

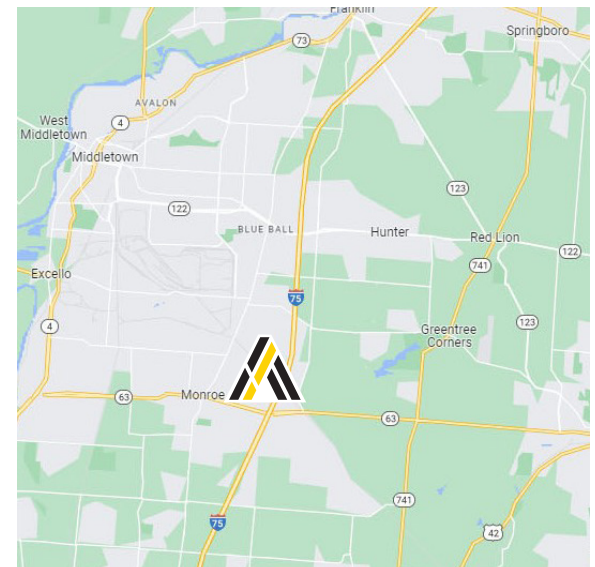


Garver Road
Monroe, Ohio 45050

SALE PRICE:
\$4,400,000

Property Highlights

- 10.99± Acres available
- **High Traffic Exposure:** Visible to over 121,750 cars per day on I-75, ensuring exceptional visibility for any commercial enterprise
- **Zoned C-1 (Highway Commercial):** Perfect for businesses that benefit from high traffic, such as retail stores, restaurants, gas stations, and service-oriented businesses
- **Proximity to Cincinnati Premium Outlets:** Situated close to the intersection of State Route 63 and I-75, providing easy access for both local and interstate traffic and just minutes away from a major shopping destination, attracting a steady flow of potential customers



Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,366	23,537	85,421
Total Households	512	7,627	30,107



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