

# FIVE CITIES DEVELOPMENT

1250 Hamilton Lebanon Rd. Monroe, OH



**Westheimer**  
REAL ESTATE



## PROPERTY HIGHLIGHTS

- 20ac of visible Retail/Office real estate from I75
  - Zone "A"- 10.1 ac
  - Zone "B"- 5.3 ac
  - Zone "C"- 4.4 ac
- Can be Subdivided
- Sale/Lease
- Two turns off Interstate 75
- Between the markets of Cincinnati and Dayton, OH
- Same Exit Off I-75 as the Miami Gaming Casino & Cincinnati Premium Outlet Center anchored by: Nike, North Face, Saks Fifth Avenue, Gap, and others.

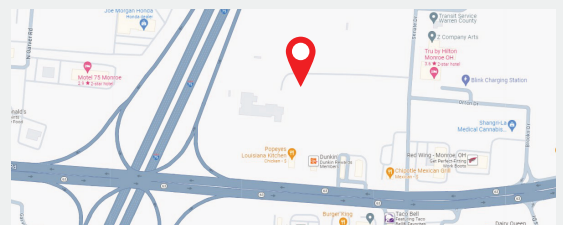
## 2023 STATISTICS

Population (mile radius)    3                      5

<b>Total population</b>	29,210	104,734
<b>Average HH income</b>	\$130,351	\$112,155
<b>Businesses</b>	812	4,181
<b>Employees</b>	14,348	47,417

### Traffic Count

**State Route 63**                                      34,075  
**Interstate 75**                                      123,040



## WESTHEIMER REAL ESTATE

### Monroe Office

110 Clarence F. Warner  
Monroe, OH 45050

### Cincinnati Office

4790 Red Bank Expressway  
Cincinnati, OH 45227 - Suite 205

### RICK MUNGER

Sales & Leasing, WRE  
513 . 817.7136

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### JOHN WESTHEIMER

Principal

513 . 535.4562

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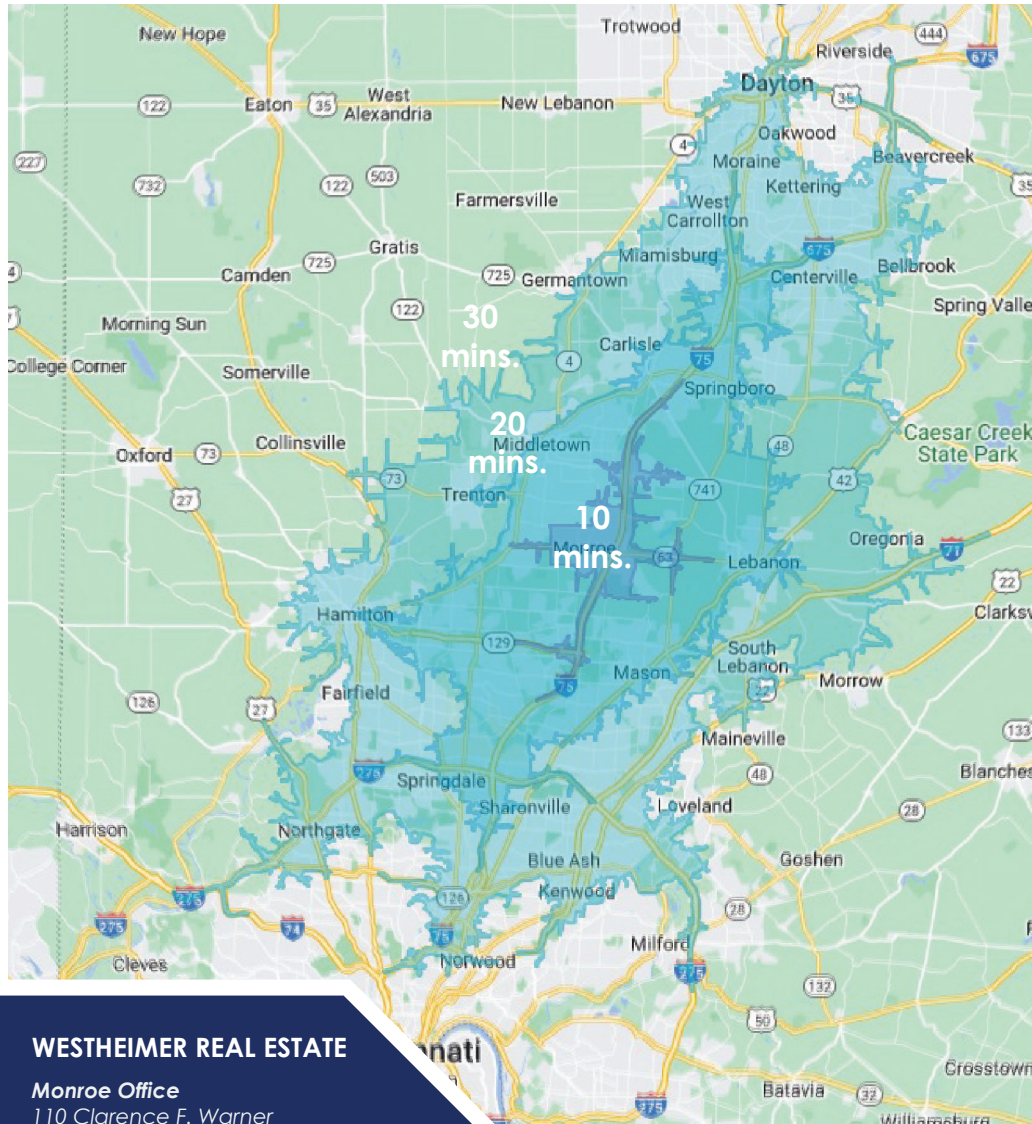


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Demographics (mile radius)	3	5	10
<b>Total population</b>	29,210	104,734	362,540
<b>Median age</b>	40.6	32	36
<b>Male population</b>	12,462	52,367	181,270
<b>Female population</b>	10,197	52,367	181,270

### Households & Income

<b>Total households</b>	9,757	36,955	133,718
<b># of persons per HH</b>	X	X	X
<b>Average HH income</b>	\$130,351	\$112,155	\$118,151
<b>Median home value</b>	\$264,527	\$249,939	\$264,609

### Consumer Spending

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

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## 1 MILE RADIUS RECENT DEVELOPMENT



New Thorntons Gas Station



Popeyes Freestanding Location



New Retail 63 100% Occupied



The Landing Dispensary



(2) New Shangri La Dispensaries



El Trompo & Biggby 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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