

Prime Signage
Opportunity

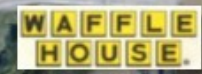


640 GARVER RD

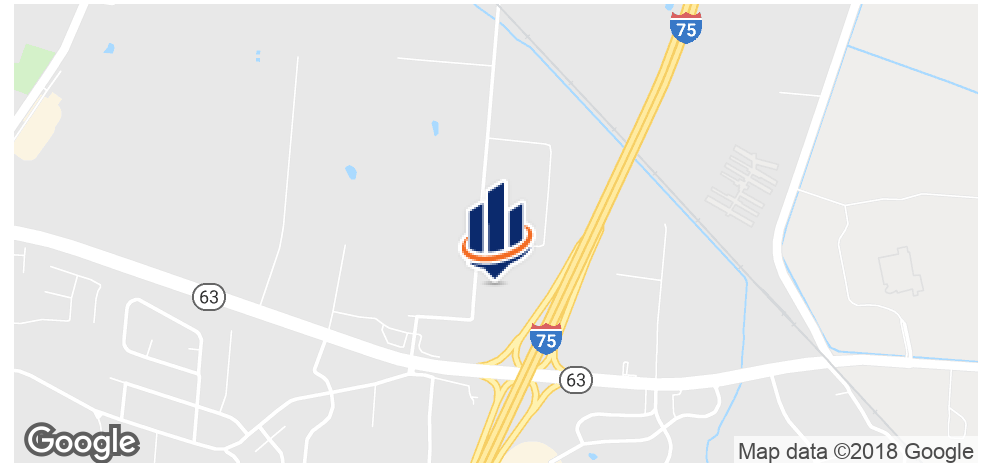
MONROE, OH 45050



Zachary Schunn
Advisor
513.588.1139
zschunn@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	4.725 Acres
Zoning:	C-1 (Highway Commercial)
Market:	Cincinnati
Submarket:	Monroe
Traffic Count:	91,368

LOCATION OVERVIEW

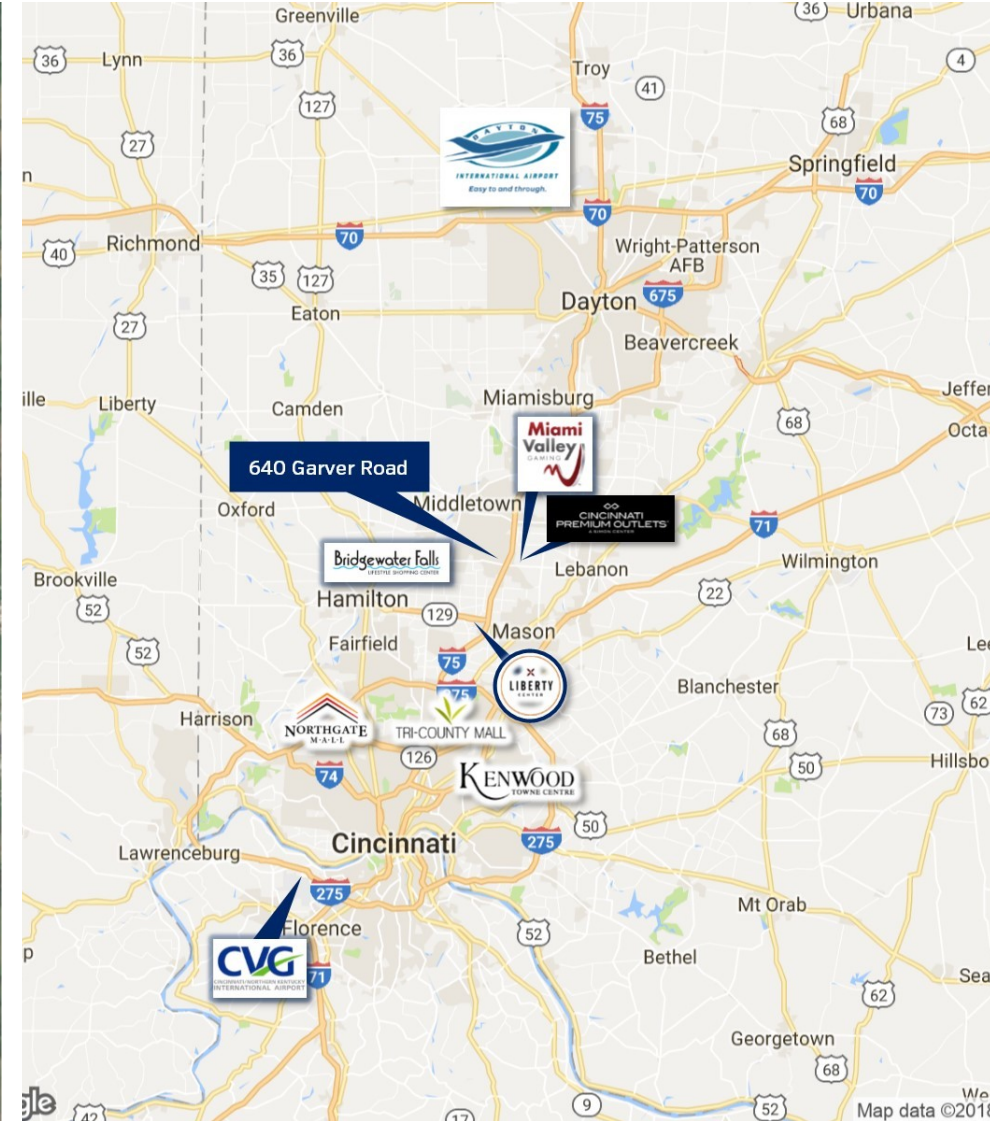
Located next to Joe Morgan Honda, just off Interstate 275 exit 29 (St. Rt. 63, Hamilton-Lebanon Rd.). Also adjacent to Hertz Rent-a-car, McDonald's, Speedway, and Best Western Inn. Brand new Skyline Chili and Culver's restaurants just opened on the other side of I-75. Monroe Premium Outlets, Miami Valley Casino, and Trader's World are all destination draws within 1 mile of the site. Historic downtown Monroe less than 2 miles west.

Monroe, OH is a growing suburban community, strategically located along Interstate 75 in the 3+ million population Cincinnati-Dayton metroplex. It is approximately 30 miles north of downtown Cincinnati, OH, and 25 miles south of downtown Dayton, OH. The town is a regional shopping and entertainment draw, and has very recently become a logistical and distribution hub for southwest Ohio.

PROPERTY HIGHLIGHTS

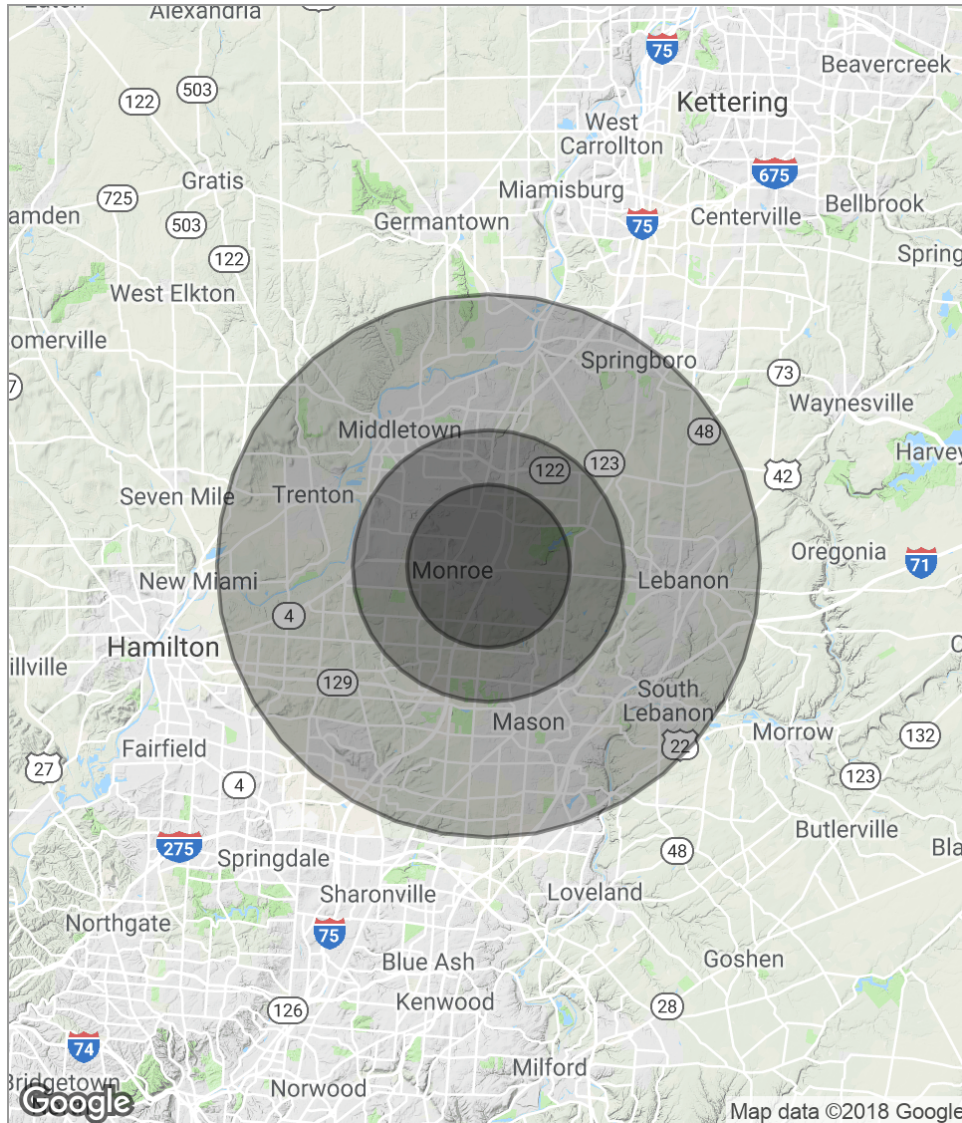
- 4.73 Acres of Prime Commercial Land in Monroe, Ohio
- Excellent Visibility, Signage Opportunity and Exposure to I-75
- Great Location for a Hotel, Medical Office or Large Destination Retail User
- Close Proximity to the Monroe Premium Outlets, Miami Valley Gaming Racino, Treasure Aisles Flea Market and Trader's World!
- Lots of Nearby Restaurants and Amenities | Tim Horton's, Chipotle, Gold Star & Skyline Chili, Wave Hotel, and more!

Location Details



640 N. GARVER RD MONROE, OH 45050

Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	14,783	70,894	340,215
Median age	38.1	37.5	36.7
Median age [Male]	37.1	35.8	35.7
Median age [Female]	38.9	38.5	37.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	5,295	26,002	123,744
# of persons per HH	2.8	2.7	2.7
Average HH income	\$80,619	\$78,427	\$79,476
Average house value	\$480,296	\$282,476	\$218,690

** Demographic data derived from 2010 US Census*