

FOR LEASE

# KITTYHAWK PLAZA

4461-4498 Marie Drive | Middletown, OH 45044

1,600 SF  
AVAILABLE

4,000 SF  
AVAILABLE

3,240 SF  
AVAILABLE

2,040 SF  
AVAILABLE

710 SF  
AVAILABLE

2,000 SF  
AVAILABLE

3,253 SF  
AVAILABLE

863 SF  
AVAILABLE

1,428 SF  
AVAILABLE

Molly Hoffman  
mhoffman@lee-associates.com  
D 513.588.1843

Katie Crowl  
kcrowl@lee-associates.com  
D 513.588.1138

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# 4461-4498 MARIE DRIVE | ABOUT THE PROPERTY

## AVAILABLE:

Suite	SF Available	Suite	SF Available
4471	710 SF	4482	1,600 SF
4470	863 SF	4484 & 4488	3,253 SF
4474	3,240 SF	4490	2,040 SF
4480	4,000 SF	4492	1,428 SF
4481	2,000 SF		

**PRICING:** \$12.00 PSF + \$3.50 NNN

## PROPERTY INFORMATION:

- Suites 4470, 4474 & 4480 could be combined
- Suites 4482, 4484, 4488, 4490 & 4492 could be combined
- Endcap and inline spaces available
- Open floorplan accommodates multiple uses
- Easy access from both Marie Drive and Elliott Drive
- Located within one of Middletown's retail corridors
- Approximately 5 minutes from I-75

## TRAFFIC COUNTS:

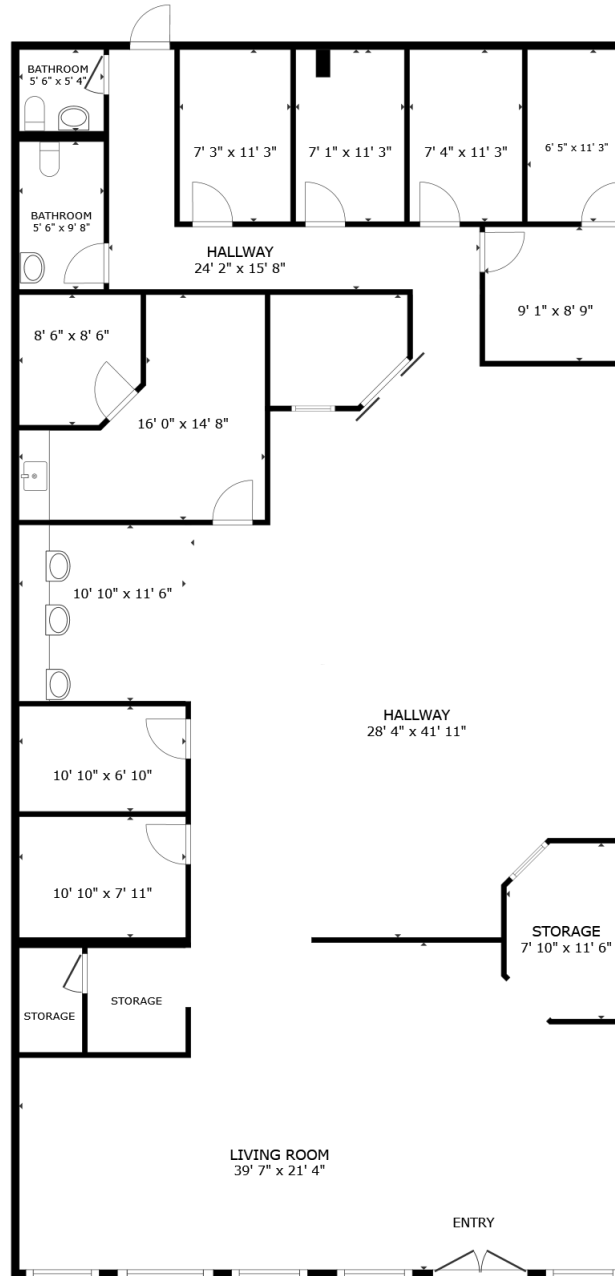
- Roosevelt Blvd- 35,911 VPD
- I-75- 110,567 VPD



# 4461-4498 MARIE DRIVE | ADDITIONAL PHOTOS

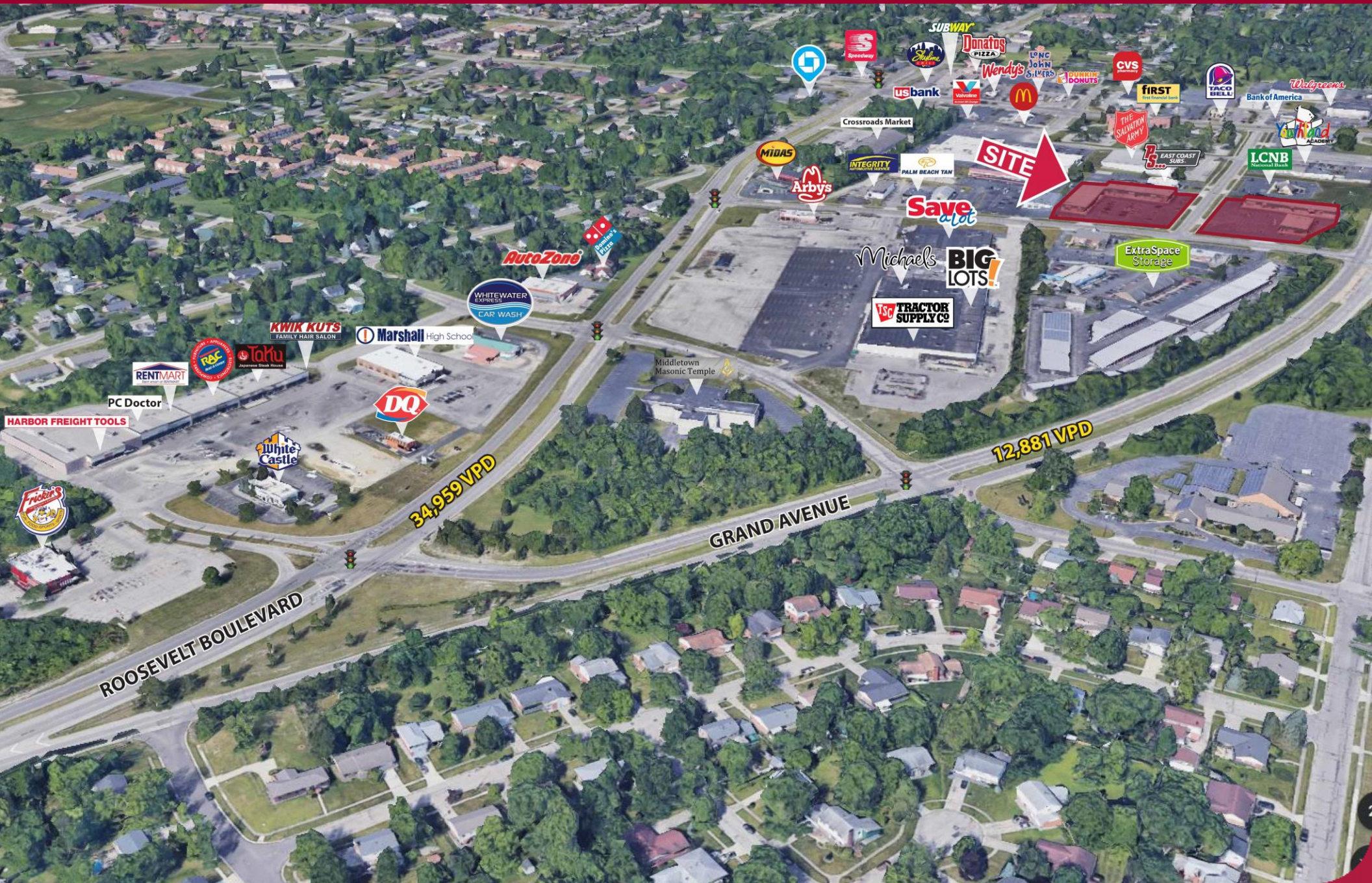


## FLOOR PLAN FOR FORMER SALON SPACE 3,240 SF



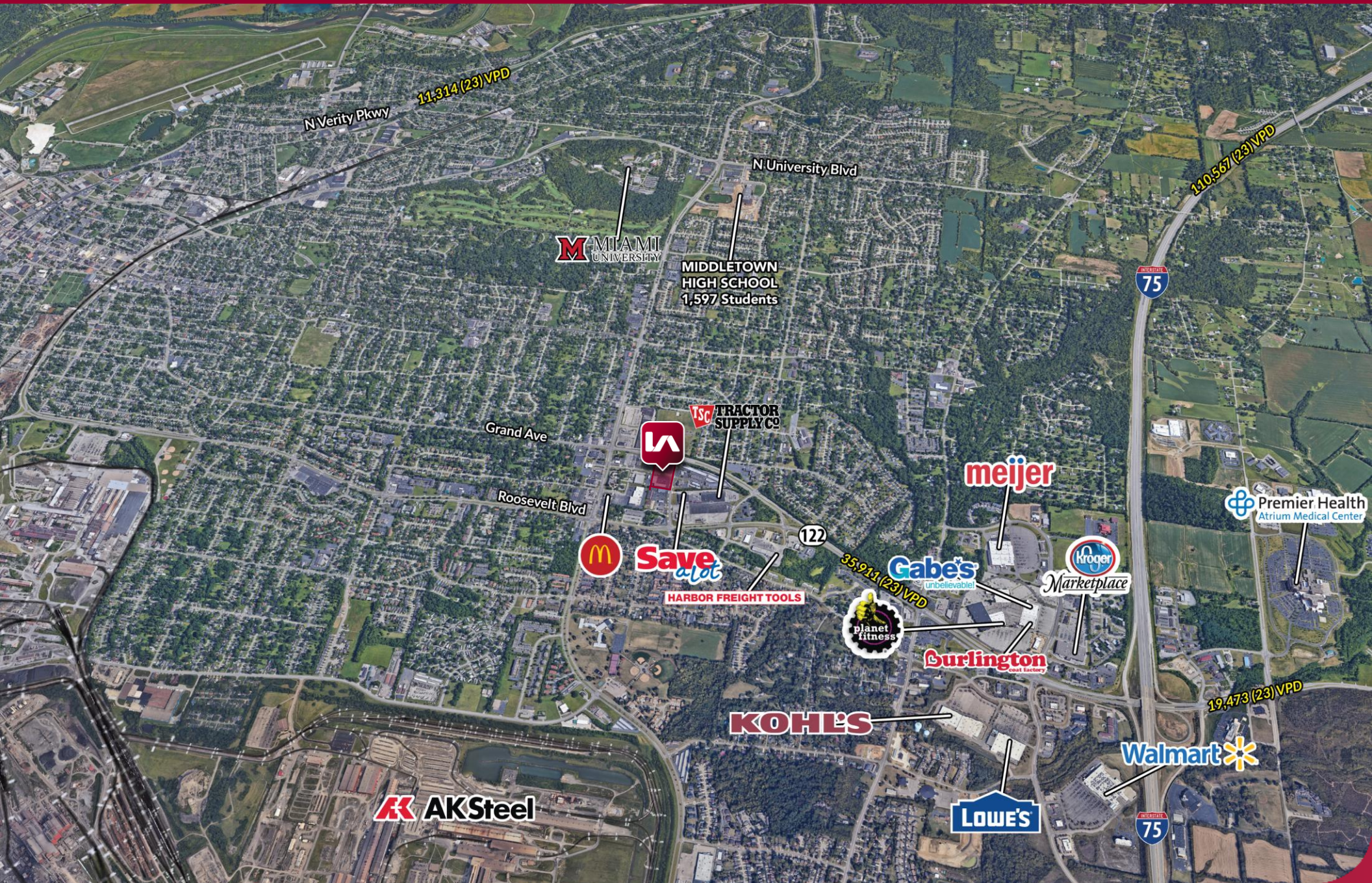


# 4461-4498 MARIE DRIVE | AERIAL





# 4461-4498 MARIE DRIVE | AERIAL





# 4461-4498 MARIE DRIVE | DEMOGRAPHICS

1 mi radius 3 mi radius 5 mi radius

## POPULATION

2024 Estimated Population	11,198	51,290	89,087
2029 Projected Population	11,285	52,530	91,101
2020 Census Population	11,472	49,122	85,874
2010 Census Population	10,774	46,633	79,859
Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.7%	0.8%

## HOUSEHOLDS

2024 Estimated Households	5,175	21,870	36,528
2029 Projected Households	5,304	22,772	38,359
2020 Census Households	5,103	20,625	34,439
2010 Census Households	4,785	19,508	32,034
2024 Est. Average Household Income	\$61,070	\$72,501	\$81,364
2024 Est. Median Household Income	\$54,850	\$60,565	\$68,373
2024 Est. Per Capita Income	\$28,255	\$30,972	\$33,433

## DAYTIME DEMOGRAPHICS

2024 Est. Total Businesses	350	1,356	2,322
2024 Est. Total Employees	3,639	16,039	26,950

## TRAFFIC COUNTS

Roosevelt Blvd	35,911 VPD
I-75	110,567 VPD

