

# FORMER BANK

3445 UNION ROAD, MIDDLETOWN, OH 45005



For Lease / Free-Standing Retail Building

**WE ARE  
THE CENTER  
OF RETAIL**



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## RETAIL SPACE

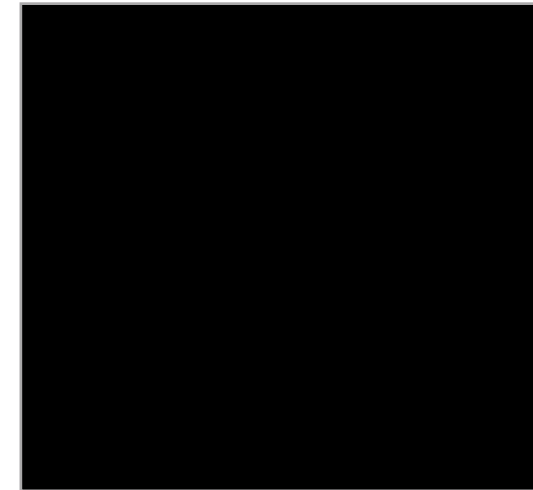
12,970 SF

## LEASE RATE

\$ \_\_\_\_\_

## COMMENTS

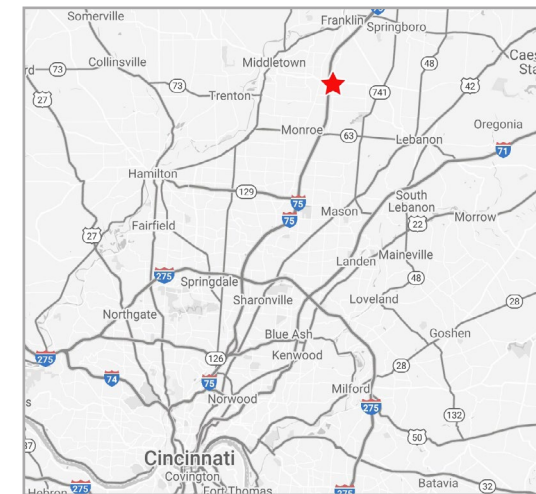
- 12,970 SF former CVS building
- Two drive-thru lanes
- 65± Parking spaces
- Great for Office or Retail use
- Located on the corner of SR 122 & Union Road
- Monument signage available
- Located next to Kettering Health, Atrium Medical Center and a new “coming soon” development featuring office, retail, restaurant and hospitality space



## NEIGHBORHOOD DEMOGRAPHICS



1 Mile	2,349	\$73,314	5,525
3 Miles	31,539	\$84,315	22,862
5 Miles	84,860	\$84,159	57,030



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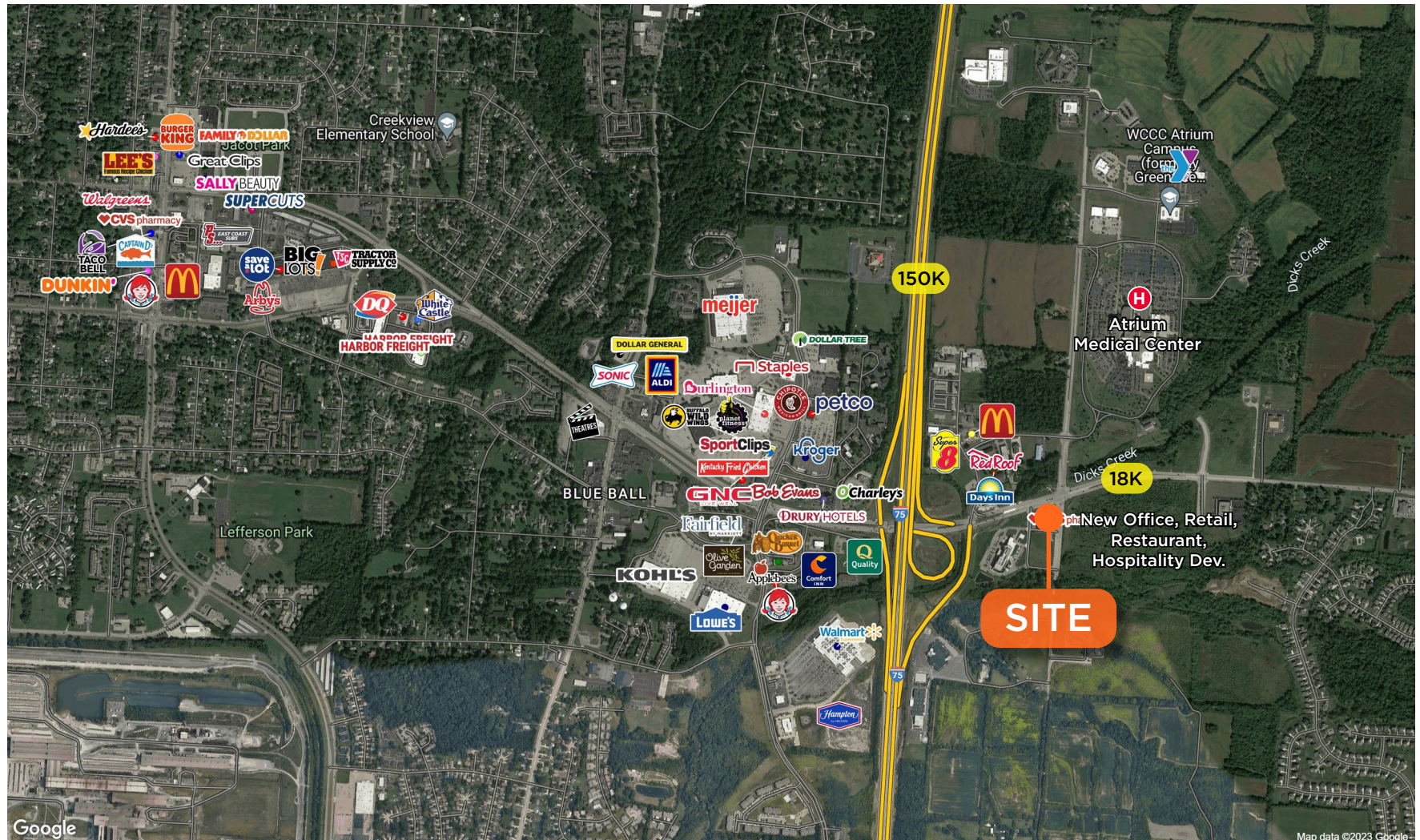
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