



# 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. 3.5 miles from the Union Village Project, a \$445 million, 4,500 home development attracting 12,000 residents with a sports complex and park. 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

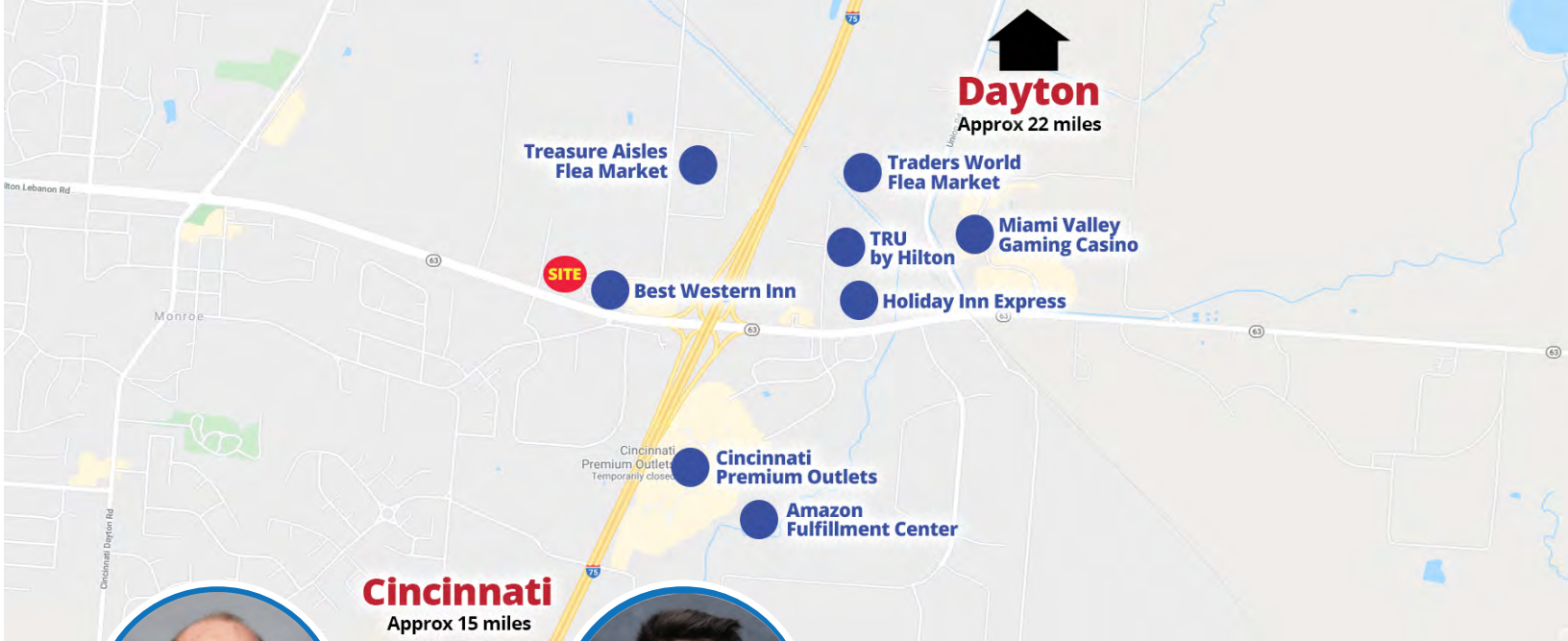
Lebanon ..... 7.1 miles (13 min)  
 Middletown ..... 8.7 miles (17 min)  
 Hamilton ..... 13.7 miles (20 min)  
 Dayton ..... 25.6 miles (29 min)  
 Cincinnati ..... 29.4 miles (38 min)

### 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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