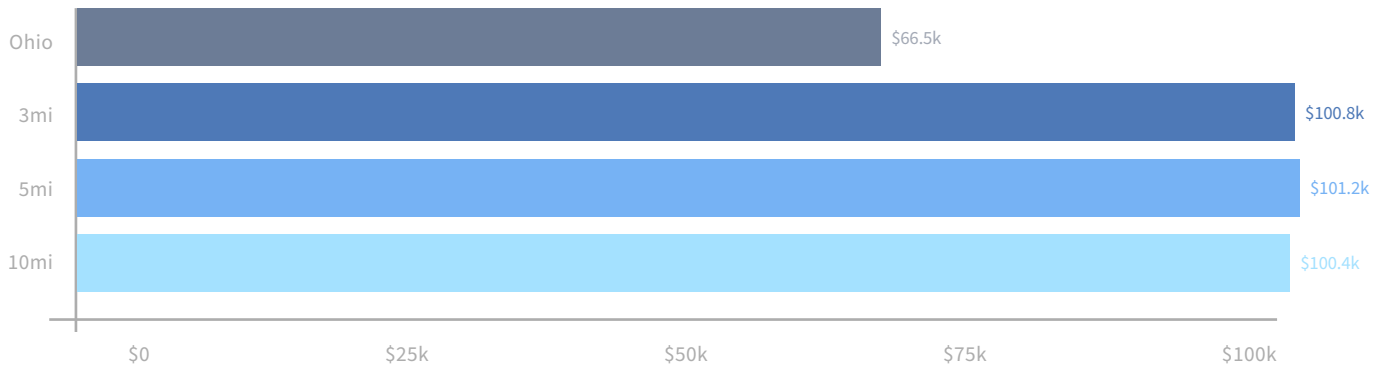


Household Income

Annual Median

Data Sourced From **Placer.ai**

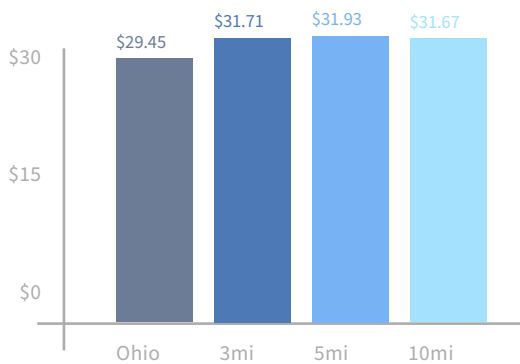
44 - 45% Higher than the **State Median**



Food Service Spending

Weekly Average

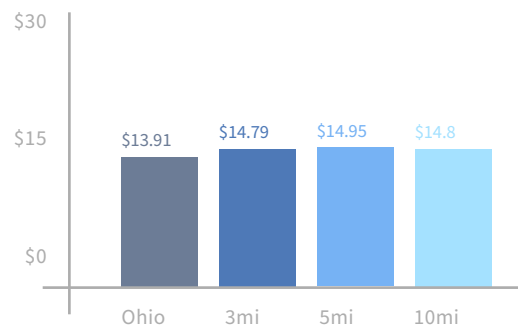
7-8% Higher than the **State Average**



Apparel and Services Spending

Weekly Average

6-7% Higher than the **State Average**



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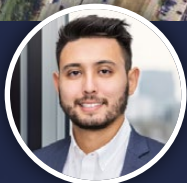


Five Cities Parcel Outline



INTERSTATE
75 123,000 ADT

63 37,300 ADT



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Five Cities Gallery



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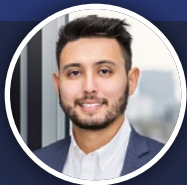
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Restaurant

8,800 SF *For Lease*

- Highly visible from the highway
- Exterior signage available
- Discount available for pre-leasing



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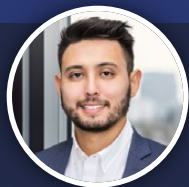
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Senate Center

18,016 SF Retail Center *For Lease*

- Subdividable
- Open gathering space
- Drive-through area
- Discount available for pre-leasing



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Five Cities Road Map

Monroe

4 minutes away (1.7 miles)

Five Cities

Lebanon

10 minutes away (6.2 miles)

Mason

15 minutes away (9.2 miles)

State Route 63

Exit 29

State Route 63

SR 63

37,300 ADT

I-75

123,00 ADT

State Route 741

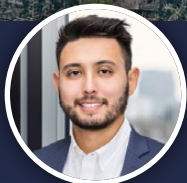


VIEW IN
Google Maps

Traffic Data Sourced From:



Department of
Transportation
transportation.ohio.gov



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CINCINNATI
PREMIUM OUTLETS[®]
A SIMON CENTER

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Restaurant

Senate Center



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