



OH-63 (Hamilton-Lebanon Road) & Senate Drive, Monroe, OH 45050

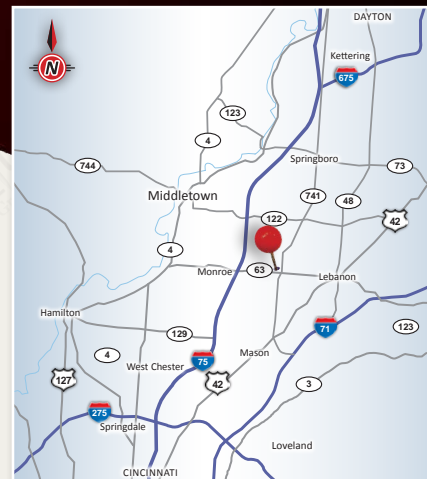
PROPERTY HIGHLIGHTS

- Tremendous Visibility on OH-63 at I-75
- Prime Location - Signalized Access
- Surrounded by all New Retail and Restaurants
- Robust Employment and Residential Base to Pull From
- Adjacent to Cincinnati Premium Outlets and Miami Valley Gaming
- Massive \$445M Mixed-Use Development to the East

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DEMOGRAPHICS

<u>Year 2017</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	106	21,029	69,503
Median HH Income	\$80,762	\$75,937	\$83,885
Average HH Income	\$89,350	\$86,638	\$98,522
Daytime Population	2,862	9,783	27,263





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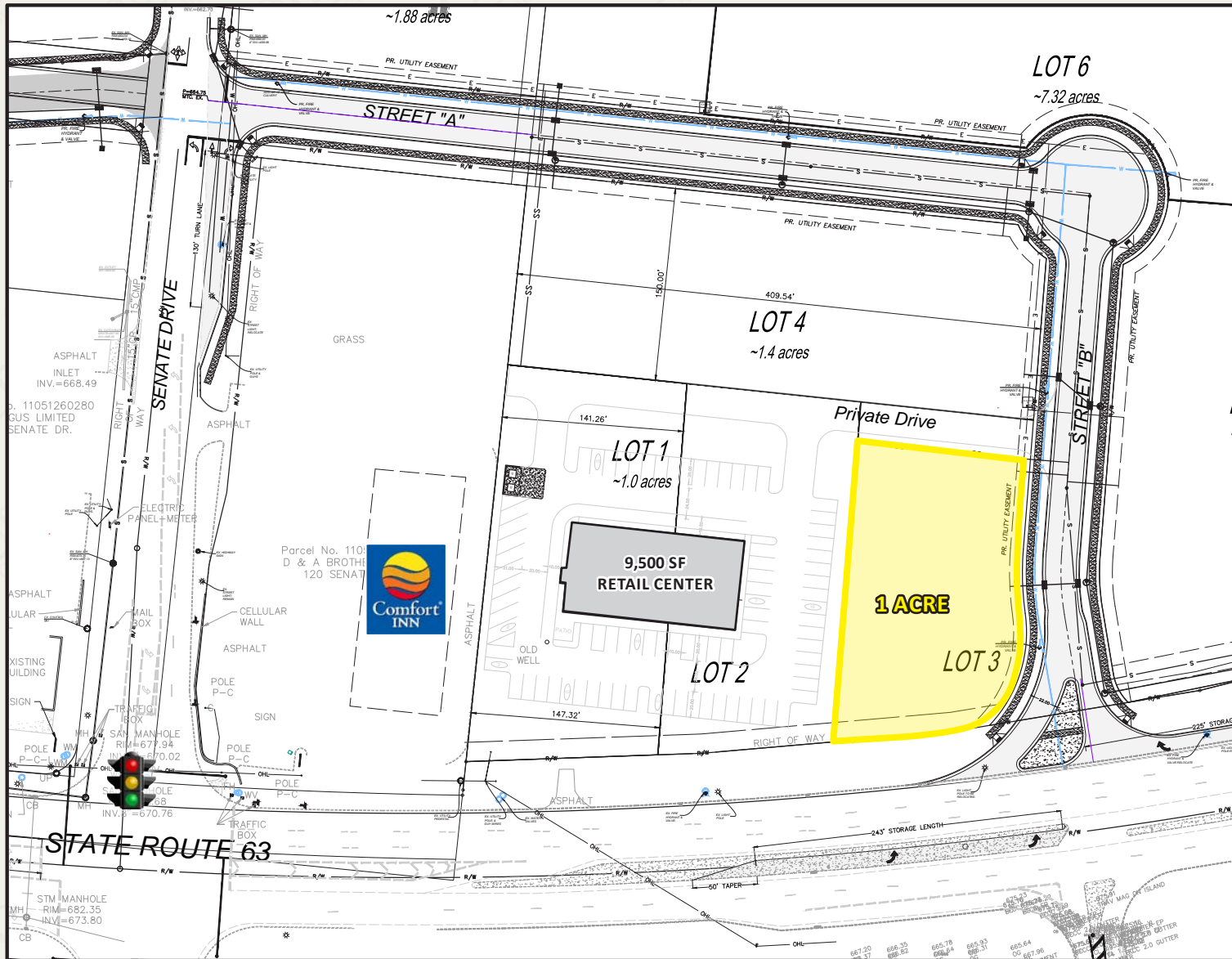
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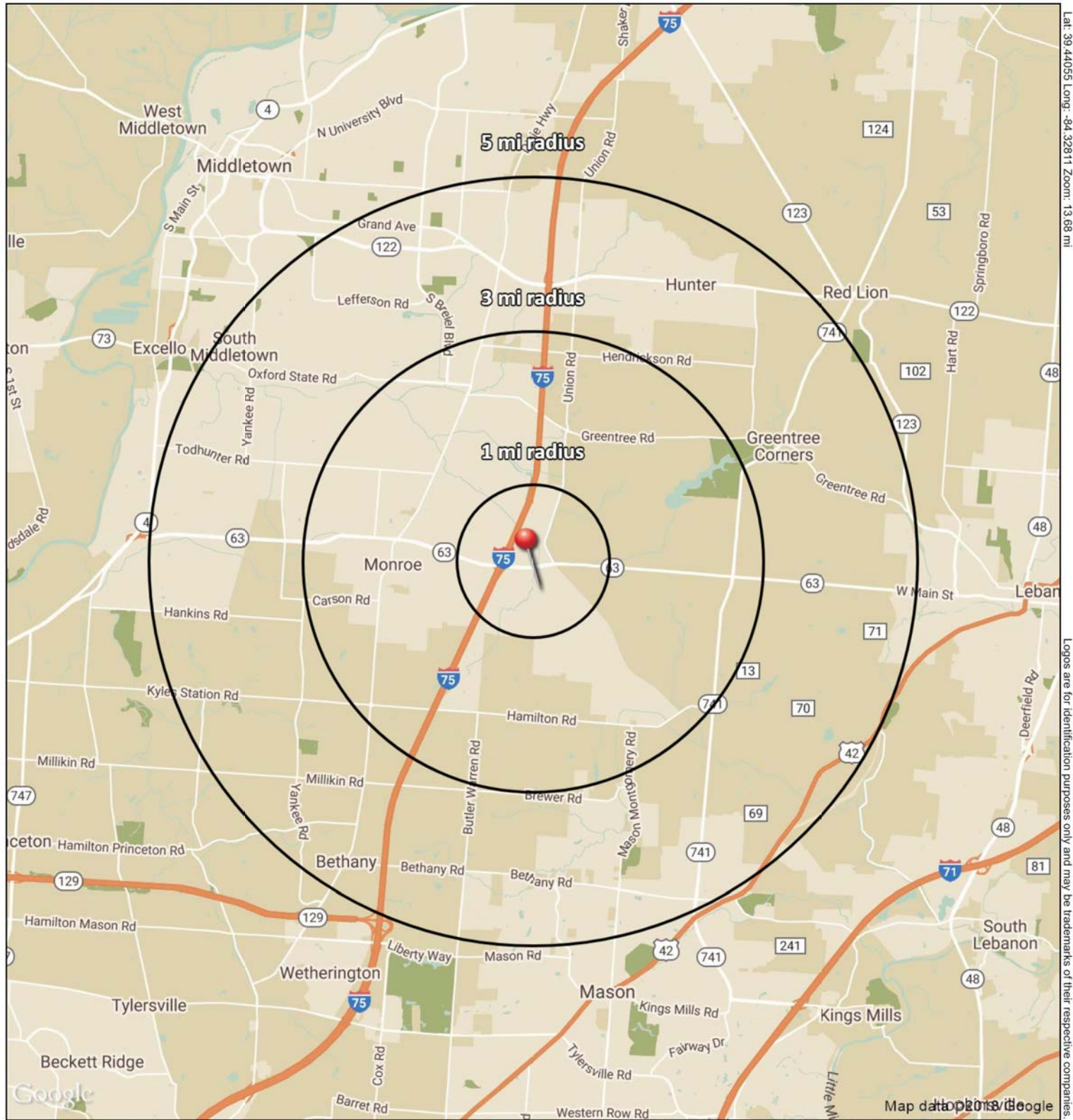
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Available

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Lat: 39.44055 Long: -84.32811 Zoom: 13.68 mi
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OH63 and Senate Drive

Monroe, OH 45050

March 2018



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.4406/-84.3281

RS1

OH63 and Senate Drive Monroe, OH 45050		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	106	21,029	69,503
	2022 Projected Population	109	21,544	72,185
	2010 Census Population	105	19,630	65,448
	2000 Census Population	64	12,028	44,969
	Projected Annual Growth 2017 to 2022	0.6%	0.5%	0.8%
	Historical Annual Growth 2000 to 2017	3.8%	4.4%	3.2%
	2017 Median Age	36.9	39.4	38.4
HOUSEHOLDS	2017 Estimated Households	40	6,498	24,378
	2022 Projected Households	41	6,734	25,533
	2010 Census Households	39	5,669	22,229
	2000 Census Households	24	3,835	16,181
	Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.9%
	Historical Annual Growth 2000 to 2017	4.1%	4.1%	3.0%
RACE AND ETHNICITY	2017 Estimated White	89.5%	88.5%	86.0%
	2017 Estimated Black or African American	4.7%	5.7%	6.4%
	2017 Estimated Asian or Pacific Islander	2.7%	3.1%	4.4%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.2%
	2017 Estimated Other Races	2.8%	2.5%	3.0%
	2017 Estimated Hispanic	2.1%	2.3%	3.2%
INCOME	2017 Estimated Average Household Income	\$89,350	\$86,638	\$98,522
	2017 Estimated Median Household Income	\$80,762	\$75,937	\$83,885
	2017 Estimated Per Capita Income	\$33,631	\$30,090	\$35,586
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.8%	2.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.4%	7.5%	6.8%
	2017 Estimated High School Graduate	24.3%	28.5%	28.6%
	2017 Estimated Some College	26.9%	18.5%	17.9%
	2017 Estimated Associates Degree Only	10.5%	7.7%	8.2%
	2017 Estimated Bachelors Degree Only	23.3%	20.0%	21.0%
	2017 Estimated Graduate Degree	9.9%	15.9%	15.5%
BUSINESS	2017 Estimated Total Businesses	230	680	2,072
	2017 Estimated Total Employees	2,862	9,783	27,263
	2017 Estimated Employee Population per Business	12.4	14.4	13.2
	2017 Estimated Residential Population per Business	0.5	30.9	33.5

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