

FORMER MARATHON GAS STATION

6620 Trenton Franklin Rd, Middletown, OH 45042

80,000 5-MILE POPULATION | EXCELLENT LOCATION | HIGH TRAFFIC COUNTS



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PRICE	SQUARE FOOTAGE	LAND AREA
\$200,000	500	0.94 AC

PROPERTY INFORMATION

PROPERTY ADDRESS	6620 Trenton Franklin Rd, Middletown, OH 45042
BEST USES	C-Store, Gas Station
OWNERSHIP TYPE	Fee Simple
CLASS	Commercial
PARCEL ID	E2250091000029



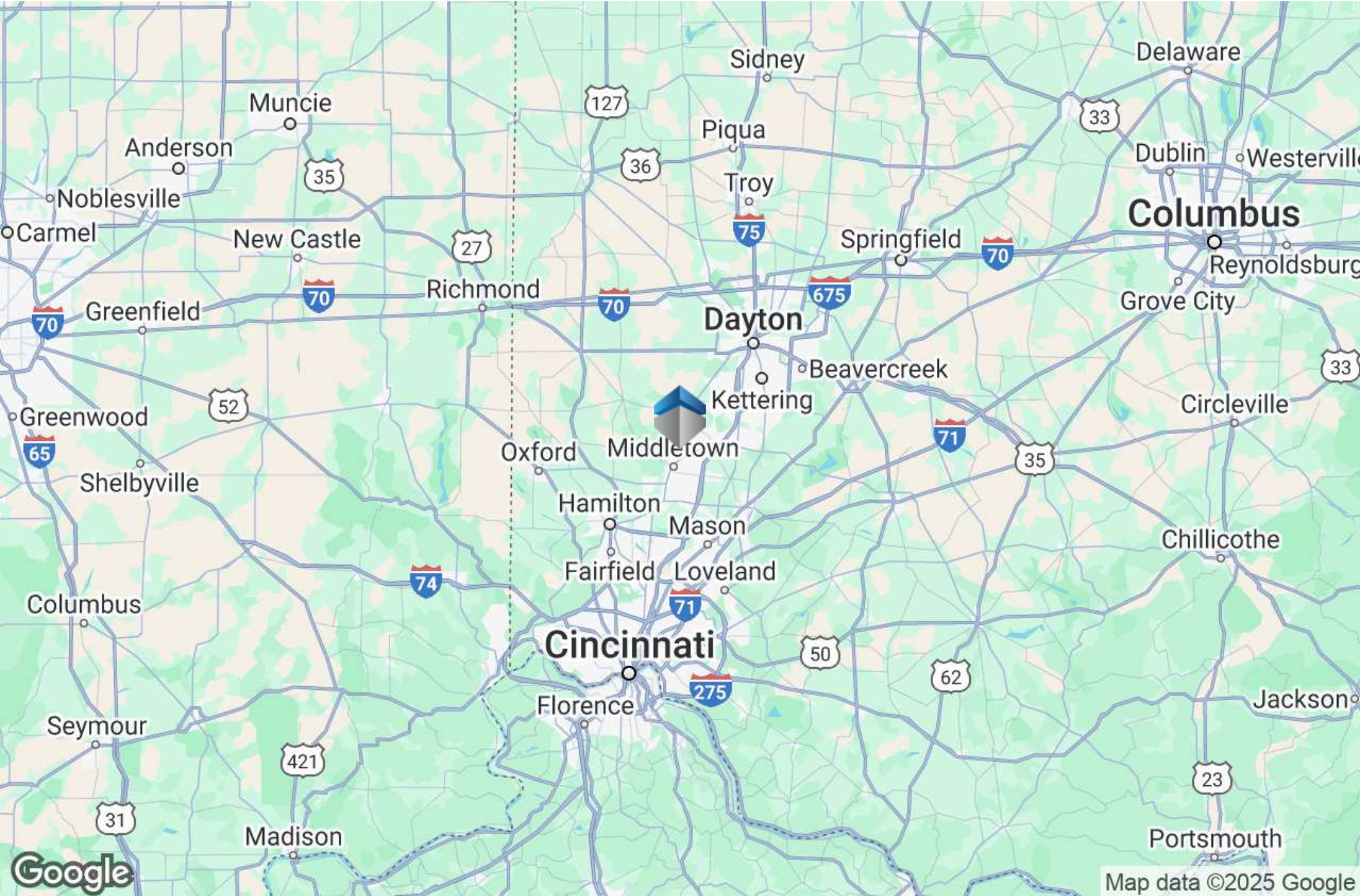
INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **STRONG DEMOGRAPHICS** - The area boasts a growing population of approximately 51,478 as of July 2023, with a median household income of \$50,457, supporting strong consumer demand for retail establishments like Dollar General.
- **EXCELLENT LOCATION** - Middletown, OH is located roughly 20 miles south of Dayton (city population of 135,512), 35 miles north of Cincinnati (the third-most populous city in Ohio with a city population of 309,317) and 90 miles southwest of Columbus (the capital and most populous city in Ohio with a population of 906,528).
- **HIGH VISIBILITY AND ACCESSIBILITY** - Situated on a well-traveled road, the property offers excellent visibility and easy access, attracting a strong customer base. The site sees over 15,000 vehicles per day from Trenton Franklin Rd and Germantown Rd.
- **PROXIMITY TO LOCAL AMENITIES** - Located near residential neighborhoods and other commercial establishments, the site benefits from a strong local customer base and regional draw.
- **PROVEN SUCCESSFUL LOCATION** - Positioned adjacent to a Dollar General that has been successfully operating for the past 14 years, demonstrating the area's strong consumer demand and the tenant's commitment to this market.
- **REDEVELOPMENT OPPORTUNITY** - This former gas station offers a prime opportunity for redevelopment, featuring a well-positioned site with high visibility, existing utility infrastructure, and flexible zoning that can accommodate a variety of commercial uses.



REGIONAL MAP



MARKET OVERVIEW

Middletown, Ohio, is a vibrant city located in southwestern Ohio, strategically positioned between Cincinnati and Dayton along Interstate 75, one of the most heavily traveled transportation corridors in the Midwest. This prime location provides easy access to two major metropolitan areas, with Cincinnati approximately 35 miles to the south and Dayton just 24 miles to the north. Both cities boast strong populations—Cincinnati with over 300,000 residents and a metro population of over 2.2 million, and Dayton with over 140,000 residents and a metro population of over 800,000. This proximity places Middletown in an ideal position to benefit from the economic activity, workforce, and consumer base of both regions.

Economic Drivers

Historically known for its strong manufacturing base, Middletown has diversified its economy to include sectors such as healthcare, retail, and education. The city is home to Atrium Medical Center, a leading healthcare facility in the region, and AK Steel Holding Corporation, which has deep roots in the community and continues to contribute to its economic vitality. Additionally, Middletown benefits from its proximity to thriving logistics and distribution hubs along the I-75 corridor, making it an attractive destination for businesses reliant on efficient transportation networks.

Population and Demographics

Middletown itself has a population of approximately 50,000 residents, with a broader regional population exceeding 1 million within a 30-mile radius. The city offers a mix of suburban and urban amenities, appealing to families, professionals, and retirees alike. The median household income in the area is approximately \$51,000, supporting strong retail demand and steady consumer activity.

Retail and Development

Middletown features a robust retail sector anchored by national chains, local businesses, and dining establishments. The city is home to several major shopping centers and retail hubs, including Towne Mall Galleria, which attracts both local and regional shoppers. Its strategic location along I-75 also ensures high visibility and traffic counts for commercial properties. Recent investments in infrastructure and redevelopment projects reflect the city's commitment to growth and modernization, further enhancing its appeal to investors.

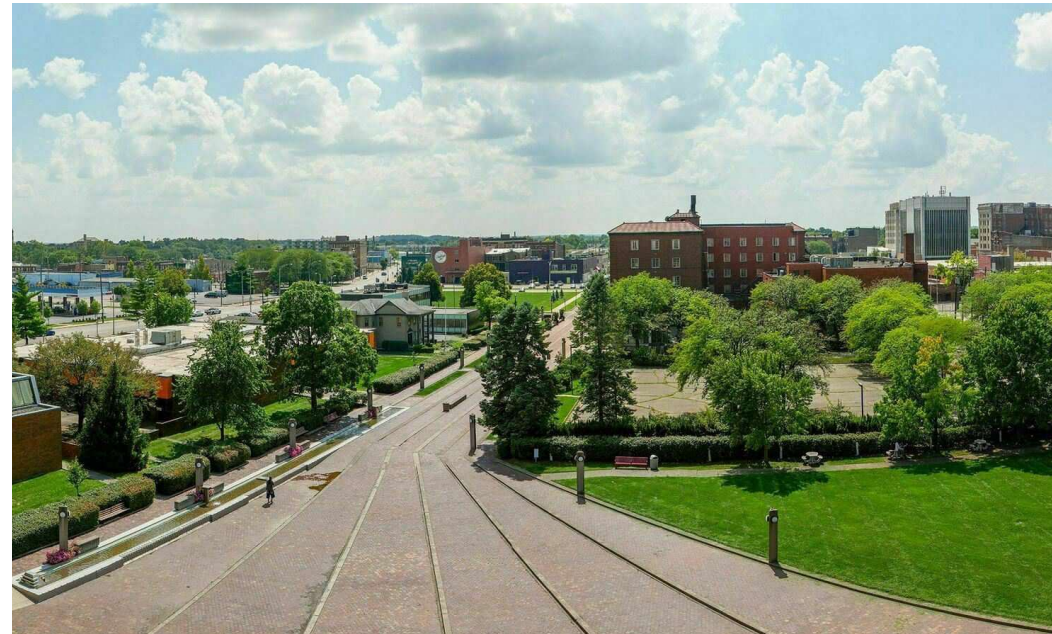
Proximity to Educational Institutions

The area is supported by strong educational infrastructure, including Miami University in nearby Oxford, OH, and the University of Dayton, both of which contribute to a skilled workforce and a stable housing market.

Investment Potential

Middletown's combination of strategic location, economic diversity, and proximity to two major metropolitan areas makes it a compelling market for investors. Properties in this region benefit from steady population growth, strong traffic counts, and a diverse consumer base, ensuring long-term demand and stable returns.

This blend of location, accessibility, and economic strength positions Middletown as an attractive destination for retail, healthcare, and industrial investments.




DEMOGRAPHICS


KEY FACTS



30,783
POPULATION



40.3
AVERAGE AGE



\$122,075
MEDIAN HOUSEHOLD VALUE

BUSINESSES



978
BUSINESSES



6,714
EMPLOYEES

INCOME



\$55,671
MEDIAN HH INCOME



\$70,732
AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Total Population	30,783	79,381	219,884
Employees	6,714	22,809	73,020
Total Businesses	978	2,690	7,820
Average Household Income	\$70,732	\$68,534	\$93,197
Median Household Income	\$55,671	\$52,725	\$75,668
Average Age	40.3	39.7	39.3
Households	14,409	33,906	85,942
Average Housing Unit Value	\$122,075	\$117,581	\$161,115



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Former Marathon Gas Station (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

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MIDDLETOWN, OH 45042

EXCLUSIVELY PRESENTED BY



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