

RETAIL SPACE FOR SUBLEASE

4778 ROOSEVELT BOULEVARD

Middletown, OH 45044



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RETAIL SPACE FOR SUBLEASE

4778 ROOSEVELT BLVD

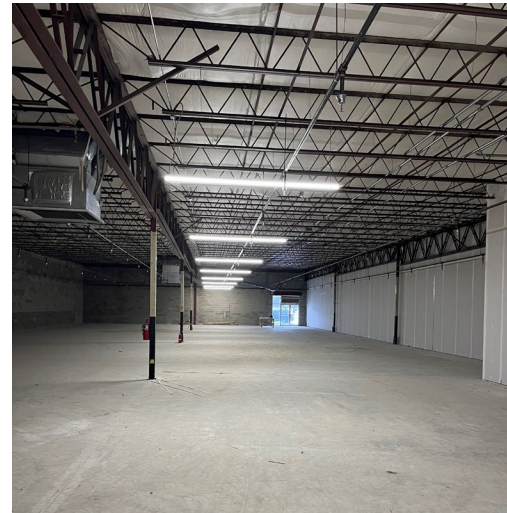
Middletown, OH 45044

AVAILABLE: 11,968 SF

PRICING: Call for Details

PROPERTY HIGHLIGHTS:

- Harbor Freight Tools Anchored Plaza
- 2 dock doors
- Traffic light access
- Close proximity to several national retailers and traffic drivers
- Close proximity to I-75
- Master lease ends January 31, 2037

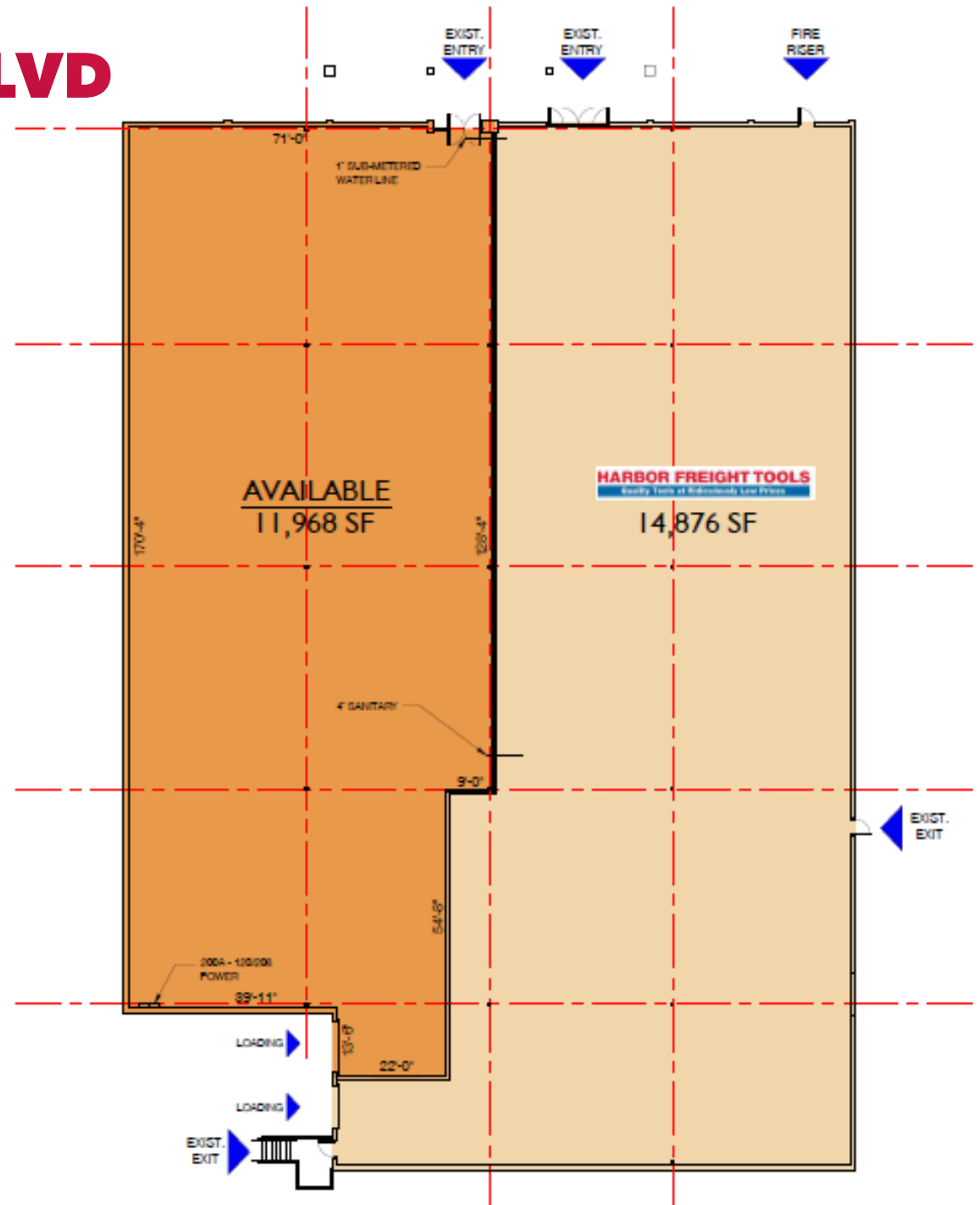


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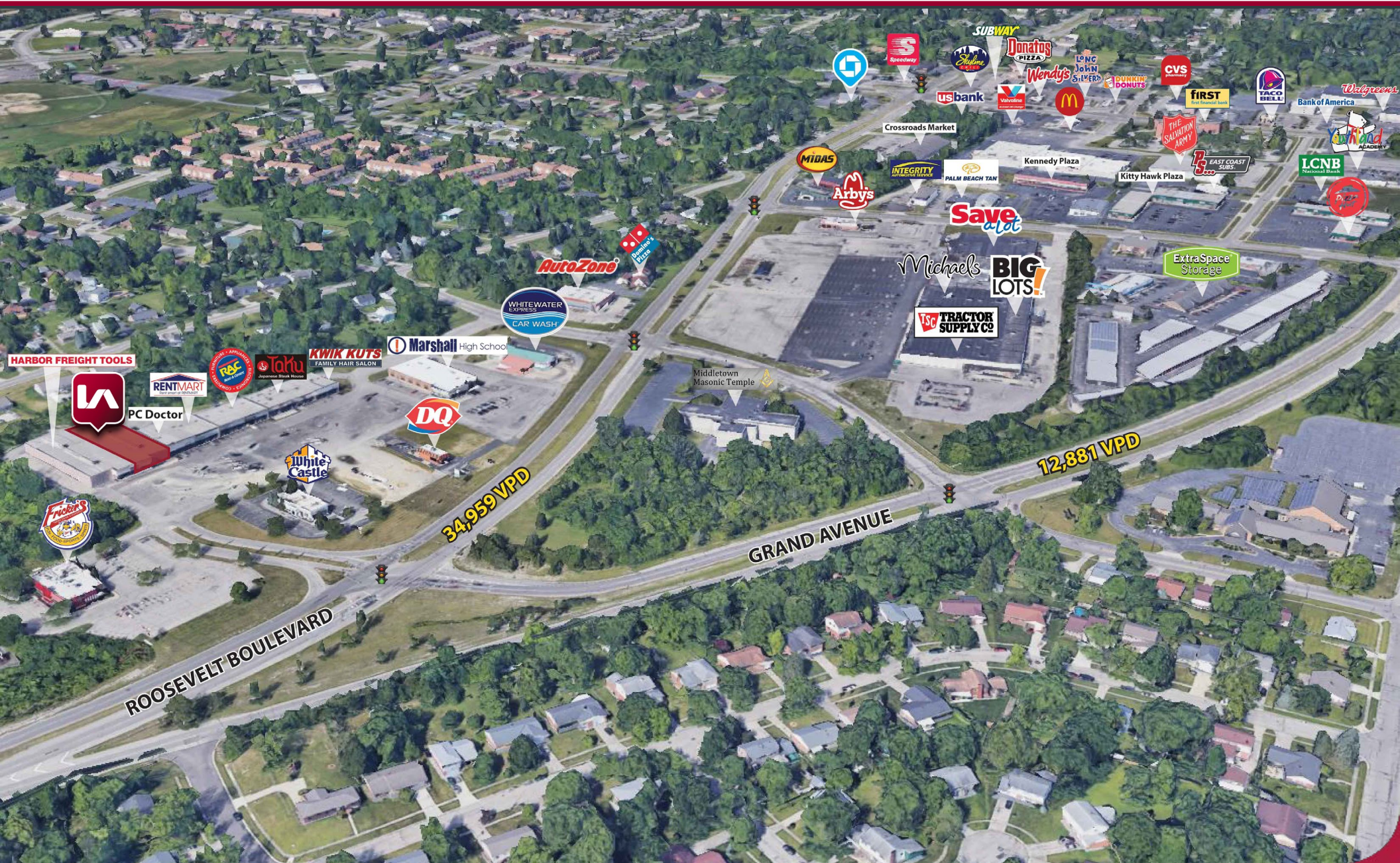
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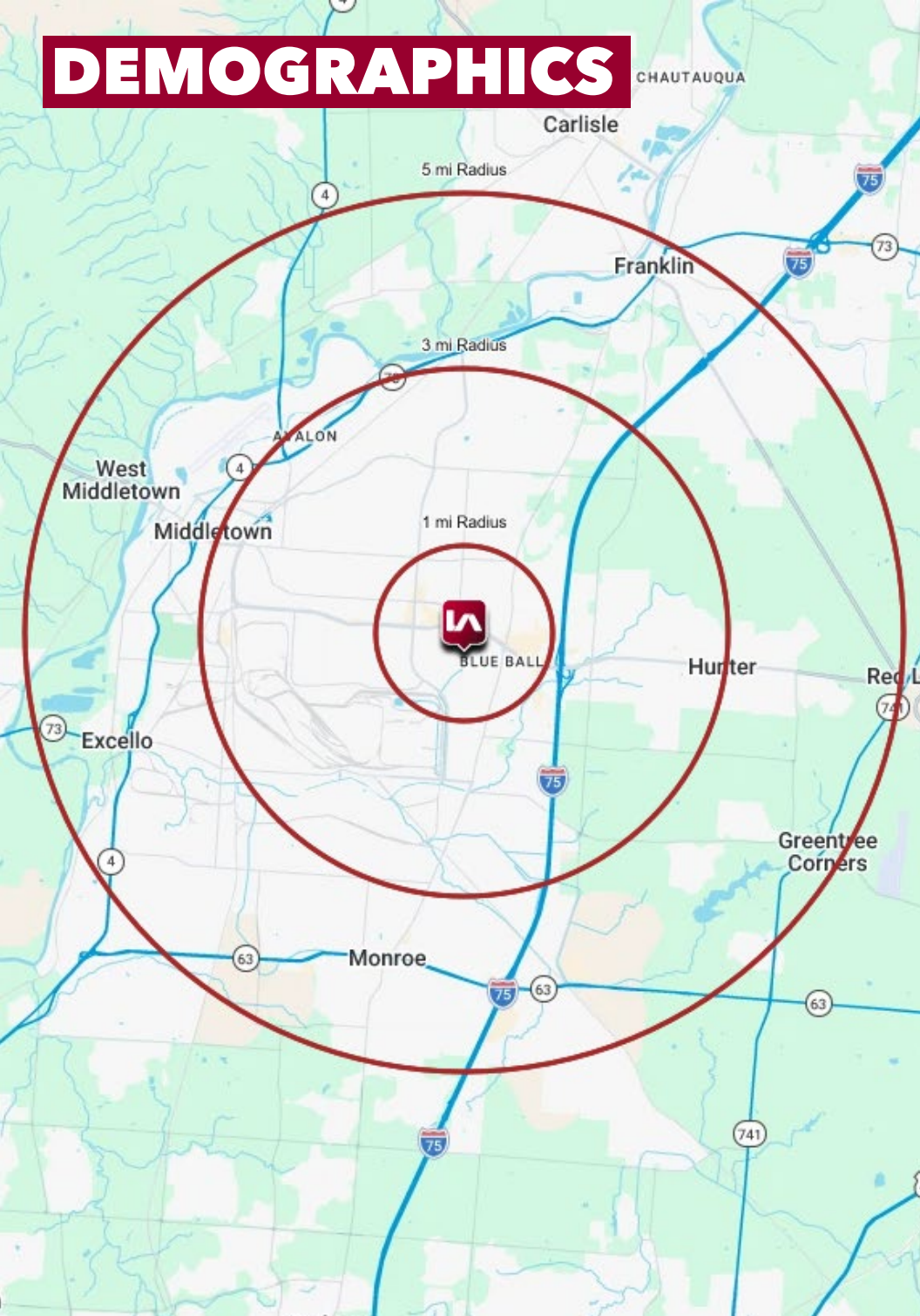


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	8,805	47,275	93,847
2031 Projected Population	8,670	47,146	94,639
2020 Census Population	8,983	44,838	89,065
2010 Census Population	8,428	42,156	83,795
Projected Annual Growth 2026 to 2031	-0.3%	-	0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.8%	0.7%
HOUSEHOLDS			
2026 Estimated Households	4,098	20,044	37,349
2031 Projected Households	4,119	20,390	38,425
2020 Census Households	4,009	18,771	34,480
2010 Census Households	3,741	17,608	31,892
Projected Annual Growth 2026 to 2031	0.1%	0.3%	0.6%
Historical Annual Growth 2010 to 2026	0.6%	0.9%	1.1%
AGE			
2026 Est. Population Under 10 Years	12.3%	12.2%	12.0%
2026 Est. Population 10 to 19 Years	11.8%	12.1%	12.2%
2026 Est. Population 20 to 29 Years	16.5%	14.2%	14.4%
2026 Est. Population 30 to 44 Years	17.3%	17.8%	19.3%
2026 Est. Population 45 to 59 Years	16.3%	17.4%	17.5%
2026 Est. Population 60 to 74 Years	17.2%	17.6%	16.3%
2026 Est. Population 75 Years or Over	8.6%	8.7%	8.2%
2026 Est. Median Age	37.1	38.9	38.4
MARITAL STATUS & GENDER			
2026 Est. Male Population	48.0%	49.0%	50.6%
2026 Est. Female Population	52.0%	51.0%	49.4%
2026 Est. Never Married	39.9%	37.0%	36.9%
2026 Est. Now Married	31.4%	36.4%	39.8%
2026 Est. Separated or Divorced	23.1%	19.9%	17.0%
2026 Est. Widowed	5.6%	6.6%	6.3%
INCOME			
2026 Est. HH Income \$200,000 or More	2.4%	5.7%	7.6%
2026 Est. HH Income \$150,000 to \$199,999	4.2%	8.1%	10.2%
2026 Est. HH Income \$100,000 to \$149,999	20.8%	16.9%	17.4%
2026 Est. HH Income \$75,000 to \$99,999	9.7%	14.1%	13.7%
2026 Est. HH Income \$50,000 to \$74,999	21.0%	18.7%	18.0%
2026 Est. HH Income \$35,000 to \$49,999	13.7%	11.7%	10.2%
2026 Est. HH Income \$25,000 to \$34,999	10.1%	9.3%	8.6%
2026 Est. HH Income \$15,000 to \$24,999	5.2%	5.4%	5.1%
2026 Est. HH Income Under \$15,000	13.0%	10.3%	9.2%
2026 Est. Average Household Income	\$72,518	\$89,426	\$96,846
2026 Est. Median Household Income	\$61,446	\$72,104	\$80,844
2026 Est. Per Capita Income	\$33,790	\$37,977	\$38,612
2026 Est. Total Businesses	338	1,180	2,338
2026 Est. Total Employees	4,248	14,684	28,426