

## North Pointe Commerce Center

Union Rd. | Warren County, Middletown, OH 45005



### Property Summary

<b>County</b>	Warren
<b>Lot Size</b>	24 Total acres
<b>Zoning</b>	Business Flex
<b>Price</b>	See Agent
<b>LoopNet ID</b>	19309681

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

### For more information contact:



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### Property Description

- Zoned Business Center Flex
- Suitable for corporate office, high-tech industrial, medical and R & D
- "Shovel-ready" with access to all utilities
- New Boulevard Entry Road
- Visible to 110,000 VPD from I-75
- Access from Union Rd.

### Location Highlights

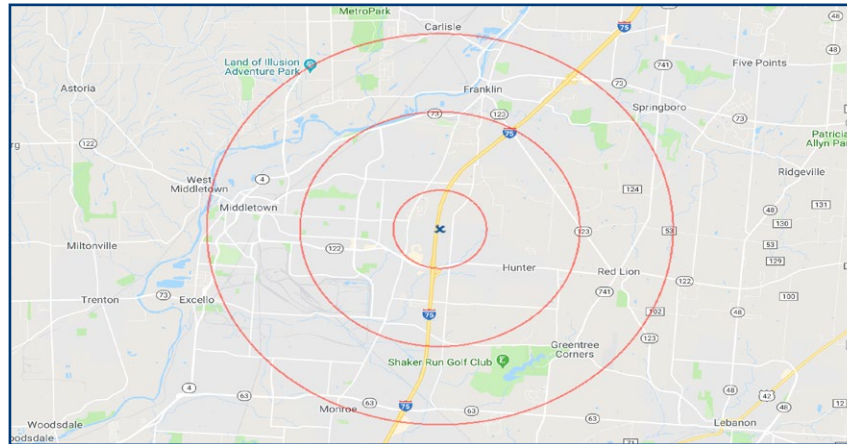
- New \$36 Million AK Steel Research and Innovation Center on site
- \$150 million in recent SR-122/ I-75 interchange improvements
- Across from new Premier Health Atrium Medical Center and Kettering Medical Network Middletown
- Possible Development/ Tax incentives available from the City of Middletown
- Located within Middletown's Master Planned Renaissance District
- Located in Warren County

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## Area Demographics

1, 3 and 5 Miles



Population	1 mile	3 miles	5 miles
2022 Projection	3,394	33,847	83,413
2017 Estimate	3,282	32,853	81,916
2010 Census	3,205	31,639	79,953
2000 Census	2,932	30,610	78,309
Growth 2017-2022	3.4%	3.0%	1.8%

Households	1 mile	3 miles	5 miles
2022 Projection	1,502	14,327	34,246
2017 Estimate	1,452	13,928	33,492
2010 Census	1,413	13,266	32,250
2000 Census	1,308	12,842	31,785
Growth 2017-2022	3.4%	2.9%	2.3%

2017 Est. by Single-Class Race	3,282	32,853	81,916
White Alone	84.1%	87.2%	87.4%
Black or African American Alone	10.9%	7.6%	7.6%
Asian Alone	1.2%	1.0%	.8%
Hispanic Alone	3.7%	4.0%	3.3%
Other Race	3.7%	4.2%	4.2%

2017 Est. Median Age	43.5	43.0	40.6
2017 Est. Average Household Income	\$48,303	\$51,404	\$47,044

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## North Pointe Site Plan

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