

# MEDICAL | OFFICE FLEX | SHOP



1030 Summit Square  
Middletown, Ohio 45042

Asking \$380,000 for Sale  
Asking \$14.00/SF MG for Lease



## Lease Opportunity Highlights

Approximately 4,351 SF of total space  
Originally built in 1993 & renovated in 2024  
1st level is open office or flex space (2,400 SF)  
Traditional medical office space on the 2nd floor  
Situated on 0.72 acres with room for expansion  
**Asking \$380,000 for sale**

Eclectic curb appeal with resurfaced parking lot  
Street with mix of medical, dental, & office users  
Twenty-one (21) off street parking spaces  
Tenant shall pay for utilities directly  
Room for future expansion  
**Asking \$14.00/SF modified gross for lease**

Nick Barela

President, Principal

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[www.republic-cre.com](http://www.republic-cre.com)



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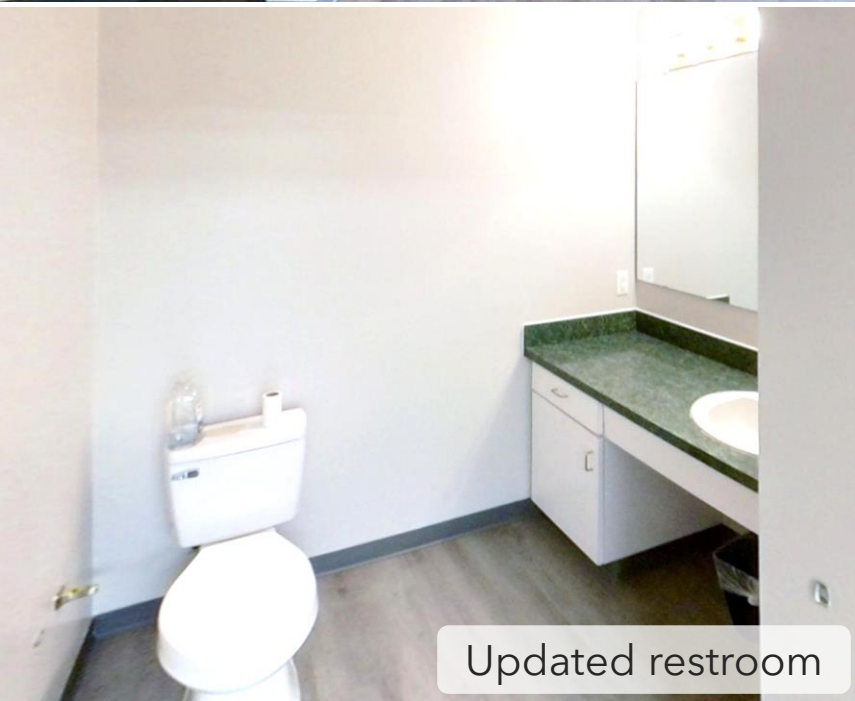
# Interior Photos



Beautifully refinished



Private exam/offices



Updated restroom



Abundant natural light

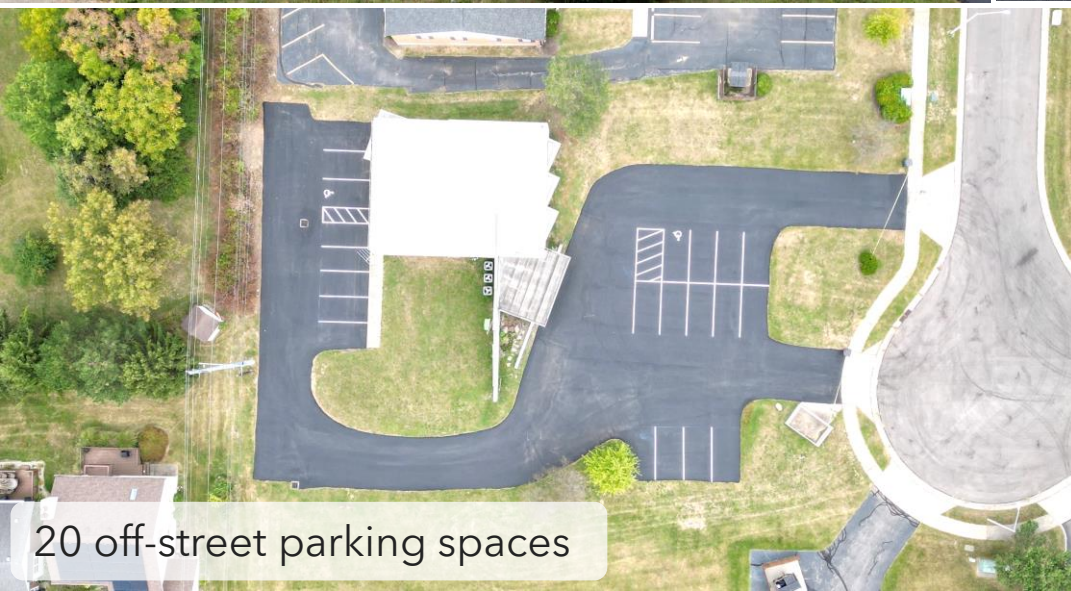
# Exterior Photos



Beautiful curb-appeal



Grade level access to lower level



20 off-street parking spaces



Modern front entryway

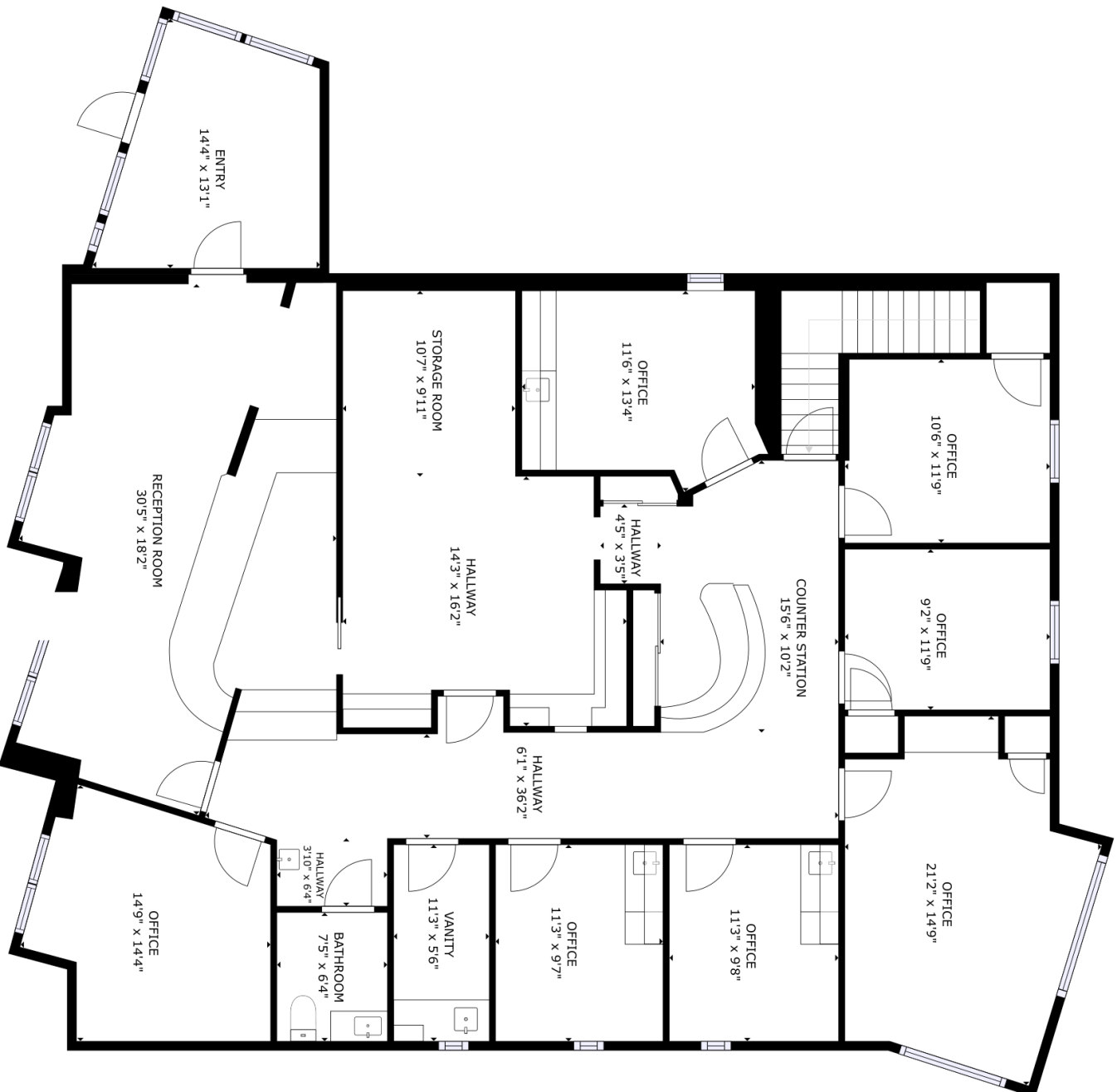
# Area Photos



Directly West of Middletown High School



# 1st Floor Plan



1030 Summit Drive | 1st Floor | 2,652 SF

# Lower Level Floor Plan



1030 Summit Drive | Lower Level | 1,699 SF

# Demographic Information

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1030 Summitt Dr, Middletown, OH 45042



### CITY, STATE

**Middletown, OH**

### POPULATION

**58,318**

### AVG. HH SIZE

**2.45**

### MEDIAN HH INCOME

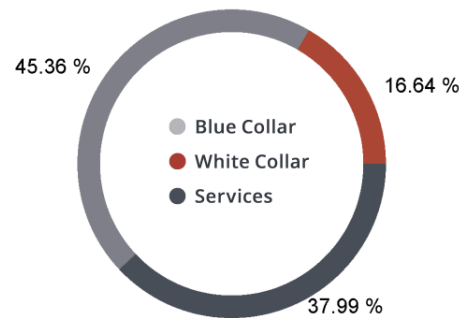
**\$42,286**

### HOME OWNERSHIP

Renters: **10,102**

Owners: **13,855**

### EMPLOYMENT



**44.52 %** Employed

**2.96 %** Unemployed

### EDUCATION

High School Grad: **39.27 %**

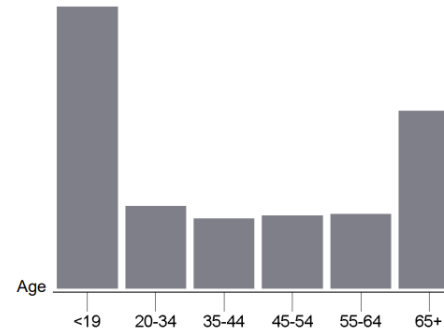
Some College: **19.87 %**

Associates: **5.80 %**

Bachelors: **14.69 %**

### GENDER & AGE

**48.56 %** **51.44 %**



### RACE & ETHNICITY

White: **87.13 %**

Asian: **0.31 %**

Native American: **0.00 %**

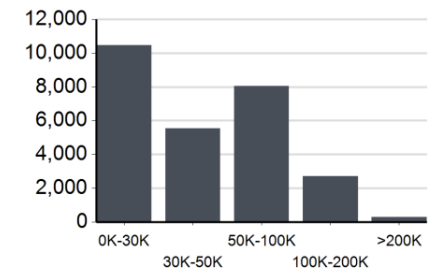
Pacific Islanders: **0.01 %**

African-American: **6.42 %**

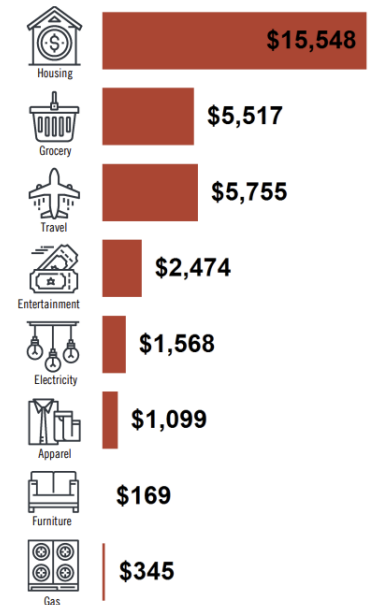
Hispanic: **3.23 %**

Two or More Races: **2.89 %**

### INCOME BY HOUSEHOLD

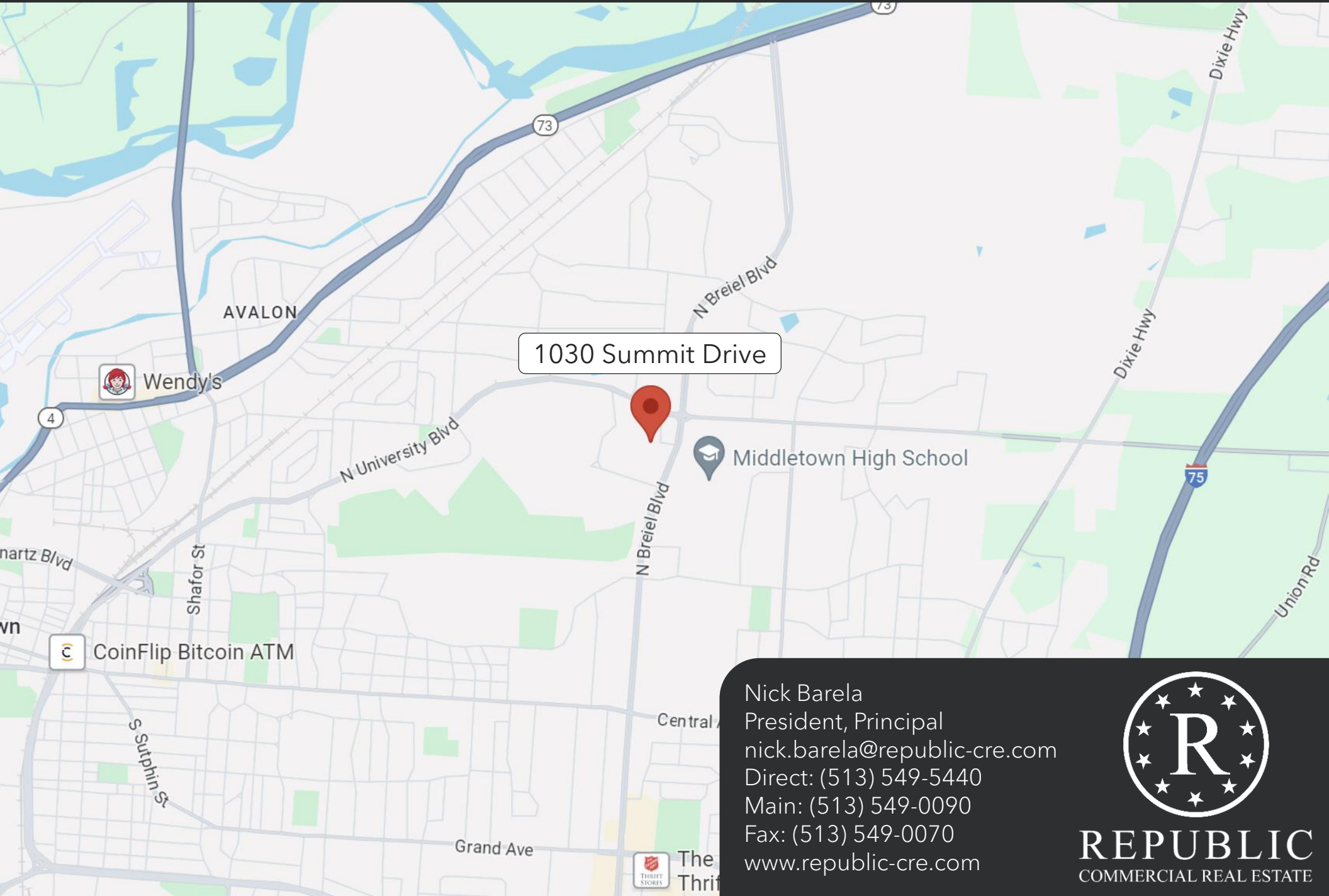


### HH SPENDING



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# Location Map



1030 Summit Drive

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