

Orton Plaza

Just off of SR 63 on Brooks Drive, Monroe, OH 45050



Westheimer
REAL ESTATE



Open Gathering Space Concept



Proposed Drive-Through



Full Height Windows

Westheimer Real Estate

Monroe Office

110 Clarence F. Warner Drive
Monroe, OH 45050

Cincinnati Office

4790 Red Bank Expressway
Cincinnati, OH 45227 - Suite 205

Rick Munger

Sales & Leasing
513.817.7136

rmunger@westheimerre.com



John Westheimer

President

513.535.4562

jwestheimer@westheimerre.com



Established 1979

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Property

18,000 sf spec. use building
150,000 vehicles per day
Great highway access

Population

812 business within 3 miles
4,181 businesses within 5 miles
14,348 employees within 3 miles
47,417 employees within 5 miles

Average Income

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



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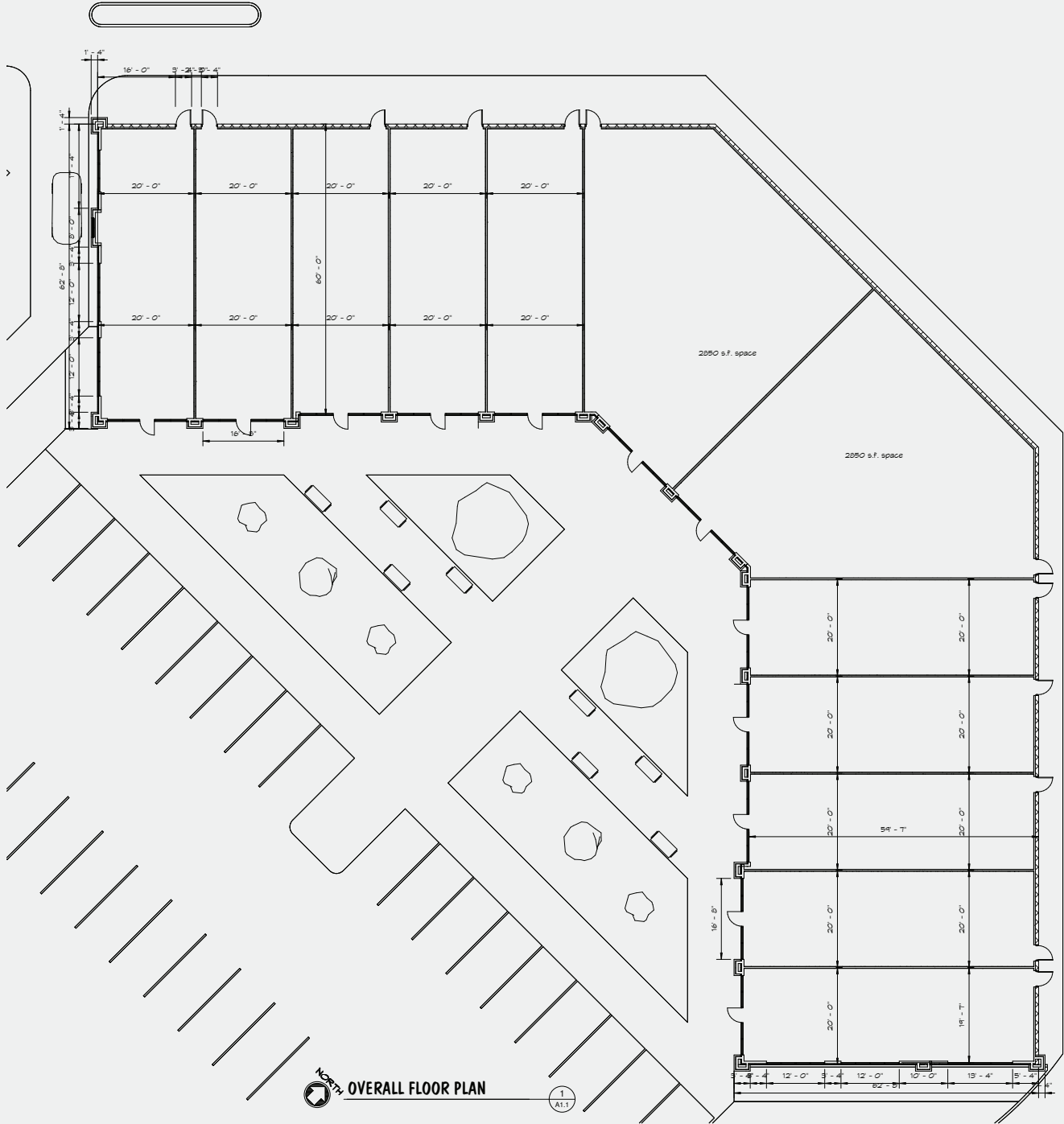
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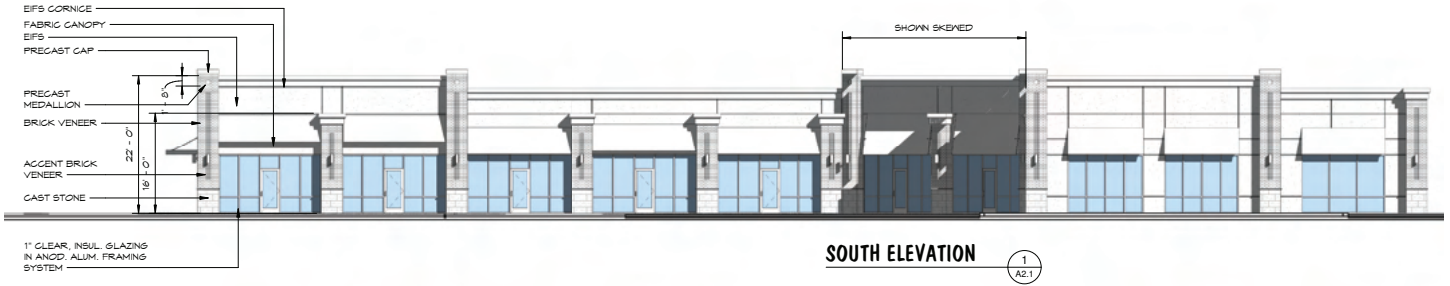
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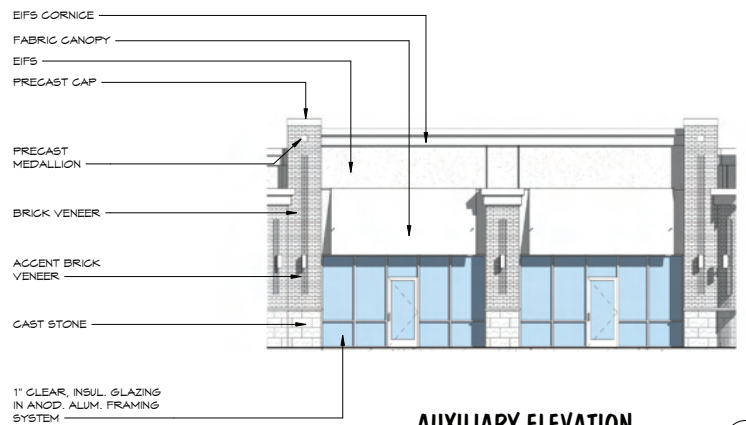
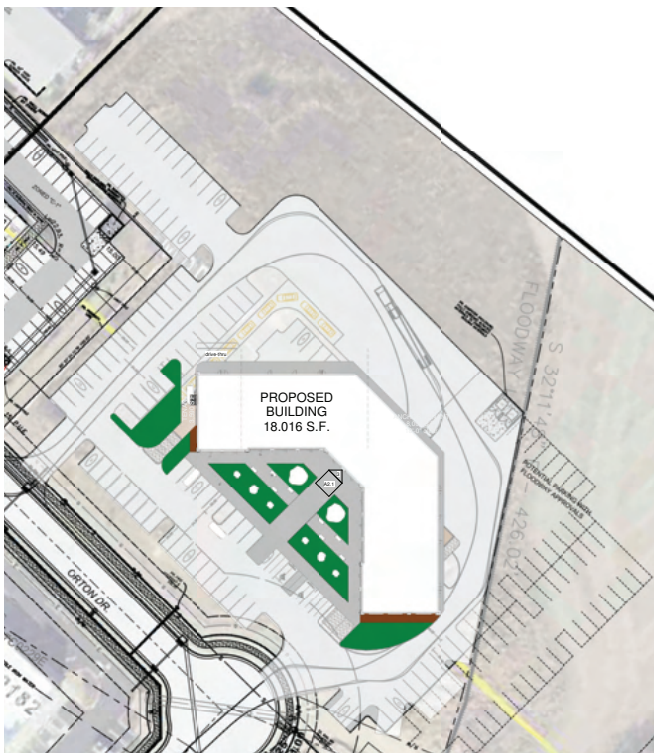
SOUTH ELEVATION

1
A2.1



WEST ELEVATION

4
A2.1



AUXILIARY ELEVATION

3
A2.1

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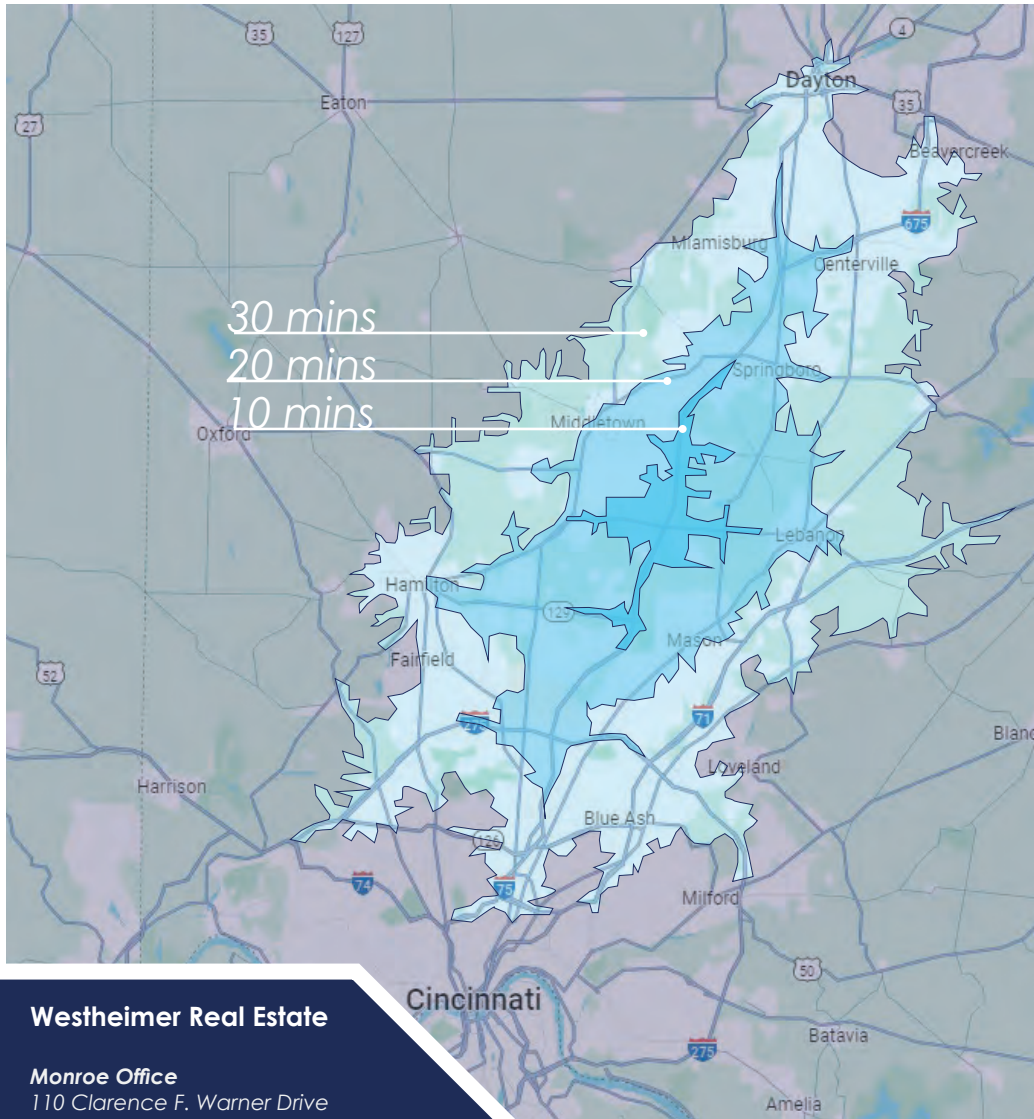


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Demographics

Categories	3 miles	5 miles	10 miles
Total population	29,210	104,734	362,540
Median age	40.6	32	36
Male population	12,462	52,367	181,270
Female population	10,197	52,367	181,270

Households & Income

Total households	9,757	36,955	133,718
Average HH income	\$104,170	\$130,351	\$112,155
Median home value	\$264,527	\$249,939	\$264,609

Consumer Spending

Categories	3 miles	5 miles	10 miles
Apparel & Services	\$25,961,467	\$86,022,870	\$323,947,081
Food at Home	\$77,398,934	\$260,298,140	\$984,982,262
Food Away from Home	\$44,795,596	\$147,329,618	\$547,272,660
Education	\$19,980,081	\$66,267,273	\$261,157,166
Entertainment/Recreation	\$45,248,469	\$147,329,618	\$560,581,918
Health Care	\$86,189,857	\$287,899,238	\$1,091,584,982
Health Insurance	\$57,695,338	\$193,334,455	\$733,478,135
Health Products/Services	\$11,357,426	\$37,213,556	\$140,829,643
Housekeeping Supplies	\$10,791,447	\$36,133,577	\$136,921,527
Furnishings/Equipment	\$35,334,095	\$115,244,729	\$437,661,978
Other Household Items	\$14,799,935	\$48,354,025	\$184,942,936
Household Operations	\$31,404,840	\$101,362,065	\$385,589,822
Housing	\$356,845,305	\$1,172,648,932	\$4,441,509,305
Transportation	\$121,994,999	\$402,267,164	\$1,507,537,228
Travel	\$27,559,940	\$88,013,059	\$336,729,878

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New Thorntons Gas Station



Popeyes Freestanding Location



New Retail 63 100% Occupied



The Landing Dispensary



(2) New Shangri La Dispensaries



El Trompo & Bigby in Retail
Brooks 63 with 2,100 SF available



New Arby's



Skyline Chili - 2020



Four Seasons Car Wash



New Office, 50% occupied
2,000 SF available



Tru Hotel

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