

CINCINNATI PREMIUM OUTLOTS

PREMIUM OUTLETS DRIVE, MONROE, OH



63

75

63

75

LOT 2
6.04 AC.

LOT 1
4.73 AC.

LOT 3
15.33 AC.
UNDER CONTRACT

LOT 5
1.5 AC

PROPERTY HIGHLIGHTS

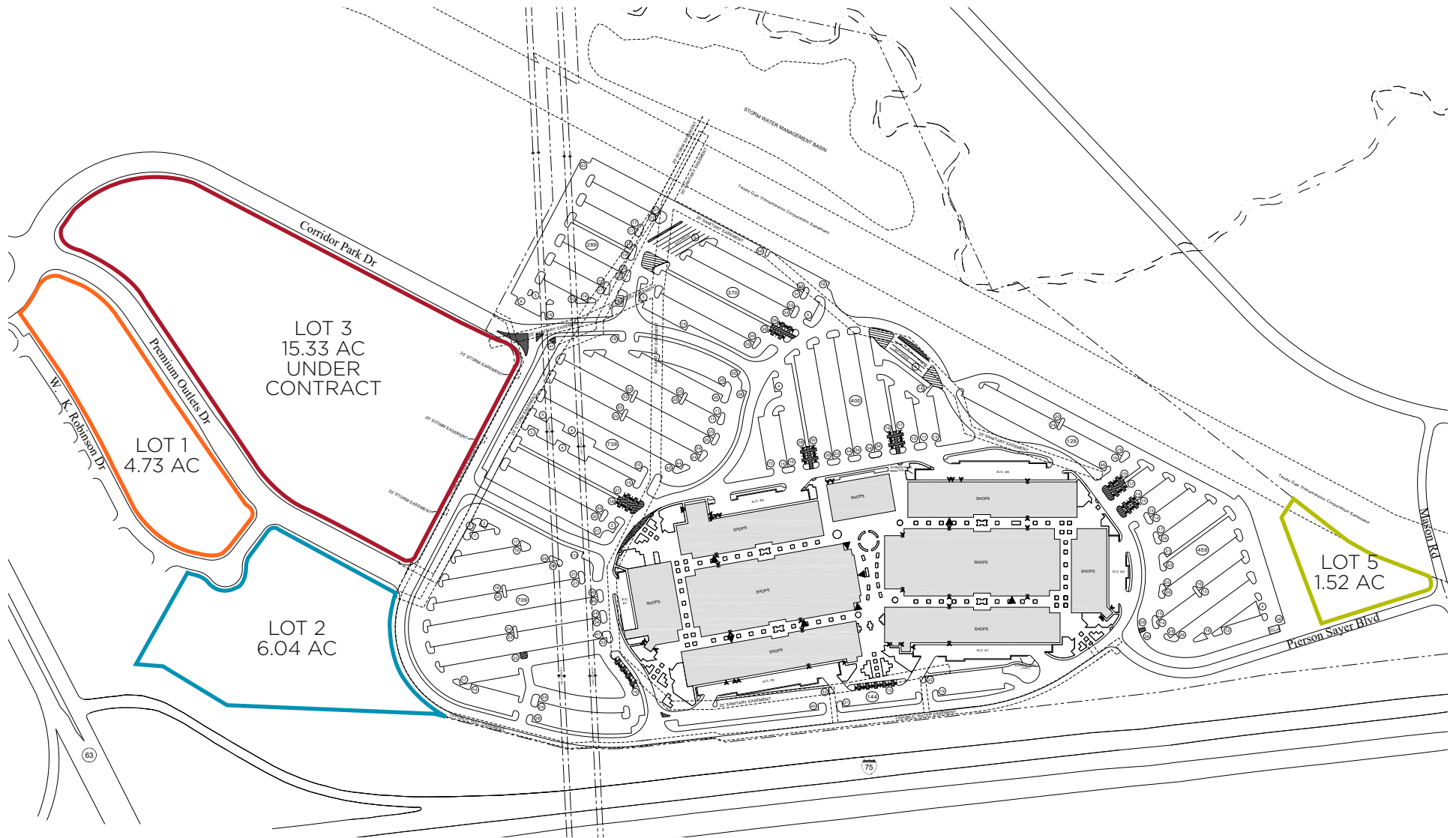
- Located in the highly trafficked I-75 Community Entertainment District
- Nextdoor to:
 - Cincinnati Premium Outlet Mall - **Over 3M visitors per year**
 - Miami Valley Gaming - **Over 1.3M visitors per year**
 - Trader's World and Treasure Aisles Flea Markets - **Over 1.2M visitors per year**
- Conveniently located halfway between Cincinnati and Dayton, off I-75, Exit 29 in Monroe
- Zoned Commercial
- Over 2,500 employees in adjacent industrial park, Park North at Monroe

Just 30 miles northeast of Cincinnati, Cincinnati Premium Outlets has more than 100 designer and name-brand outlet stores including Coach, Michael Kors, Polo Ralph Lauren, Nike, The North Face and Under Armour.

Lot #	Acreage	Price/Ac	Status
Lot 1	4.73		Available
Lot 2	6.04		Available
Lot 3	15.33		Under Contract
Lot 5	1.52		Available



SITE PLAN LAYOUT



Treasure Hunters
Flea Market
200K Visitors

INTERSTATE
75

Traders World
1M Visitors

123K

Miami Valley
GAMING
1.3M Visitors

63

McDonald's
Best Western

DUNKIN' DONUTS
Jersey Mike's
SUBS
POPEYES

Holiday Inn
& Suites
tru

Exit 29
63
Monroe
Lebanon

34K

63

SUBWAY **Froogs**

LOT 2
6.04 AC.

LOT 1
4.73 AC.

LOT 3
15.33 AC.
UNDER CONTRACT

Waffle House
Burger King
Tim Hortons
Wendy's
Gold Star Chili
Outback
DQ
Slurpee
TireDiscounters

CINCINNATI
PREMIUM OUTLETS
3M Visitors

INTERSTATE
75

LOT 5
1.5 AC.

PROPERTY LOCATION

The City of Monroe, Ohio is centrally located between Cincinnati, Ohio and Dayton, Ohio along Interstate 75 spanning into an eastern section of Butler County and a western portion of Warren County. Through the early 2000s, the city experienced dramatic growth, increasing its population by approximately 75% between 2000 and 2010. Monroe has continued to grow at a more moderate pace.

Monroe, Ohio bustles with shopping and local dining options while still maintaining that required small-town feel.

The Cincinnati Premium Outlets caters to shoppers of all kinds. The mall features major names and brands like Coach, Converse, Loft, Kate Spade, The North Face, Nike and Under Armor without the brand name price tag.

DEMOGRAPHICS



POPULATION

1 mile - 956
3 mile - 21,367
5 mile - 81,311



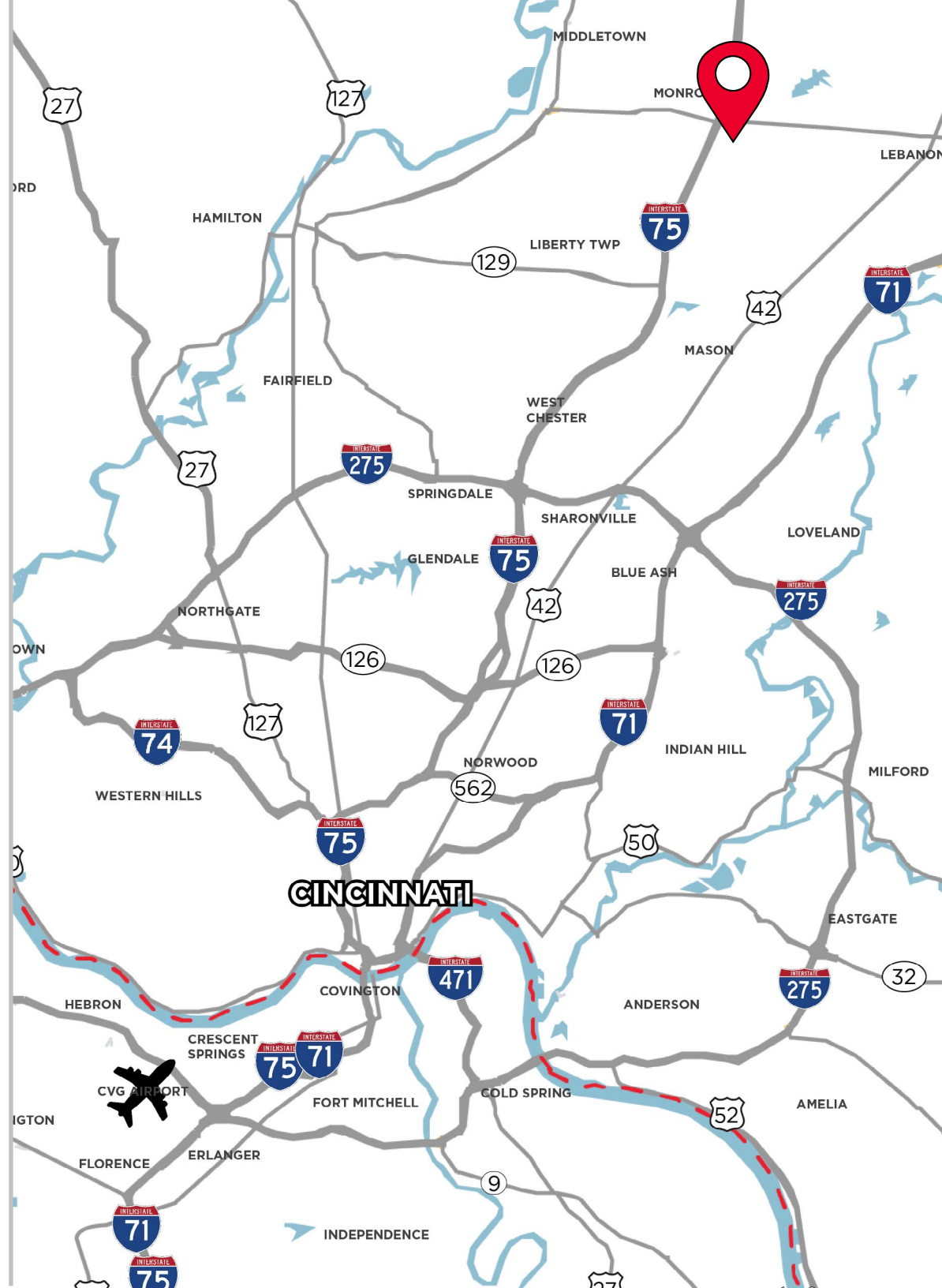
AVERAGE HOUSEHOLD INCOME

1 mile - \$111,586
3 mile - \$132,285
5 mile - \$134,232



DAYTIME POPULATION

1 mile - 2,157
3 mile - 16,827
5 mile - 53,668



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