

FOR LEASE

**Monroe Shoppes**

296 North Main Street  
Monroe, OH 45050

**Last Space!!  
2,073 SF  
Drive-Thru**



**Property Highlights**

- End-cap Opportunity with Drive-thru: 2,073 SF
- Rental Rate: \$15.50 PSF NNN (\$3.99)
- Tenants: Urgent Care, NovaCare, Clubhouse Sports Grille, Anytime Fitness, & Brenda Noble Tax. Only one space left.
- Highly visible center on Cincinnati-Dayton Road
- New Residential Growth Area
- Convenient access to I-75 & State Route 63
- Area retail includes Chelsea Premium Outlets, Kroger, Honda, & Restaurants



North Ridge Realty Group  
5430 West Chester Road | West Chester, OH 45069

**Pam Shroust | c: 513.213.8800 | o: 513.860.5050 | [pam@nrrg.com](mailto:pam@nrrg.com)**

Available	Brenda Noble & Assoc.	Nova Care	Anytime Fitness	Urgent Care	The Club-House Sports Grill
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### Trade Area Information

- Monroe is a growing community in the Northern Butler County
- Center of economic development as Cincinnati and Dayton, Ohio grow
- Convenient and regional location off of Interstate 75
- Monroe's residential population has increased by more than 75% over the past ten years
- Area employers include: The Home Depot Rapid Deployment Center, Kohl's Distribution, Blue Buffalo logistics and more... Over 3 million square feet of industrial in Monroe!

### Demographics

*\*2016 Projections*

	1 Mile	3 Mile	5 Mile
Population	2,896	22,092	86,266
Households	1,184	8,693	32,109
Income	\$70,996	\$67,603	\$69,213

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