



# FOR LEASE OR BUILD-TO-SUIT

## N MAIN ST at SR 63

Monroe, OH 45050



### Property Highlights

- 2.93 acres development opportunity
- Minutes west from I-75 at Monroe exit
- 734' of frontage on State Route 63
- Excellent location at signalized corner with high visibility
- Half way between major markets of Dayton and Cincinnati
- Zoning MU (Mixed Use)
- Parcel Number: C1800005000103
- Possible uses: auto service, kennel, vet, event hall, microbrewery, laundromat, C-Store and much more
- Offered at: \$2,000/month for land lease or TBD if build-to-suit



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