



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 2015

***“Welcome to the
Neighborhood”***



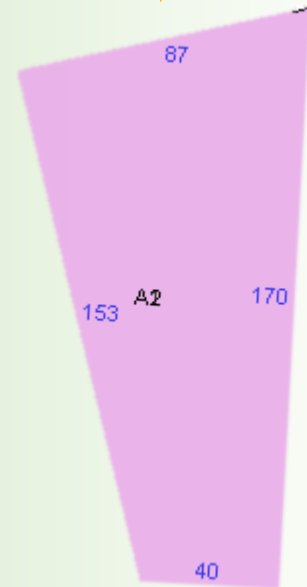
**1150 Central Avenue,
Middletown, Ohio
45044**

**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!**