



Westheimer
REAL ESTATE

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18,016 SF (Divisible)

RETAIL SPACE AVAILABLE

Senate Center

Senate Drive
Monroe, Ohio 45050

Proposed retail center with an open gathering space, drive through, and full-height windows. Only seconds away from Cincinnati Premium Outlets, Traders World and Miami Valley Gaming.



Property

18,016 SF Available (Divisible)
Only 1/2 Mile From I-75
34,075 Vehicles Per Day



Population

29,210 within 3 miles
104,734 within 5 miles
362,540 within 10 miles



Average Income

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



ANNUAL VISITS 2024

Cincinnati Premium Outlets	2,500,000
Miami Valley Gaming	1,300,000
Culver's	509,300
Dunkin Donuts	352,100
Wendy's & Tim Hortons	264,200
Shell	255,000
Clubhouse Grill	223,700
Skyline Chili	219,700
Chipotle	202,300
El Trompo	173,700

Culver's — ranked #2 in Ohio



Senate Drive, Monroe, Ohio

A proven **regional center** connecting Cincinnati & Dayton



Road Expansion to **5 lanes** coming soon!



John Westheimer

President

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Sales

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DEVELOPMENT	RECENTLY BUILT	FUTURE
Renaissance	440	
Greene Meadows		220
Wilson Farms	317	
Noble Creek Farms	112	
Greycliff Landing	81	
Trails of Greycliff	285	15
Greentree Meadows		202
Vistas of Shaker Run		798
Long Meadow Estates	25	
Trails of Shaker Run	387	
Shaker Run	850	454
Estates at Keverer Creek	101	
Parkside at Lebanon		1,261
Triple Crown	59	
Autumn Ridge	94	

Reeders Run	25	
Summerlyn Farms	215	
Otterbein	700	
Hudson Estates	20	
Union Village	51	4,449
Tollhouse Farms	44	
Crescent Moon	36	
Trails of Todhunter	106	
Hills Properties		
Stonybrook		219
Hunters Crossing		75
Villages of Classic Way	400	
Providence		
Estates of Monroe Crossing		183
Losh Landing		
TOTAL	4,348	7,876



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Online at www.WestheimerRE.com