



LAND AVAILABLE Clarence F. Warner Drive

SR 63 & American Way
 Monroe, Ohio 45050

Outlot available! .6 acre, highly visible from SR 63, near the I-75 Monroe exit. Seconds away from Cincinnati Premium Outlets, Traders World & Miami Valley Gaming.



Property

.6 Acre Available
 .3 Miles from I-75 147,595
 + Vehicles per Day



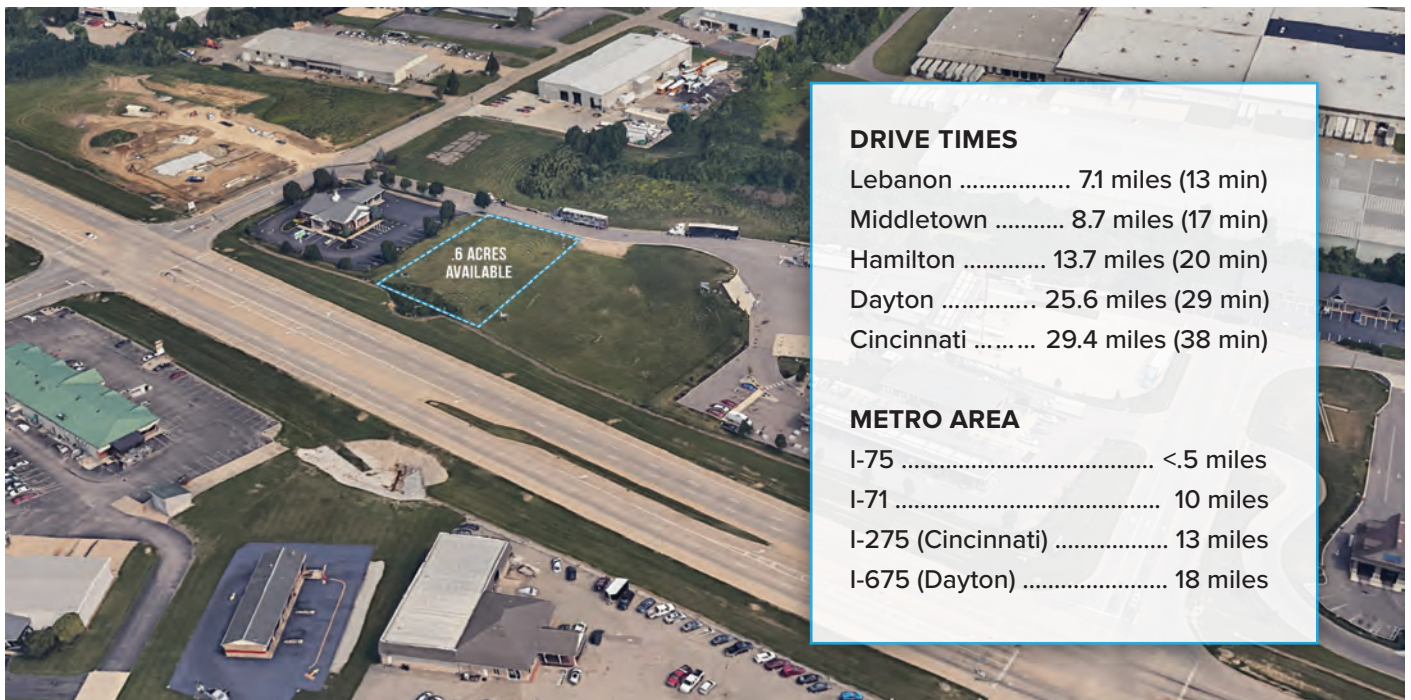
Population

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



Average Income

\$130,351 within 3 mile
 \$112,155 within 5 miles
 \$118,151 within 10 miles



DRIVE TIMES

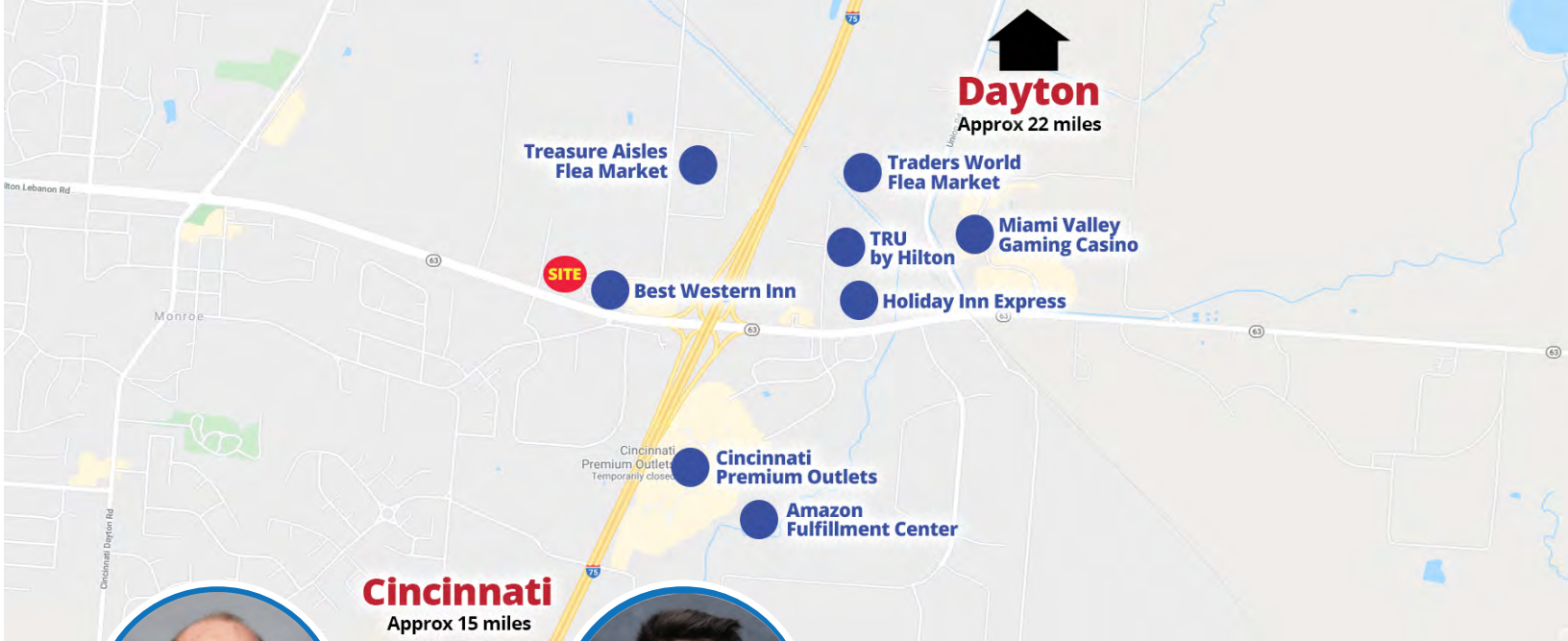
Lebanon 7.1 miles (13 min)
 Middletown 8.7 miles (17 min)
 Hamilton 13.7 miles (20 min)
 Dayton 25.6 miles (29 min)
 Cincinnati 29.4 miles (38 min)

METRO AREA

I-75 <.5 miles
 I-71 10 miles
 I-275 (Cincinnati) 13 miles
 I-675 (Dayton) 18 miles



State Route 63 & American Way, Monroe, Ohio 45050



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**FOR MORE
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