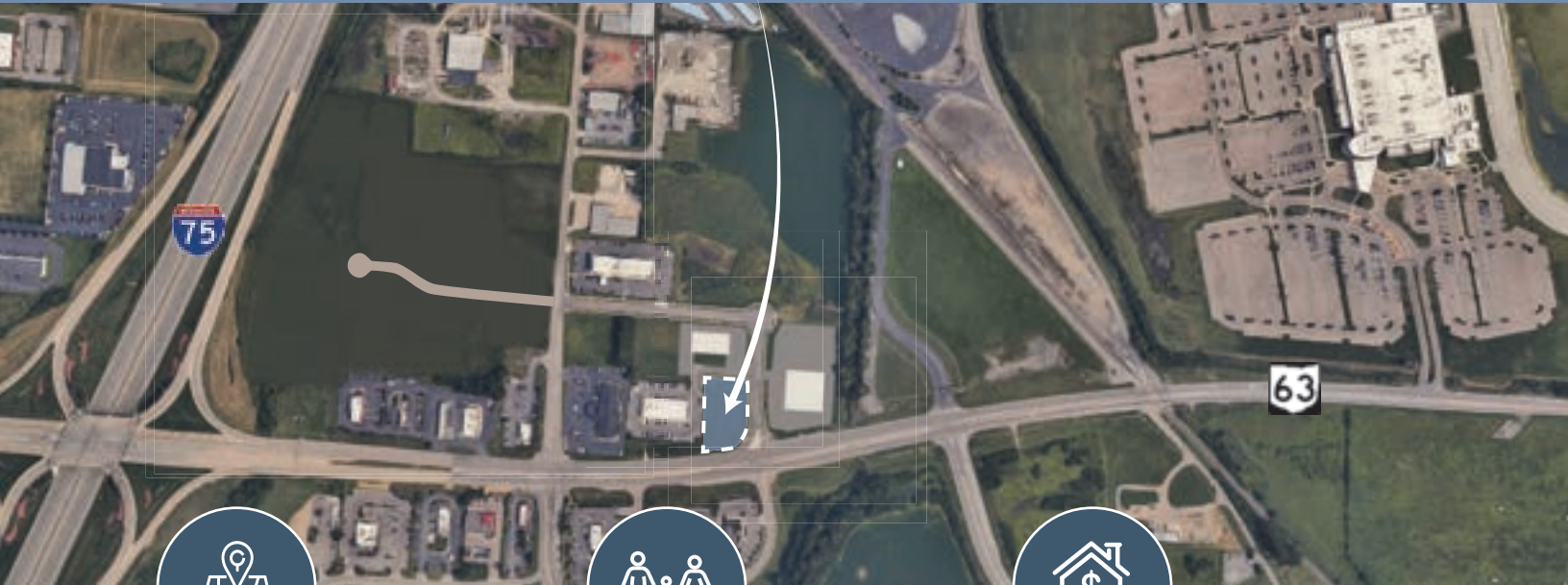


LAND AVAILABLE

0.8 Acres

Corner of S.R. 63 and Brooks Drive, Monroe, Ohio 45050



Property

0.8 ac available
34,000 Vehicles per Day
Great Visibility Along SR 63



Population

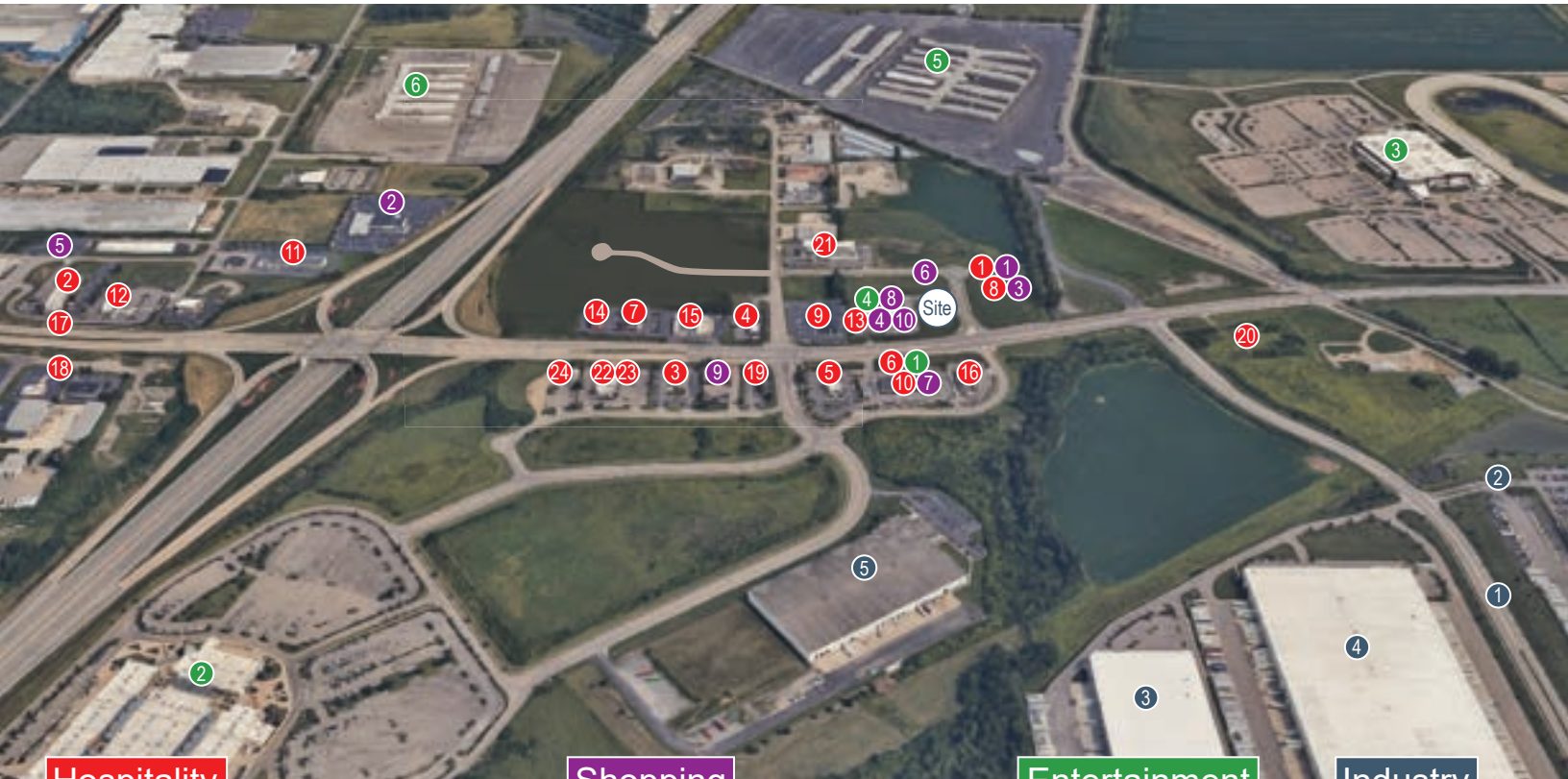
21,446 within 3 miles
72,258 within 5 miles



Average Income

\$104,170 within 3 mile
\$130,351 within 5 miles
\$112,155 within 10 miles





Hospitality

- 1 Biggy Coffee
- 2 Baymont
- 3 Burger King
- 4 Chipotle
- 5 Culver's
- 6 Dairy Queen
- 7 Dunkin'
- 8 El Trompo
- 9 HI Express
- 10 Jersey Mike's
- 11 Motel 75
- 12 McDonald's
- 13 Penn Station
- 14 Popeyes
- 15 Shell
- 16 Skyline Chili
- 17 Speedway
- 18 Tres Amigos
- 19 Taco Bell
- 20 Thortons
- 21 Tru by Hilton
- 22 Tim Horton's
- 23 Wendy's
- 24 Waffle House

Shopping

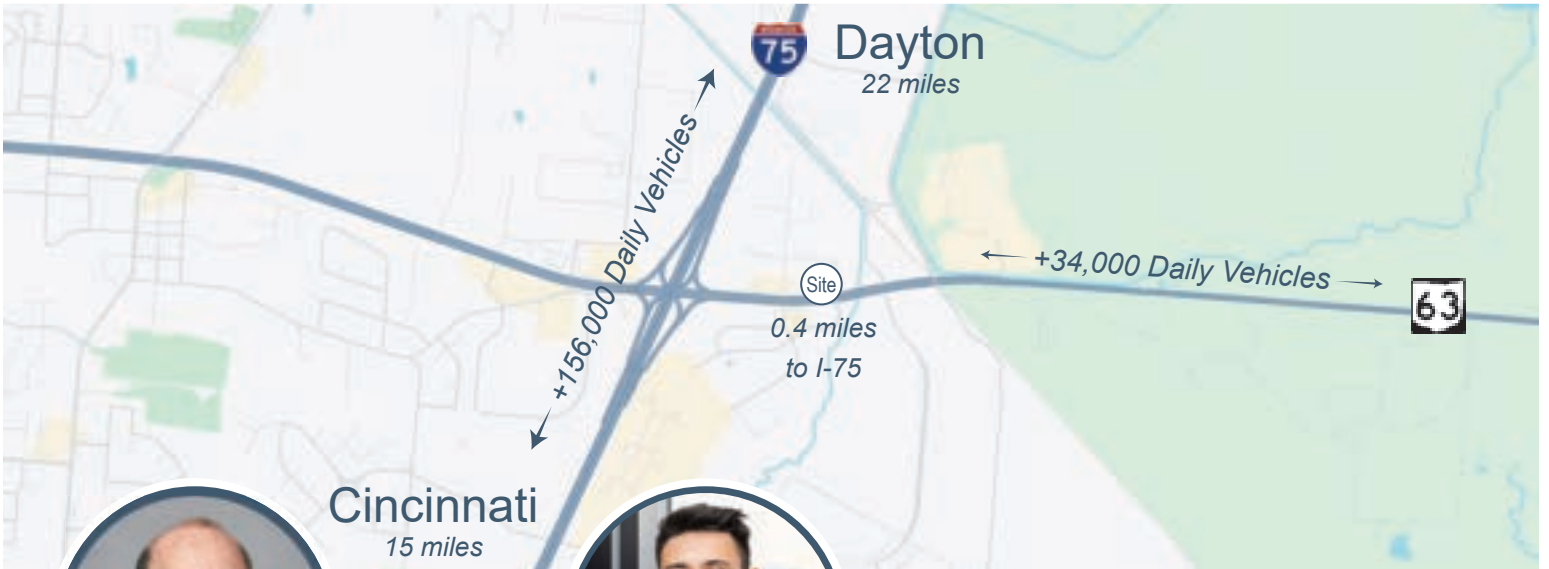
- 1 Bell's Cigar and Tobacco
- 2 Honda
- 3 Maximize Shipping
- 4 Red Wing
- 5 Shangri-La
- 6 Shangri-La
- 7 Sherwin-Williams
- 8 The Landing Dispensary
- 9 TireDiscounters
- 10 Verizon

Entertainment

- 1 Bora Bora Nails & Spa
- 2 Cincinnati Premium Outlets
- 3 Miami Valley Gaming
- 4 Monroe Nails Spa
- 5 Trader's World Flea Market
- 6 Treasure Aisles Flea Market

Industry

- 1 Amazon D.C.
- 2 Home Depot D.C.
- 3 PAC D.C.
- 4 Cornerstone D.C.
- 5 Gateway Tire



John Westheimer
President

M: 513.535.4562
jwestheimer@westheimerre.com



Ricky Munger
Sales

M: 513.817.7136
rmunger@westheimerre.com



Westheimer
REAL ESTATE

513-561.9378
Online at www.westheimerrealestate.com