

FOR LEASE

Endcap with Drive-Thru



1280 Hamilton-Lebanon Road (S.R. 63), Monroe, OH 45050

PROPERTY HIGHLIGHTS

- 1,463 SF Available with Drive-Thru
- Zoned Highway Commercial
- Two Existing Curb Cuts on Hamilton Lebanon Road (S.R. 63)
- Pylon Signage Available
- Close Access to I-75
- Close to Cincinnati Premium Outlets, Miami Valley Gaming & Trader's World
- Traffic Counts - 33,411 ADT Hamilton-Lebanon Rd

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	460	22,118	81,165
Median Income	\$117,838	\$104,552	\$111,427
Average HH Income	\$130,177	\$133,759	\$141,663
Daytime Population	1,598	5,913	22,972



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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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CINCINNATI PREMIUM OUTLETS
2.5M Visits/Year

- adidas
- Columbia
- Disney STORE
- AMERICAN EAGLE OUTFITTERS
- NIKE
- BANANA REPUBLIC
- THE NORTH FACE
- UNDER ARMOUR
- POLO
- carter's
- GAP
- OLD NAVY

OnSite
Retail Group



Available
1,463 SF



Drive Thru



Right In/
Right Out

Full Access

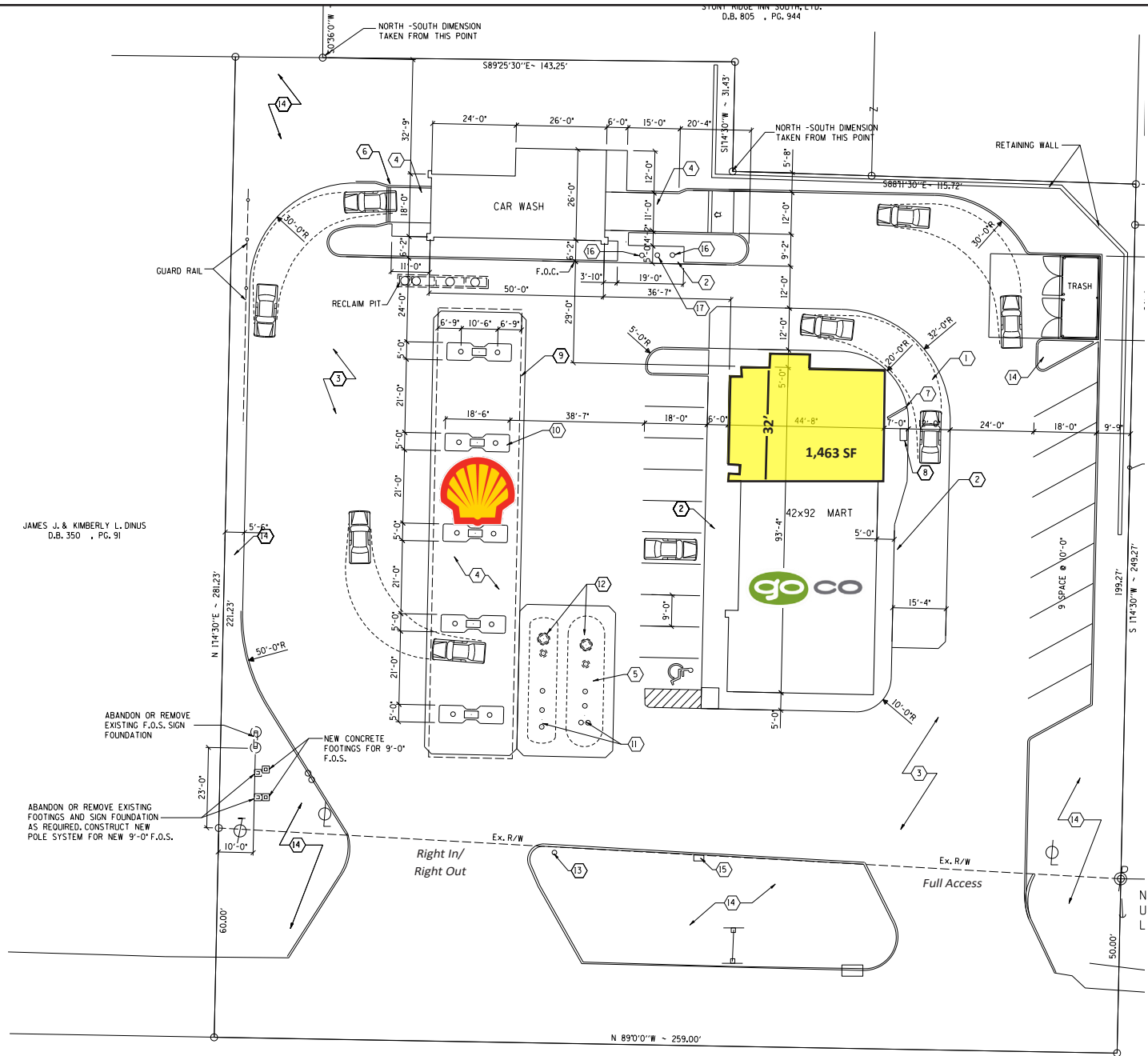
Hamilton Lebanon Rd

33,411 ADT '25

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.4402/-84.3317

1280 Hamilton Lebanon Rd	1 mi	3 mi	5 mi
Monroe, OH 45050	radius	radius	radius
Population			
2025 Estimated Population	460	22,118	81,165
2030 Projected Population	449	22,658	81,941
2020 Census Population	471	21,372	79,541
2010 Census Population	439	18,660	68,273
Projected Annual Growth 2025 to 2030	-0.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	0.3%	1.2%	1.3%
2025 Median Age	32.6	38.1	38.3
Households			
2025 Estimated Households	173	7,241	29,189
2030 Projected Households	175	7,680	30,393
2020 Census Households	177	6,690	27,691
2010 Census Households	161	5,267	23,327
Projected Annual Growth 2025 to 2030	0.3%	1.2%	0.8%
Historical Annual Growth 2010 to 2025	0.5%	2.5%	1.7%
Race and Ethnicity			
2025 Estimated White	74.0%	74.6%	75.5%
2025 Estimated Black or African American	10.6%	14.8%	10.4%
2025 Estimated Asian or Pacific Islander	7.6%	5.2%	7.5%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2025 Estimated Other Races	7.7%	5.3%	6.6%
2025 Estimated Hispanic	5.9%	4.4%	5.7%
Income			
2025 Estimated Average Household Income	\$130,177	\$133,759	\$141,663
2025 Estimated Median Household Income	\$117,838	\$104,552	\$111,427
2025 Estimated Per Capita Income	\$48,913	\$43,879	\$51,015
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.0%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	0.6%	4.8%	4.8%
2025 Estimated High School Graduate	32.6%	25.1%	24.9%
2025 Estimated Some College	16.3%	19.2%	16.3%
2025 Estimated Associates Degree Only	20.7%	9.0%	7.9%
2025 Estimated Bachelors Degree Only	21.9%	24.6%	25.7%
2025 Estimated Graduate Degree	5.4%	14.3%	17.7%
Business			
2025 Estimated Total Businesses	121	490	1,778
2025 Estimated Total Employees	1,598	5,913	22,972
2025 Estimated Employee Population per Business	13.2	12.1	12.9
2025 Estimated Residential Population per Business	3.8	45.1	45.7