

Park East Plaza

4744-4900 Roosevelt Blvd.
 Middletown, OH 45044
 Butler County



key features

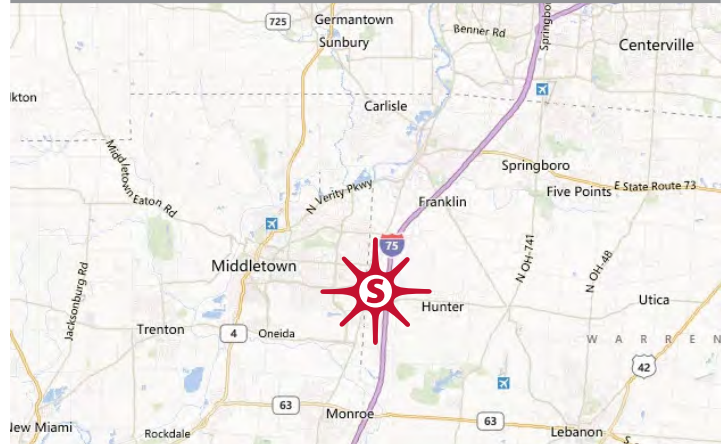
- located in central retail corridor one mile west of I-75
- anchored by Harbor Freight
- join ColorTyme, Rent-A-Center, and Taku Japanese Steakhouse
- former restaurant outlot available
- daily traffic counts: 35,911 on Roosevelt Blvd./S.R. 122 and 12,952 on Grand Ave.

demographics

	1 mile	3 miles	5 miles
population	8,981	47,225	91,453
households	4,193	20,074	36,432
avg. household income	\$57,926	\$75,476	\$80,551
daytime population	7,317	31,303	59,829

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 1,360 – 6,082 sf



Tim Lee 317.524.7838 tlee@sandordev.com

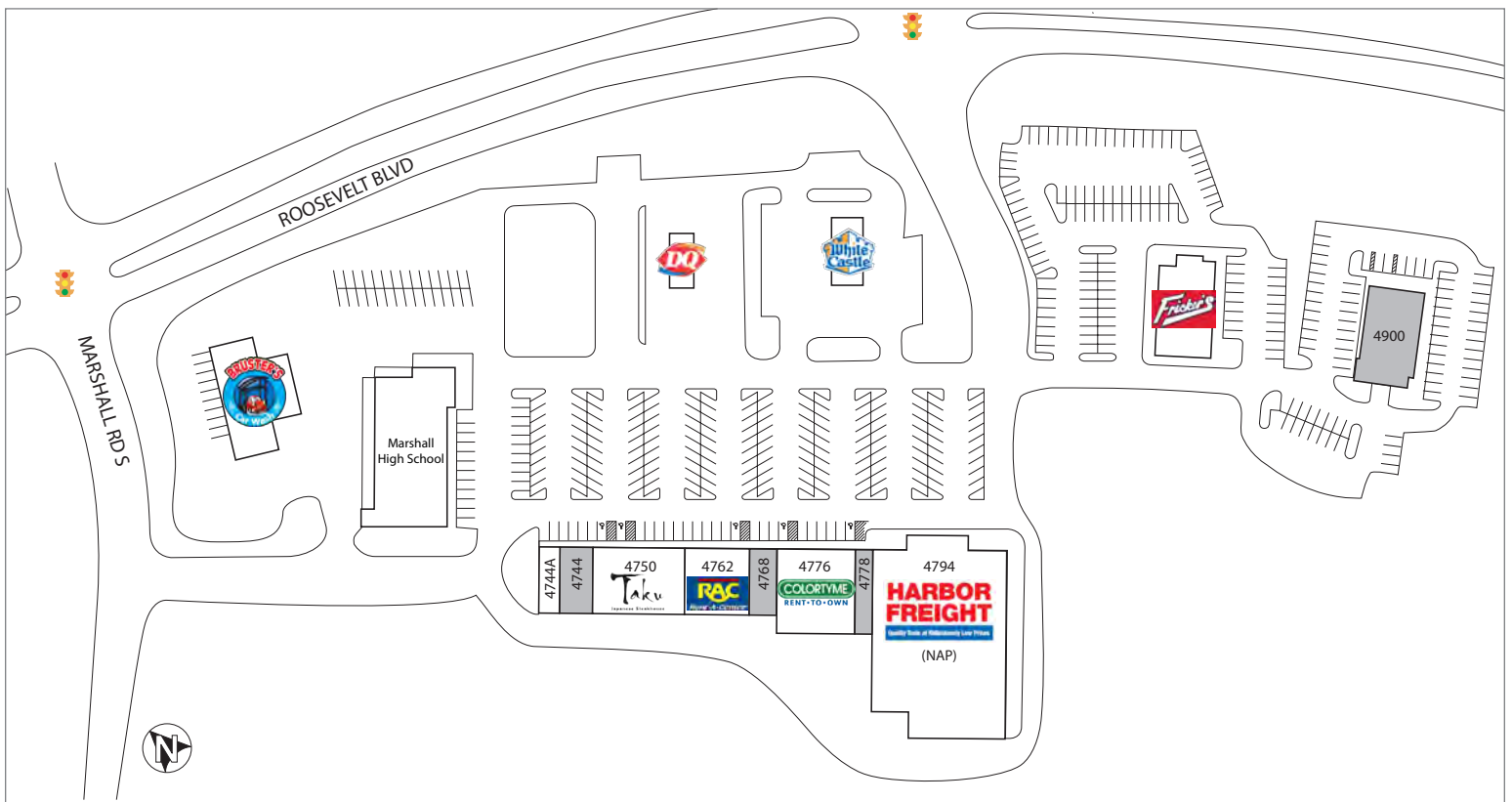
10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor

Park East Plaza

4744-4900 Roosevelt Blvd.
 Middletown, OH 45044
 Butler County

UNIT	TENANT	DIMS.	S.F.
4744A	KWIK KUTS	15 x 65	975
4744	AVAILABLE	32.8 x 65	2,136
4750	TAKU JAPANESE STEAKHOUSE	100.2 x 65	6,516
4762	RENT-A-CENTER	70.4 x 65	4,577
4768	AVAILABLE	30 x 65	1,934
4776	COLORTYME	86.1 x 85	7,320
4778	AVAILABLE	16 x 85	1,360
4794	HARBOR FREIGHT (NAP)	138 x 199 IRR	27,040
OUTLOT			
4900	AVAILABLE - FORMER RESTAURANT	60 x 100	6,082



Tim Lee 317.524.7838 tlee@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com
sandor