

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 1,250 - 2,500 SF available
- Located one mile from I-75/SR 63 interchange and 2.4 miles from the Cincinnati Premium Outlets
- Restaurants in the area include Clubhouse Sports Grille, Richards Pizza, Chipotle, McDonald's, Taco Bell, Arby's, Burger King, Culvers, Skyline and Jersey Mike's.
- Retailers in the area include: Kroger, Garver Family Farm Market, Traders World, and Miami Valley Gaming.
- Population of 24,835 within a 3-mile radius and an average household income of \$158,997.

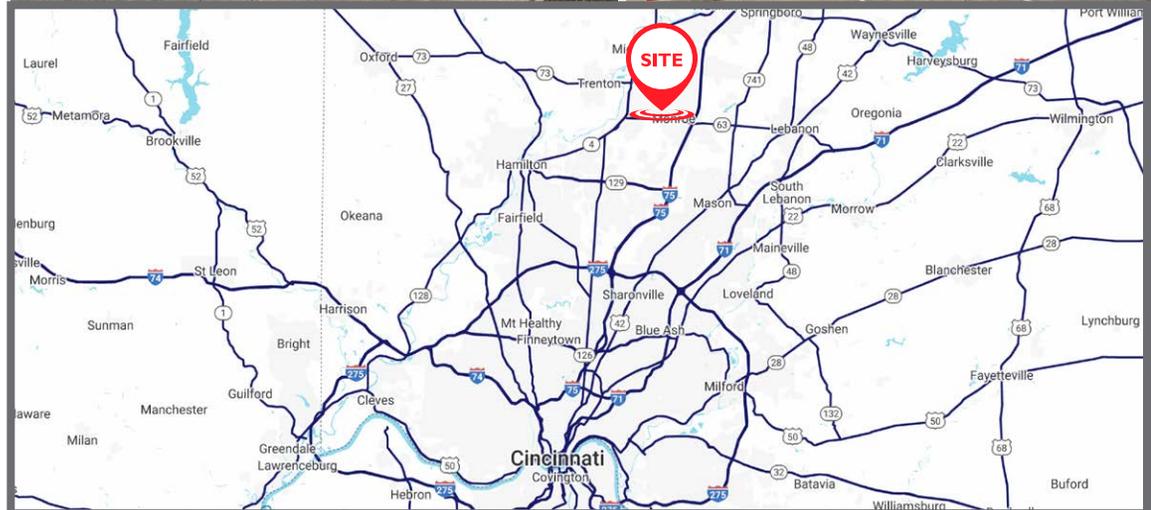


TRAFFIC COUNTS

- 27,932 (25) VPD: SR 63
- 122,999 (24) VPD: I-75
- 10,800 (24) VPD: Cincinnati Dayton Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,987	24,835	95,955
HOUSEHOLDS	2,500	8,117	33,835
AVG HH INCOME	\$129,622	\$158,997	\$141,776
EMPLOYEES	1,173	7,233	23,816



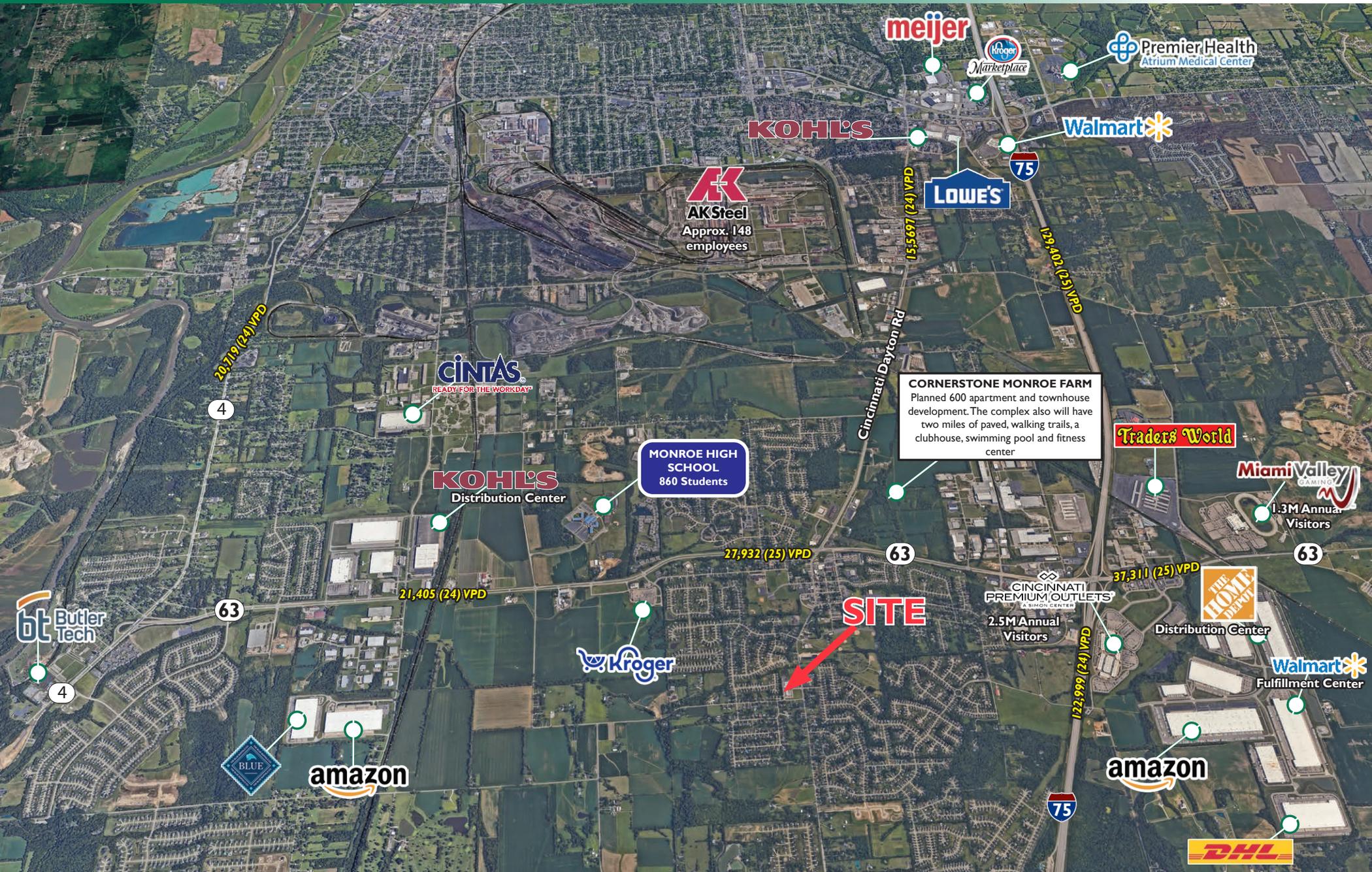
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601 S Main Street

MONROE, OHIO 45050



CORNERSTONE MONROE FARM
Planned 600 apartment and townhouse development. The complex also will have two miles of paved, walking trails, a clubhouse, swimming pool and fitness center

MONROE HIGH SCHOOL
860 Students

SITE

601 S Main Street

MONROE, OHIO 45050

SITE PLAN

