

# MIDDLETOWN SHOPPING CENTER

## Middletown, Ohio



**413-659 South Breiel Boulevard**  
**Middletown, OH 45044**      **NOW LEASING**

### PROPERTY DESCRIPTION

- Well established 135,000 SF neighborhood shopping center
- Strong mix of national, regional and local tenants
- At the signalized intersection of Grand Ave. & South Breiel Blvd.
- Small shop and anchor space available for lease
- Outlot space available for sale or ground lease

### DEMOGRAPHICS

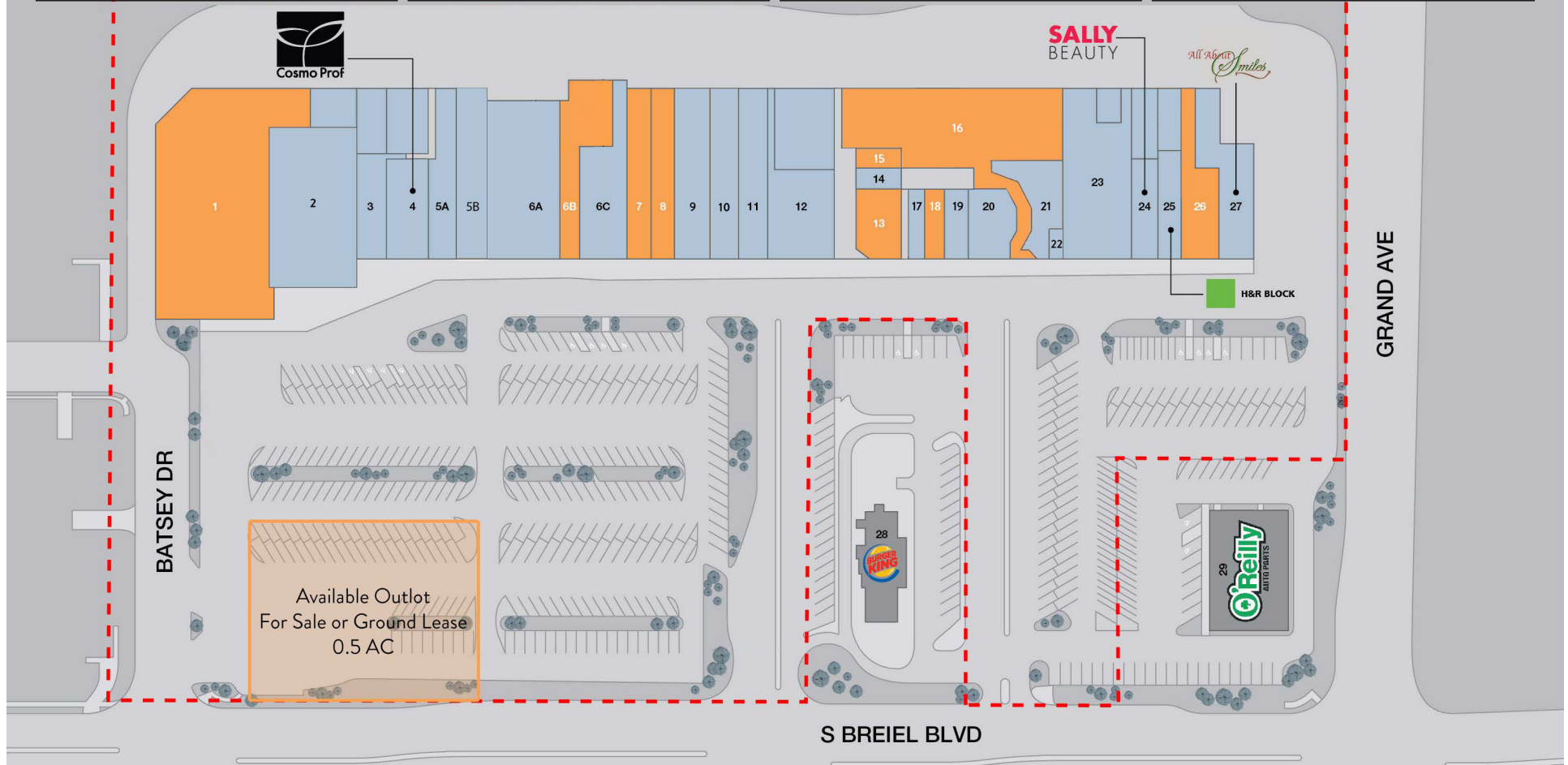
|                | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| Population     | 10,228   | 47,680   | 84,701   |
| Households     | 4,557    | 20,075   | 34,124   |
| Avg. HH Income | \$61,260 | \$64,855 | \$71,414 |

### CONTACT:

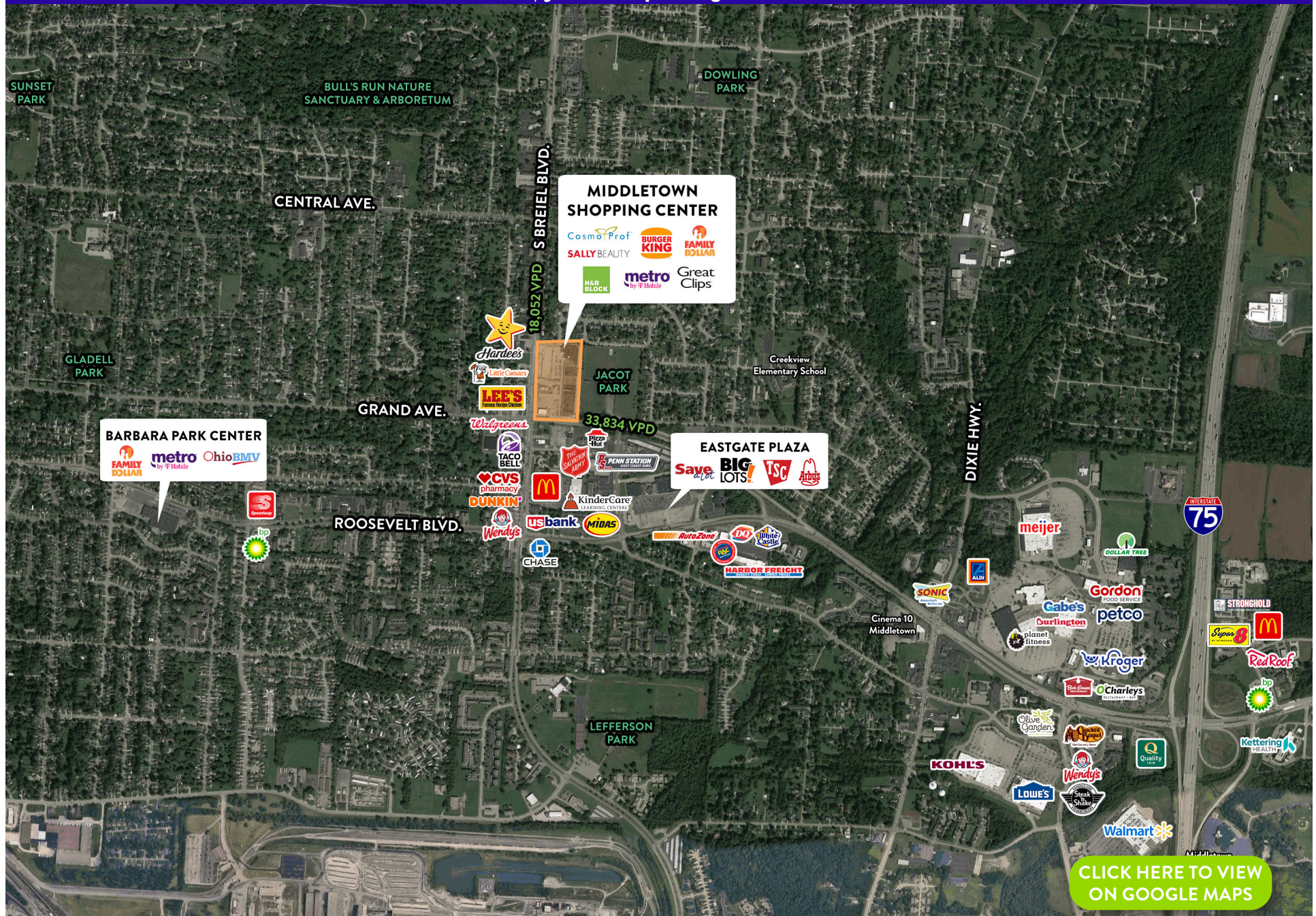
**Joe Del Balso**

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| #  | TENANT                       | SF     | #  | TENANT                   | SF    | #  | TENANT                   | SF     | #  | TENANT                  | SF    |
|----|------------------------------|--------|----|--------------------------|-------|----|--------------------------|--------|----|-------------------------|-------|
| 1  | AVAILABLE                    | 21,002 | 6C | CareFirst Urgent Care    | 4,500 | 14 | Natural Health Solutions | 810    | 22 | Liyah Boutique Salon    | 446   |
| 2  | Quality Discount Furniture   | 11,250 | 7  | AVAILABLE                | 3,200 | 15 | AVAILABLE                | 803    | 23 | Buckeye Thrift          | 9,041 |
| 3  | Surge Staffing               | 2,320  | 8  | AVAILABLE                | 3,162 | 16 | AVAILABLE                | 13,182 | 24 | Sally Beauty            | 1,800 |
| 4  | Cosmo Prof                   | 3,620  | 9  | Mist Distributors        | 4,531 | 17 | Metro by T-Mobile        | 938    | 25 | H&R Block               | 1,936 |
| 5A | Mi Mexico Supermarket        | 3,052  | 10 | Hunan Bistro             | 3,929 | 18 | AVAILABLE                | 938    | 26 | AVAILABLE               | 3,952 |
| 5B | El Grillo Mexican Restaurant | 4,038  | 11 | VIP Wireless & Smokeshop | 3,902 | 19 | Great Clips              | 1,235  | 27 | All About Smiles Dental | 4,500 |
| 6A | Family Dollar                | 8,732  | 12 | Towne Billiards & Games  | 5,000 | 20 | Mojo Vapes               | 2,055  |    | Burger King             |       |
| 6B | AVAILABLE                    | 5,659  | 13 | AVAILABLE                | 2,342 | 21 | A Step Up                | 2,433  |    | OUTLOT AVAILABLE        |       |



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