



FOR SALE OR LEASE

74 N Breiel Blvd
Middletown, OH 45042
Health Care Office
8,000 SF



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FOR SALE OR LEASE



HEALTH CARE OFFICE
Middletown, OH - 8,000 SF

Sale Price: \$625,000
Lease Rate: \$16.00 NNN SF/YR

Building Specifications



1 st Floor SF	4,000 SF
Basement SF	4,000 SF
Patient Rooms w Plumbing	12
Office Park Location	Yes
Large Shared Parking Lot	Yes
Year Built	1988
Furnaces	Three
Water Heaters	Two
Offices	Four
Break Room	1 w Kitchenette
Lab Room	One



About Middletown

Middletown, Ohio is an excellent location for a medical office due to its strong regional accessibility, growing population, and proximity to major highways like I-75, which connects Dayton and Cincinnati. The city's central location allows convenient access for patients from multiple surrounding communities, while its ongoing economic revitalization is attracting new residents and businesses

Location Information

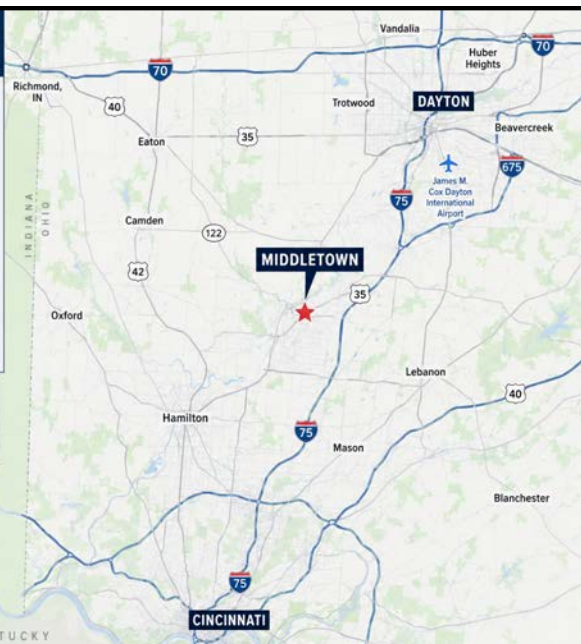


MIDDLETOWN, OH AND SURROUNDING AREA

Strategically located in Southwest Ohio, Middletown offers excellent access to major highways, a skilled workforce, and a pro-business environment.

DRIVING DISTANCES

Hamilton, OH	12 Miles
Dayton, OH	25 Miles
Cincinnati, OH	30 Miles
Beckett Ridge, OH	35 Miles
Wilmington, OH	40 Miles
Columbus, OH	95 Miles



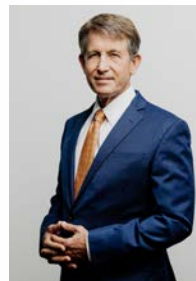
Demographics

Population

Middletown	52,146
Butler County	399,542

Income

Average HH Income	\$79,000
Median HH Income	\$57,102



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