



# Available for Lease

## Retail 63

1,000 – 6,620 RSF

1304 - 1320 SR 63  
Monroe, Ohio 45050

A growing location with excellent visibility along SR 63 at I-75. Just seconds from Cincinnati Premium Outlets, Traders World and Miami Valley Gaming.



### Property

1,000 – 6,620 RSF Available  
147,595 Vehicles per Day  
Great highway visibility



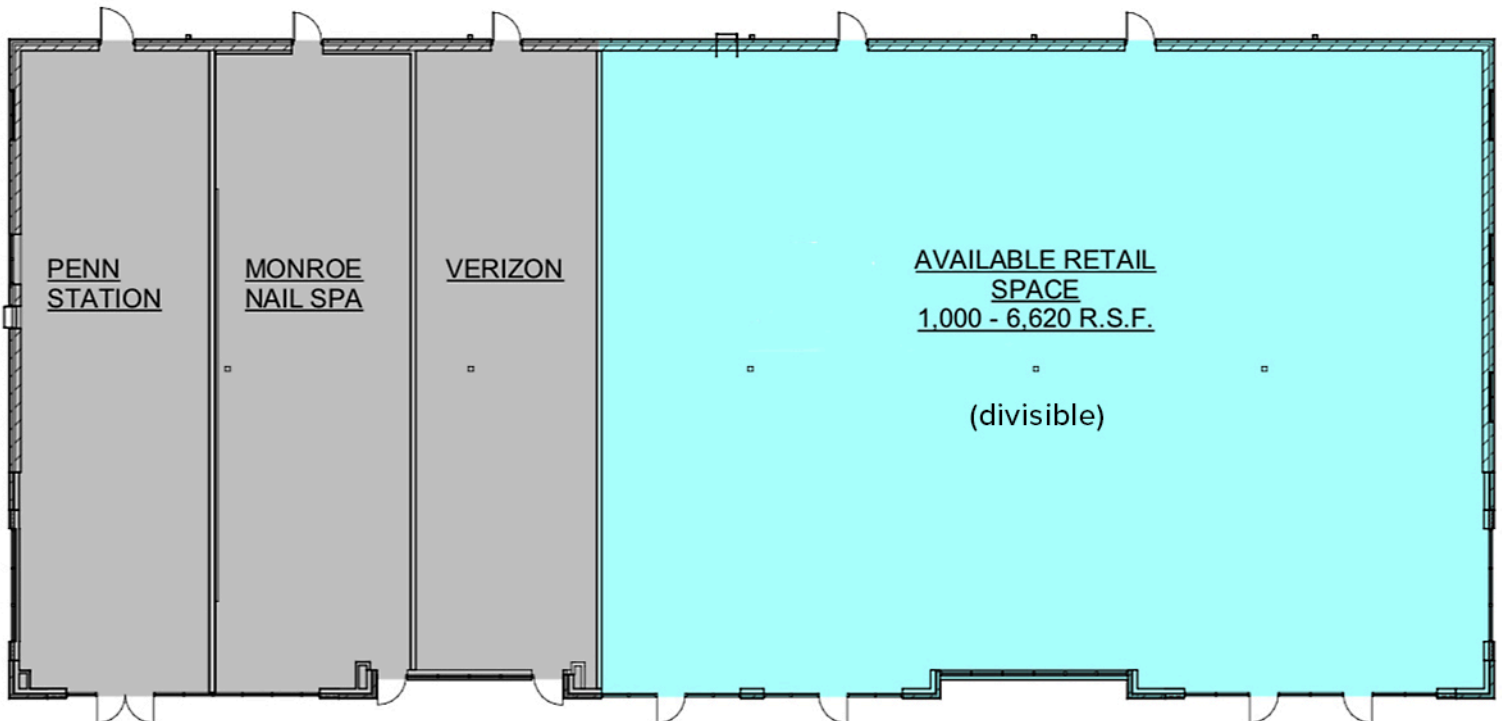
### Population

21,446 within 3 miles  
72,258 within 5 miles



### Average Income

\$104,170 within 1 mile  
\$90,773 within 3 miles  
\$102,310 within 5 miles

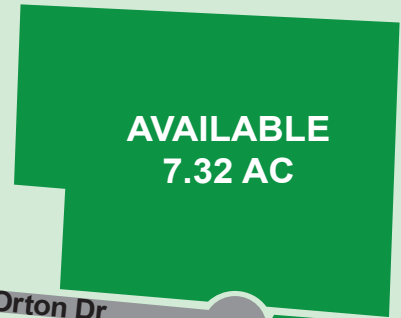




AVAILABLE  
20.27 AC



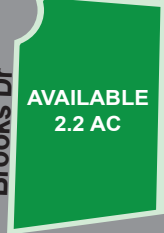
Senate Drive  
Corridor Dr



AVAILABLE  
7.32 AC



AVAILABLE  
1.4 AC



AVAILABLE  
2.2 AC



AVAILABLE  
1 AC



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FOR MORE  
INFORMATION  
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