



Westheimer
REAL ESTATE
Your Long-Term Partner

Brooks 63



Retail Space For Lease

Overview

Property

Corner of Brooks Dr & SR 63, Monroe, OH 45050

1,186 SF available. Retail location with high visibility along SR-63 (38,000 Average Daily Travelers), ample parking, and easy access from the Interstate.

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)

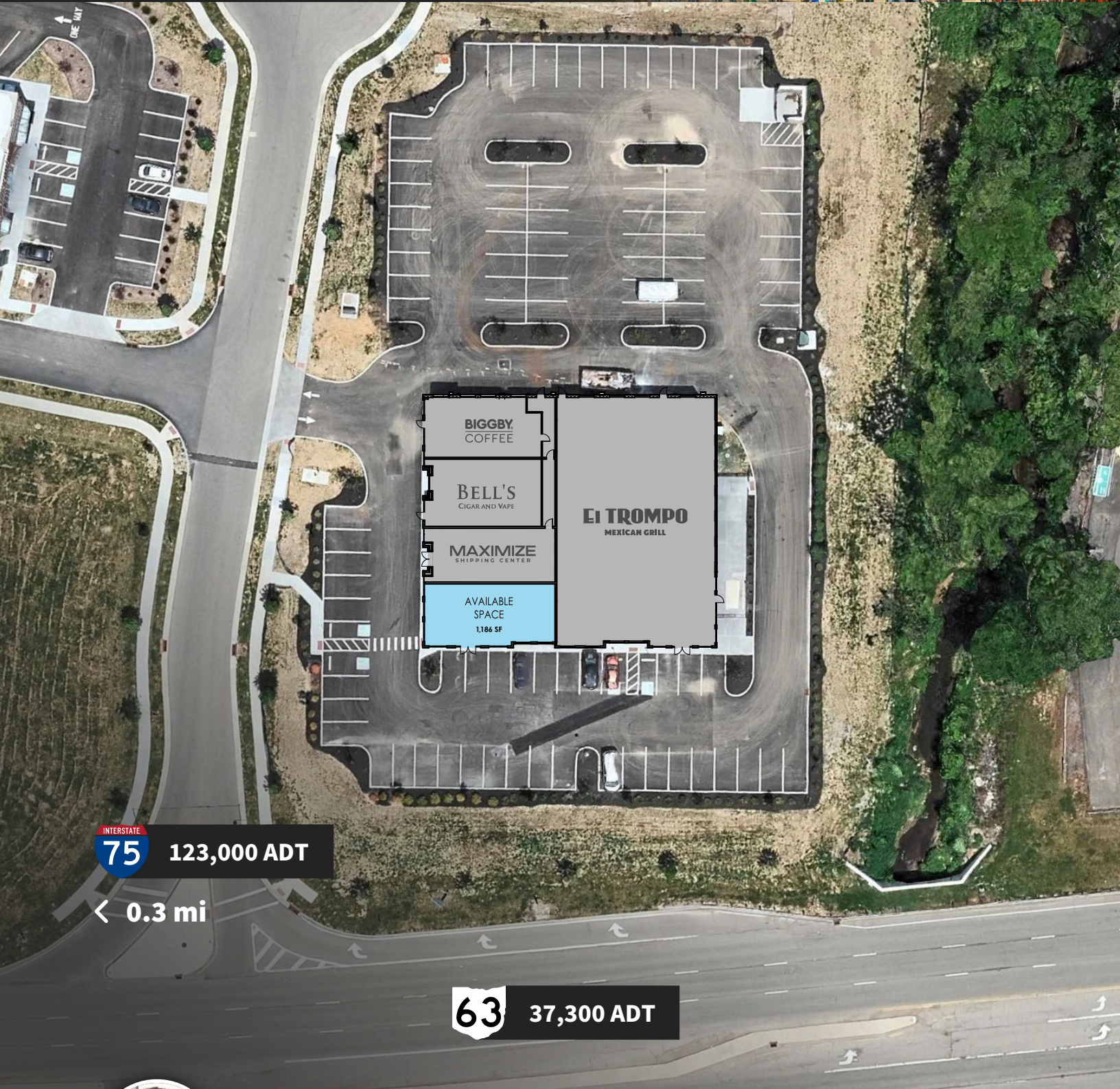
Westheimer Real Estate
[110 Clarence F. Warner Drive, Monroe, OH 45050](https://www.westheimerre.com)
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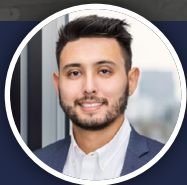
Brooks 63 Floor Plan



INTERSTATE
75 123,000 ADT

← 0.3 mi

63 37,300 ADT



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Brooks 63 Business Map



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Brooks 63 Road Map



Monroe

4 minutes away (1.7 miles)

Brooks 63

Lebanon

10 minutes away (6.2 miles)

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



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Brooks 63

Economic Overview



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



Household Income

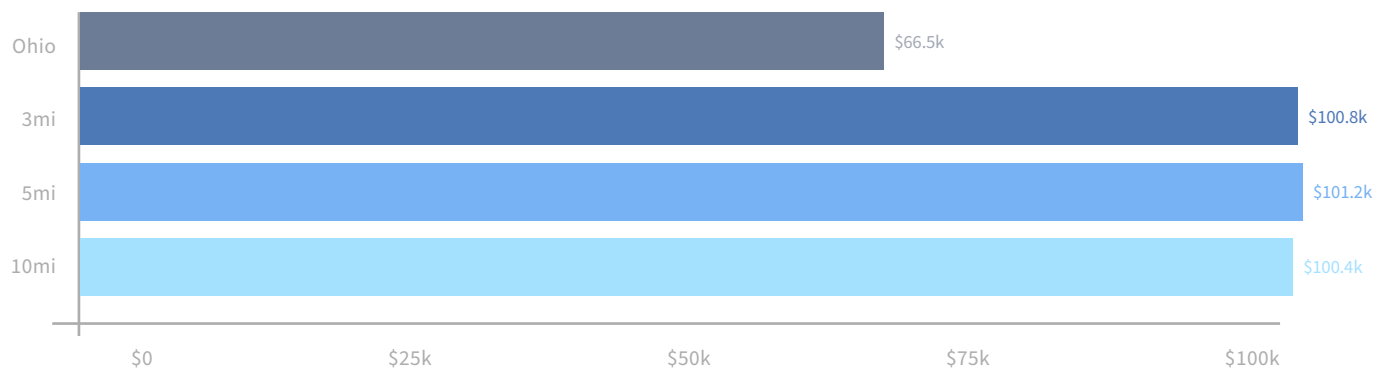
Annual Median

Data Sourced From



Placer.ai

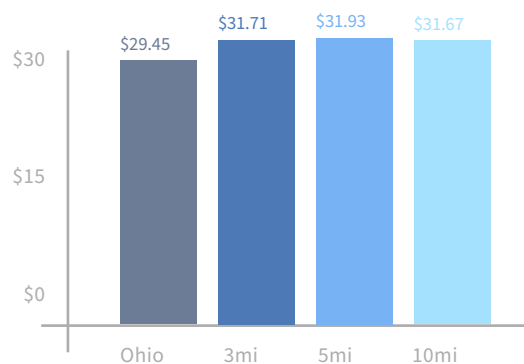
44 - 45% Higher than the **State Median**



Food Service Spending

Weekly Average

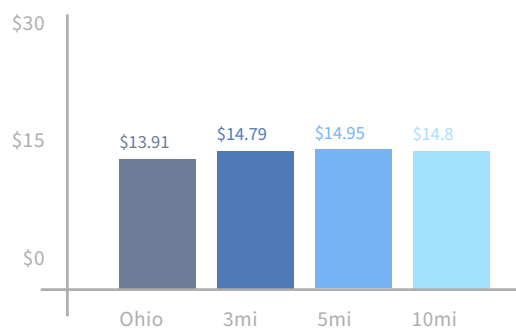
7-8% Higher than the **State Average**



Apparel and Services Spending

Weekly Average

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



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Brooks 63 Gallery



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