



## **Key Features**

- High Foot/Driving Traffic from both Central Avenue and Route 4
- Prime Location
- Massive Space
- Within Walking Distance to many restaurants and businesses dealing with the Arts.

## **Demographics**

Population.....50,607  
Median Household Income.....\$54,985  
Households.....20,900  
Percentage of Family Households...45.9%  
2023 estimates. Source US Census and Worldpopulationreview.



**Aerial Photographs 2**  
Source Google Earth 2012

***“Welcome to the Neighborhood”***



**1150 Central Avenue,  
Middletown, Ohio  
45044**

**Entire Building  
For  
SALE**

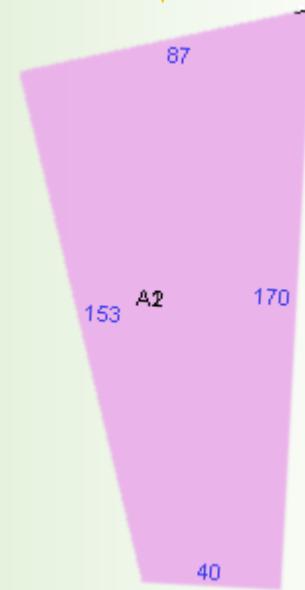
**Looking  
for a New Retail,  
Warehouse,  
Office Space,  
more?**

Constructed in 1928 this two story building has endless opportunities.

Central Avenue has started to become a center for cultural, educational, and artistic growth in Middletown. In less than a five-minute walk from the build you can find an Art Center, Sorg Opera House, Cincinnati State's Middletown Campus, and a number of Restaurants.

Which creates a large foot/vehicle traffic which pass by this location.

**30,240  
sqft**



**An Unique Space  
Open to Endless  
Opportunities!**