

Monroe 75 Farms

Greentree Road & Union Road at I-75 | Monroe, OH | 45044



COUNTY	PROPERTY TYPE	ZONING
Warren	Commercial/ Industrial Land	EC
SPACE AVAILABLE	PRICE	
+/- 135 Acres	Call for Details	

Property & Location Highlights:

- Incredible visibility from both sides of I-75
- Great site for manufacturing, distribution, or office
- Good access to SR-63 or SR-122
- Future public improvements possible
- Property is adjacent to a Duke Energy

- Substation three (3) 45KV transmission lines
- Site is in City on Monroe: centrally located, great place to live – work – play.
- Great site for Bio Pharma/Life sciences, Aerospace, Medical Device, Machinery or Food & Beverage
- 10 miles north of the new mixed-use Mill Creek District in West Chester Township

For more information, contact:



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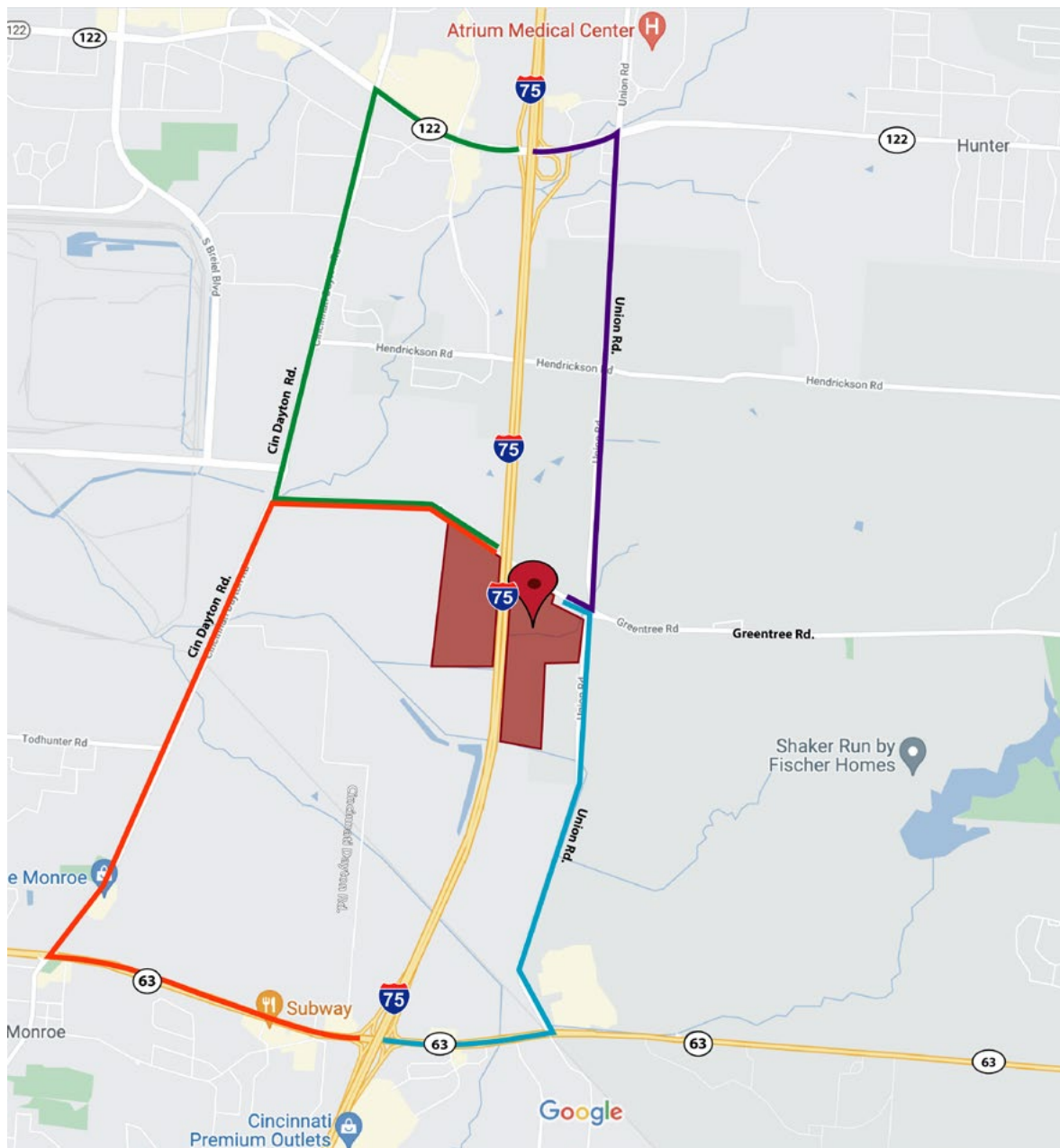
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Location Highlights

- Great highway visibility
- Multiple highway access points:

-  **Union Road to SR-63 to I-75**
 - 2.7 Miles
 - 4 Minutes
-  **Union Road to SR-122 to I-75**
 - 2.7 Miles
 - 6 Minutes
-  **Cincinnati-Dayton to SR-122 to I-75**
 - 3.3 Miles
 - 7 Minutes
-  **Cincinnati-Dayton to SR-63 to I-75**
 - 5.3 Miles
 - 8 Minutes



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,844		39,218		90,235	
2022 Estimate	2,599		36,370		84,971	
2010 Census	2,239		33,247		77,859	
Growth 2022 - 2027	9.43%		7.83%		6.20%	
Growth 2010 - 2022	16.08%		9.39%		9.13%	
2022 Population by Hispanic Origin	38		779		2,004	
2022 Population	2,599		36,370		84,971	
White	2,438	93.81%	33,948	93.34%	76,032	89.48%
Black	41	1.58%	726	2.00%	2,796	3.29%
Am. Indian & Alaskan	2	0.08%	73	0.20%	169	0.20%
Asian	64	2.46%	921	2.53%	4,167	4.90%
Hawaiian & Pacific Island	0	0.00%	6	0.02%	34	0.04%
Other	54	2.08%	697	1.92%	1,772	2.09%
U.S. Armed Forces	0		87		165	
Households						
2027 Projection	1,124		14,870		34,081	
2022 Estimate	1,027		13,783		32,143	
2010 Census	882		12,582		29,589	
Growth 2022 - 2027	9.44%		7.89%		6.03%	
Growth 2010 - 2022	16.44%		9.55%		8.63%	
Owner Occupied	683	66.50%	10,124	73.45%	24,457	76.09%
Renter Occupied	343	33.40%	3,659	26.55%	7,686	23.91%
2022 Households by HH Income	1,029		13,784		32,142	
Income: <\$25,000	179	17.40%	1,897	13.76%	3,426	10.66%
Income: \$25,000 - \$50,000	192	18.66%	2,613	18.96%	5,320	16.55%
Income: \$50,000 - \$75,000	146	14.19%	2,117	15.36%	5,862	18.24%
Income: \$75,000 - \$100,000	177	17.20%	2,097	15.21%	4,418	13.75%
Income: \$100,000 - \$125,000	171	16.62%	1,751	12.70%	4,297	13.37%
Income: \$125,000 - \$150,000	76	7.39%	994	7.21%	2,682	8.34%
Income: \$150,000 - \$200,000	62	6.03%	1,259	9.13%	2,893	9.00%
Income: \$200,000+	26	2.53%	1,056	7.66%	3,244	10.09%
2022 Avg Household Income	\$81,032		\$96,214		\$104,908	
2022 Med Household Income	\$74,524		\$78,159		\$83,278	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	436	6,010	14
Retail & Wholesale Trade	77	1,328	17
Hospitality & Food Service	33	822	25
Real Estate, Renting, Leasing	21	126	6
Finance & Insurance	26	108	4
Information	5	74	15
Scientific & Technology Services	38	286	8
Management of Companies	0	0	0
Health Care & Social Assistance	99	368	4
Educational Services	8	86	11
Public Administration & Sales	2	8	4
Arts, Entertainment, Recreation	10	163	16
Utilities & Waste Management	10	313	31
Construction	27	273	10
Manufacturing	35	1,851	53
Agriculture, Mining, Fishing	1	2	2
Other Services	44	202	5

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