



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



Rick Munger Sales & Leasing
rmunger@westheimerre.com
[513-817-7136](tel:513-817-7136)

Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
[westheimerre.com](https://www.westheimerre.com)



Westheimer
REAL ESTATE

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.

Five Cities

Economic Overview

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

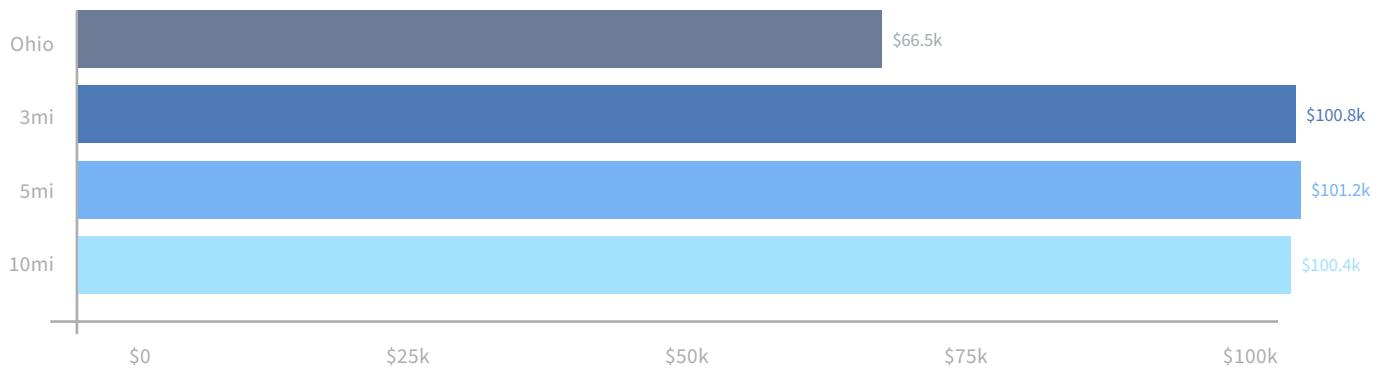


Household Income

Annual Median

Data Sourced From  **Placer.ai**

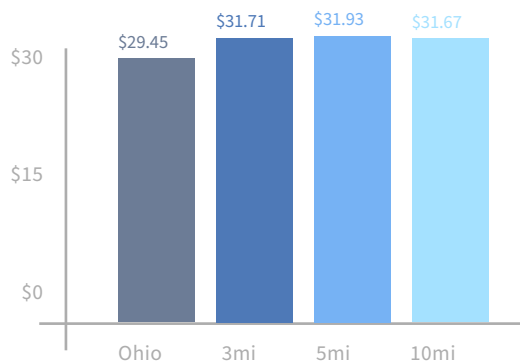
44 - 45% Higher than the **State Median**



Food Service Spending

Weekly Average

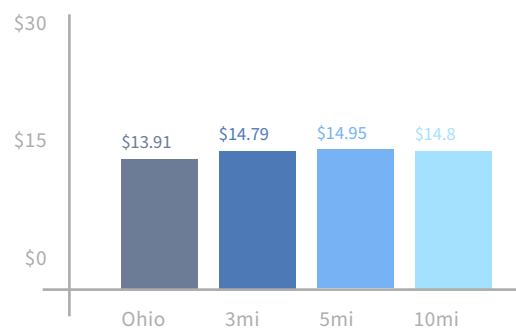
7-8% Higher than the **State Average**



Apparel and Services Spending

Weekly Average

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



Rick Munger Sales & Leasing
rmunger@westheimerre.com
[513-817-7136](tel:513-817-7136)

Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
[westheimerre.com](https://www.westheimerre.com)



Westheimer
REAL ESTATE

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.

Five Cities Parcel Outline



Rick Munger Sales & Leasing
rmunger@westheimerre.com
513-817-7136

Westheimer Real Estate
110 Clarence F. Warner Drive, Monroe, OH 45050
westheimerre.com



Westheimer
REAL ESTATE

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.

Five Cities Gallery



Rick Munger Sales & Leasing
rmunger@westheimerre.com
513-817-7136

Westheimer Real Estate
110 Clarence F. Warner Drive, Monroe, OH 45050
westheimerre.com



Westheimer
REAL ESTATE

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.



Restaurant

8,800 SF *For Lease*

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



Rick Munger *Sales & Leasing*
rmunger@westheimerre.com
[513-817-7136](tel:513-817-7136)

Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
[westheimerre.com](https://www.westheimerre.com)



Westheimer
REAL ESTATE



Senate Center

18,016 SF Retail Center *For Lease*

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



Rick Munger *Sales & Leasing*
rmunger@westheimerre.com
[513-817-7136](tel:513-817-7136)

Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
[westheimerre.com](https://www.westheimerre.com)



Westheimer
REAL ESTATE

Five Cities Road Map

Monroe

4 minutes away (1.7 miles)

Lebanon

10 minutes away (6.2 miles)

Five Cities

SR 63

37,300 ADT

I-75

123,00 ADT

Mason

15 minutes away (9.2 miles)



VIEW IN
Google Maps

Traffic Data Sourced From:



Department of
Transportation

transportation.ohio.gov



Rick Munger Sales & Leasing
rmunger@westheimerre.com
513-817-7136

Westheimer Real Estate
110 Clarence F. Warner Drive, Monroe, OH 45050
westheimerre.com



Westheimer
REAL ESTATE

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.



Rick Munger Sales & Leasing
rmunger@westheimerre.com
513-817-7136

Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
[westheimerre.com](https://www.westheimerre.com)

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Westheimer Real Estate makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Service marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of Westheimer Real Estate.

