



Westheimer
REAL ESTATE
Your Long-Term Partner

Orton Drive



Commercial/Office Land For Sale, Lease, or BTS

Overview

Property

Orton Drive, Monroe, Ohio 45050

2.8 Acres available. Medium sized lot accessible from SR 63. Directly adjacent to two hotels. Possible tax abatements available from city. Great for office, retail, or entertainment.

VIEW IN Google Maps



Market Highlights

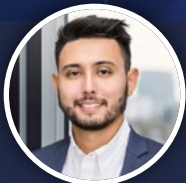
- Cincinnati Premium Outlets
- Miami Valley Gaming
- Located next to two hotels

Population Count

- 25,956 within 3 miles
- 79,719 within 5 miles
- 371,714 within 10 miles

Median HH Income

- \$100.8k within 3 miles
- \$101.2k within 5 miles
- \$100.4k within 10 miles



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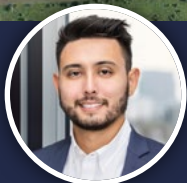
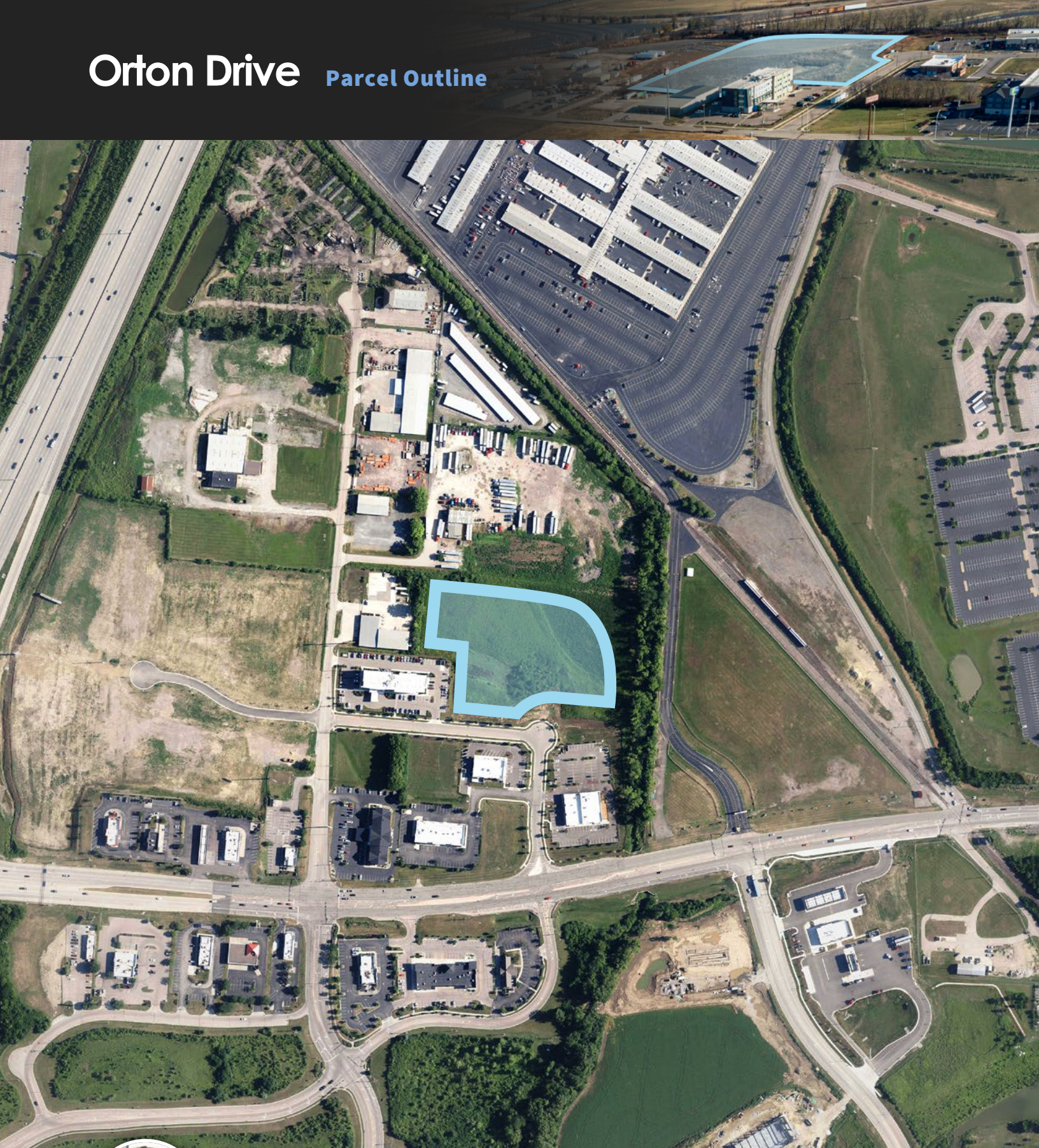


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Parcel Outline



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Orton Drive Road Map

Monroe

4 minutes away (1.7 miles)

Lebanon

10 minutes away (6.2 miles)

Mason

15 minutes away (9.2 miles)

Orton Drive

State Route 63

Exit 29

State Route 63

SR 63

37,300 ADT

I-75

123,00 ADT

State Route 741



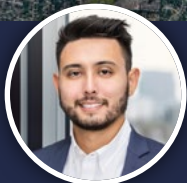
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Traffic Data Sourced From:



Department of
Transportation

transportation.ohio.gov



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Economic Overview

- 3 mi** (25,056 Population)
- 5 mi** (79,719 Population)
- 10 mi** (371,714 Population)

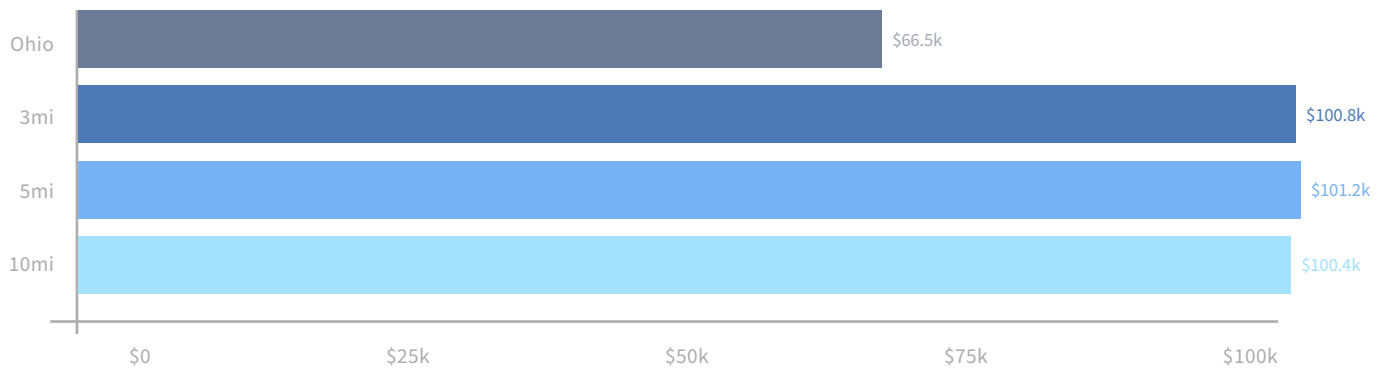


Household Income

Annual Median

Data Sourced From  **Placer.ai**

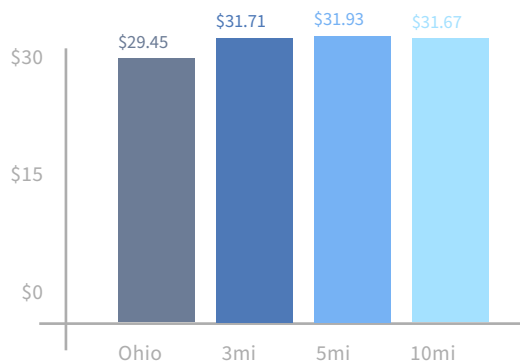
44 - 45% Higher than the **State Median**



Food Service Spending

Weekly Average

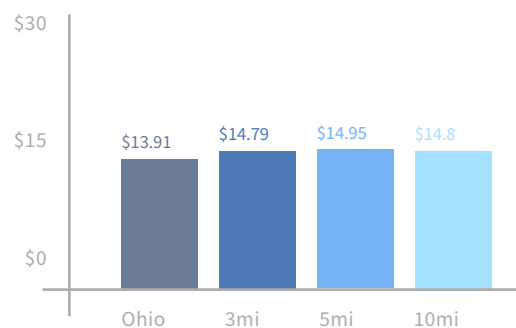
7-8% Higher than the **State Average**



Apparel and Services Spending

Weekly Average

6-7% Higher than the **State Average**



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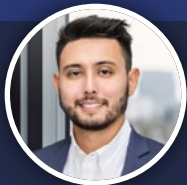
Orton Drive Proposed Developments



Orton Plaza

18,016 SF Retail Center *For Lease*

- Subdividable
- Open gathering space
- Drive-through area
- Discount available for pre-leasing



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