

Park East Plaza Restaurant

4900 Roosevelt Blvd.
Middletown, OH 45044
Butler County



key features

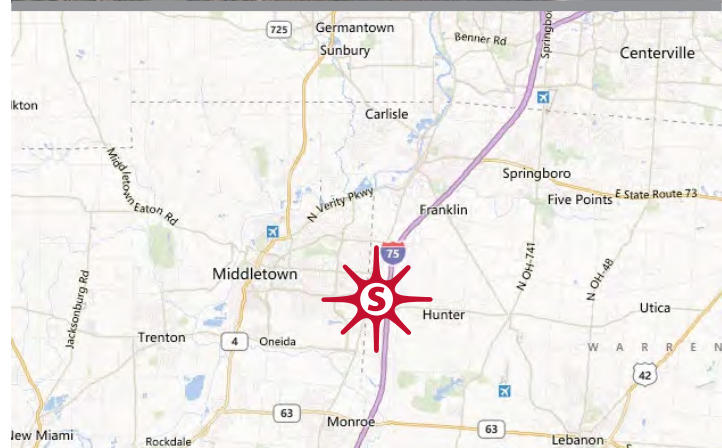
- 6,082-square-foot former pizza restaurant outlet
- located in densely populated suburb of Cincinnati
- Park East Plaza anchored by Harbor Freight
- join ColorTyme, Rent-A-Center, and Taku Japanese Steakhouse
- daily traffic counts: 36,378 on Roosevelt Blvd./S.R. 122; 13,159 on Grand Ave.; and 113,319 on I-75

demographics

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| population | 9,280 | 48,027 | 92,928 |
| households | 4,233 | 20,133 | 36,545 |
| avg. household income | \$69,451 | \$84,608 | \$92,282 |
| daytime population | 7,331 | 31,240 | 58,769 |

2025 estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

restaurant outlet for lease 6,082 sf



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Jay D. Stein 480.570.1411 jdstein@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250