

RETAIL SPACE FOR LEASE

CROSSROADS MARKET

4421 Roosevelt Blvd., Middletown, OH 45044



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 2,922 SF

LEASE RATE: \$14 PSF NNN (\$2.50)

- Great visibility
- Attractive facade
- Access to Elliott Drive traffic light
- Abundant parking
- Space in move-in condition
- Flexible design
- Drive-thru available

TRAFFIC COUNT:

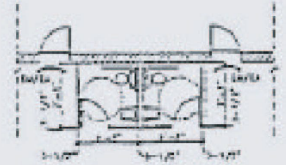
- Roosevelt Blvd. - 23,737 VPD



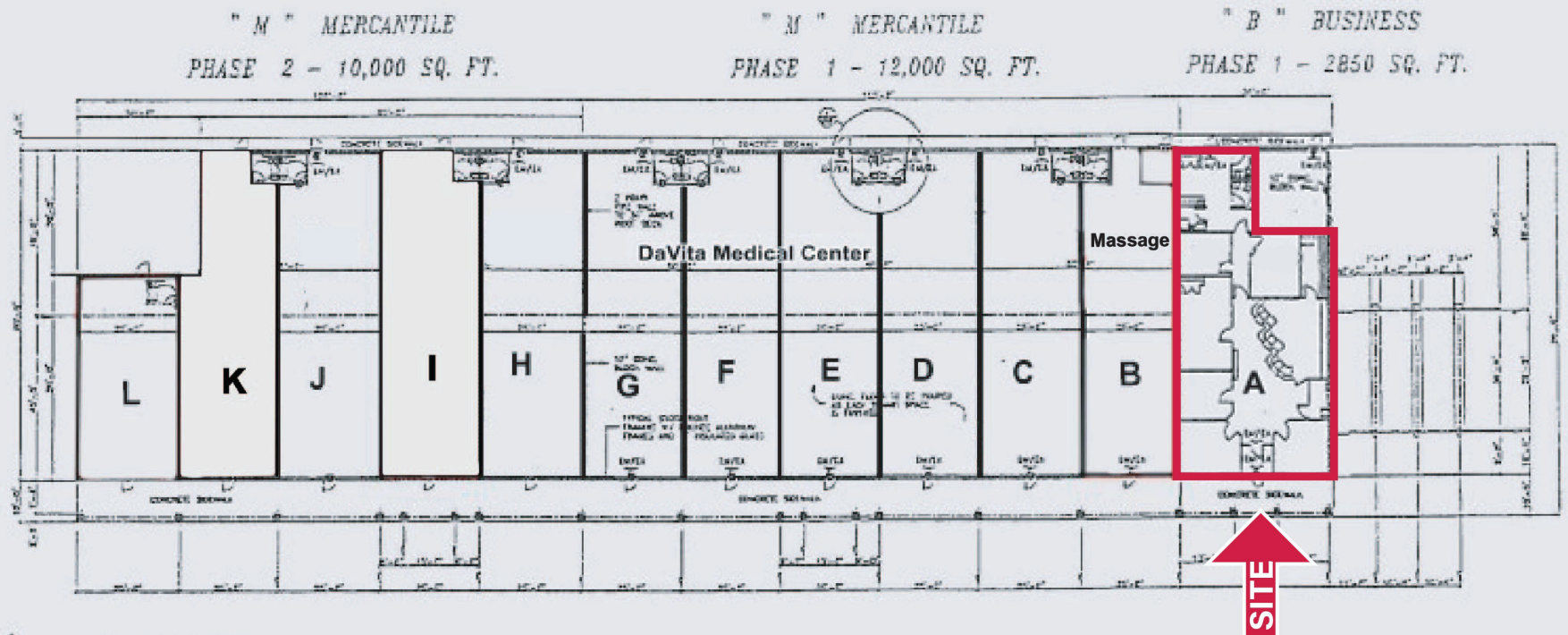
Calculated Square Footage
For Martin Realty, Inc.
Shopping Center/Bank

- Suite A - 2,922 sq. ft.
- Suite B - 1,935.5 sq. ft.
- Suite C - 1,975 sq. ft.
- Suite D - 1,975 sq. ft.
- Suite E - 1,975 sq. ft.
- Suite F - 1,975 sq. ft.
- Suite G - 1,935.5 sq. ft.
- Suite H - 2,014.5 sq. ft.
- Suite I - 1,975 sq. ft.
- Suite J - 1,975 sq. ft.
- Suite K - 1,810 sq. ft.
- Suite L - 1,200.5 sq. ft.

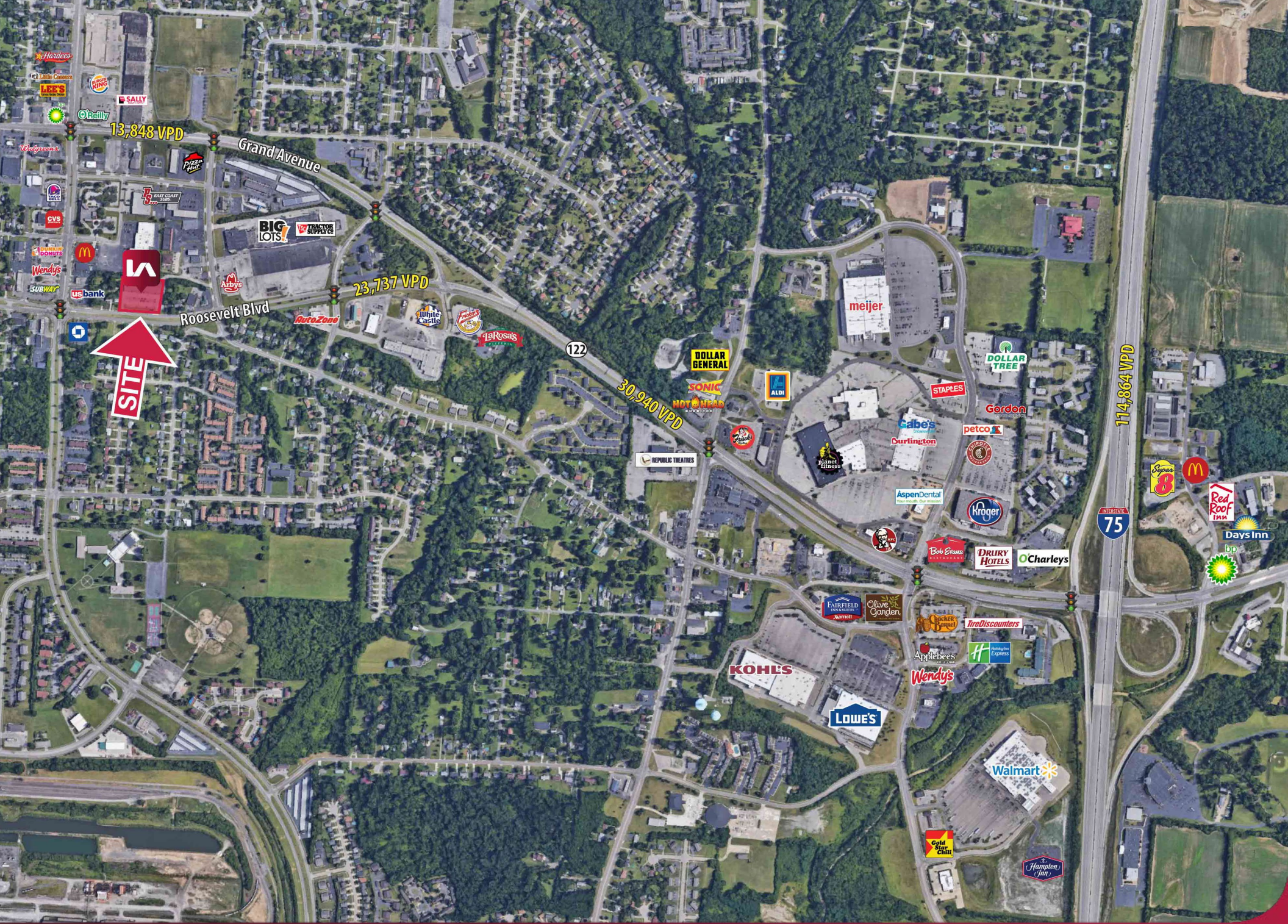
Crossroads Market



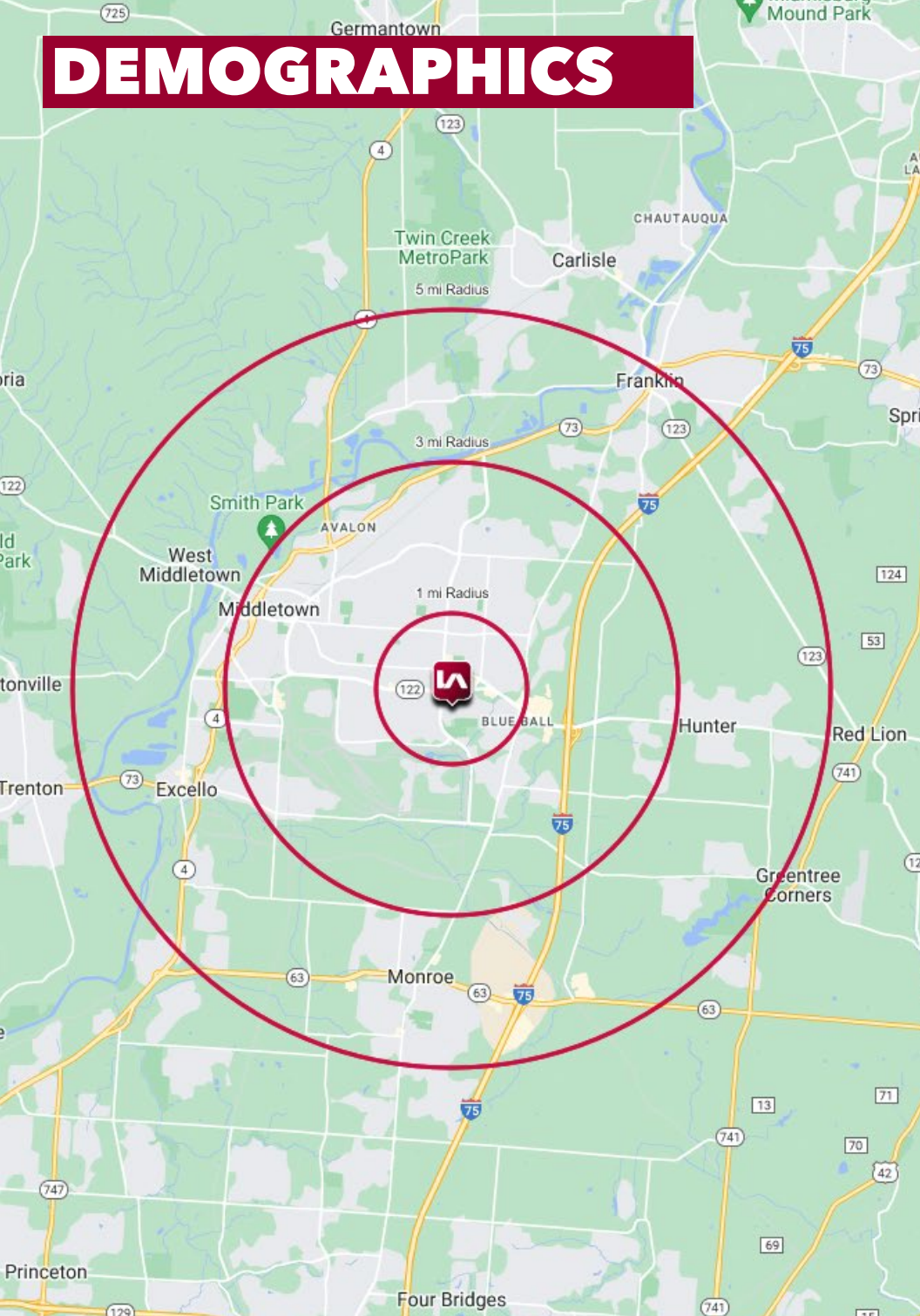
RESTROOM DETAIL
1/8" NO SCALE



FLOOR PLAN
Scale: 1/8" = 1'-0"



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	10,640	51,475	88,639
2029 Projected Population	10,719	52,675	91,598
2020 Census Population	10,907	49,476	85,566
2010 Census Population	10,218	47,066	79,827
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.7%	0.8%
HOUSEHOLDS			
2024 Estimated Households	4,902	21,941	36,014
2029 Projected Households	5,021	22,831	37,815
2020 Census Households	4,841	20,761	33,943
2010 Census Households	4,536	19,683	31,545
Projected Annual Growth 2024 to 2029	0.5%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	0.6%	0.8%	1.0%
AGE			
2024 Est. Population Under 10 Years	12.8%	12.4%	12.5%
2024 Est. Population 10 to 19 Years	10.9%	11.7%	12.2%
2024 Est. Population 20 to 29 Years	15.4%	14.1%	13.4%
2024 Est. Population 30 to 44 Years	18.4%	18.2%	18.9%
2024 Est. Population 45 to 59 Years	17.4%	18.0%	18.1%
2024 Est. Population 60 to 74 Years	17.6%	17.7%	16.9%
2024 Est. Population 75 Years or Over	7.5%	8.0%	8.1%
2024 Est. Median Age	37.8	39.0	38.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.7%	49.0%	49.6%
2024 Est. Female Population	51.3%	51.0%	50.4%
2024 Est. Never Married	39.4%	36.3%	34.3%
2024 Est. Now Married	33.8%	36.1%	40.7%
2024 Est. Separated or Divorced	18.2%	18.5%	16.6%
2024 Est. Widowed	8.6%	9.1%	8.3%
INCOME			
2024 Est. HH Income \$200,000 or More	1.3%	4.1%	5.2%
2024 Est. HH Income \$150,000 to \$199,999	4.8%	5.0%	7.0%
2024 Est. HH Income \$100,000 to \$149,999	9.9%	12.7%	15.8%
2024 Est. HH Income \$75,000 to \$99,999	14.3%	14.9%	16.0%
2024 Est. HH Income \$50,000 to \$74,999	19.3%	18.7%	17.5%
2024 Est. HH Income \$35,000 to \$49,999	17.1%	14.7%	12.4%
2024 Est. HH Income \$25,000 to \$34,999	14.3%	11.5%	10.6%
2024 Est. HH Income \$15,000 to \$24,999	7.5%	6.8%	6.0%
2024 Est. HH Income Under \$15,000	11.3%	11.6%	9.5%
2024 Est. Average Household Income	\$62,387	\$74,872	\$84,753
2024 Est. Median Household Income	\$52,221	\$60,415	\$68,725
2024 Est. Per Capita Income	\$28,799	\$31,970	\$34,507
2024 Est. Total Businesses	334	1,366	2,314
2024 Est. Total Employees	3,453	16,156	27,083