

The Shops of Monroe Crossings

City of Monroe, Butler County, Ohio

MONROE CROSSINGS

Proposed Shops of Monroe Crossings



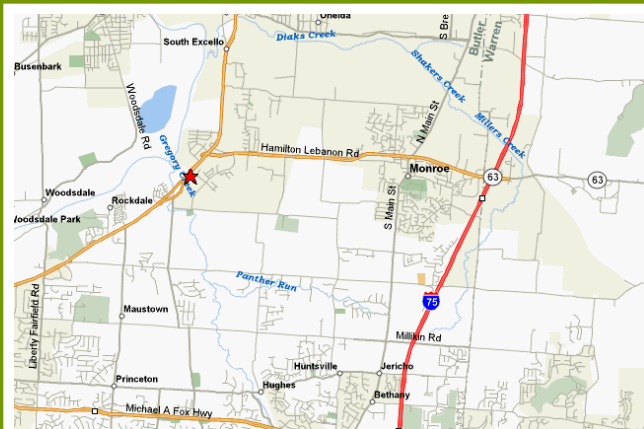
MONROE CITY SCHOOLS
HIKING AND BIKING TRAILS ALONG CROSSINGS BOULEVARD
POCKET PARKS WITH PLAYGROUND EQUIPMENT
UNDERGROUND UTILITIES OF GAS, ELECTRIC, CABLE, AND TELEPHONE

- The Woods: 80' Lots (47)
- The Creek: 65' Lots (68)
- The Ridge: 80' Lots (51)
- The Meadows: 85' Lots (117)
- The Glens: 65' Lots (55)
- 80' Lots (83)
- Pocket Park Area
- Public Park: 27 Acres
- Passive Open Space: 16 Acres
- Commercial Space



Site Plan Features

- 6 restaurant pads
- 1 convenience store
- 1 drugstore pad
- 2 bank pads
- 3 auto servicing pads
- 1 coffee shop
- Site anchored by 75,000 grocery tenant
- 20,000 square feet for specialty tenant
- 20,000 square feet of inline space
- 18,000 square feet of office condominiums



Project Features

- New shopping center development located at center of Monroe Crossings (new residential development with > 1,000 homes)
- Rapid residential growth in surrounding areas
- Great for retail, banks, restaurants, automotive uses
- Over 70,000 residents within 5 mile radius
- Average cars per day on State Route 4 — 22,916
- Average cars per day on State Route 63 — 16,229

Area Demographics (2005)

	1 mi.	3 mi.	5 mi.
Population	1,200	12,243	71,312
Average HH Income	\$56,692	\$68,235	\$69,734



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