

KITTYHAWK PLAZA - 4 SUITES FOR LEASE

4461-4498 MARIE DRIVE | MIDDLETOWN, OH 45044





AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

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ABOUT THE PROPERTY

PROPERTY HIGHLIGHTS

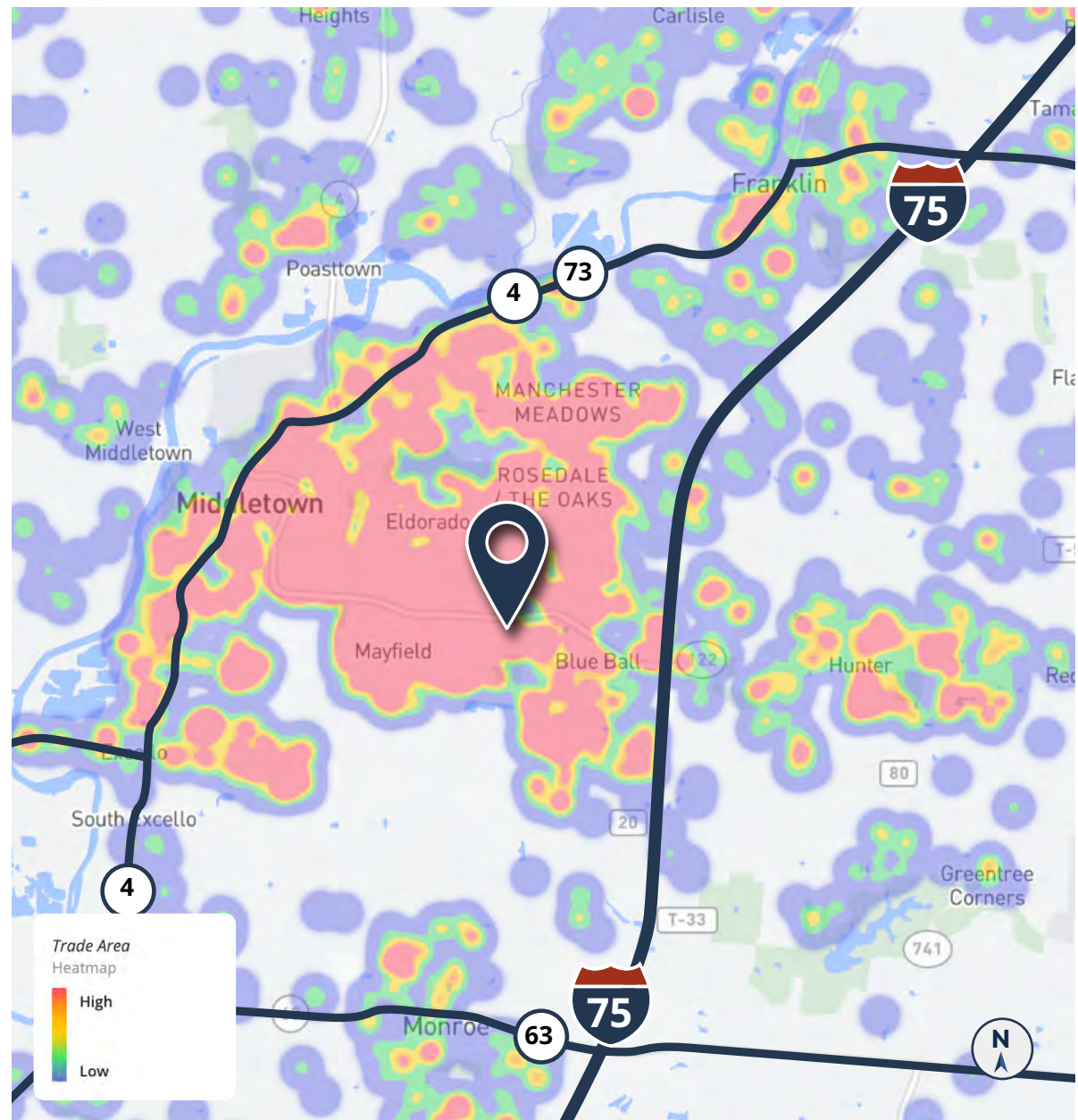
- » Excellent visibility with dual access from Marie and Elliott Drive.
- » Strategically positioned in one of Middletown's thriving retail hubs.
- » Just 5 minutes from I-75, with exposure to over 105,000 vehicles daily.
- » Spacious open layouts ideal for a variety of office, retail or service concepts.

DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
POPULATION	47,531	91,363	290,869
HOUSEHOLDS	20,015	36,771	106,724
MEDIAN HH INCOME	\$62,334	\$72,933	\$99,569
TOTAL BUSINESSES	1,020	1,900	5,923
TOTAL EMPLOYEES	14,563	28,027	87,307

Info provided by STI: Popstats 2025



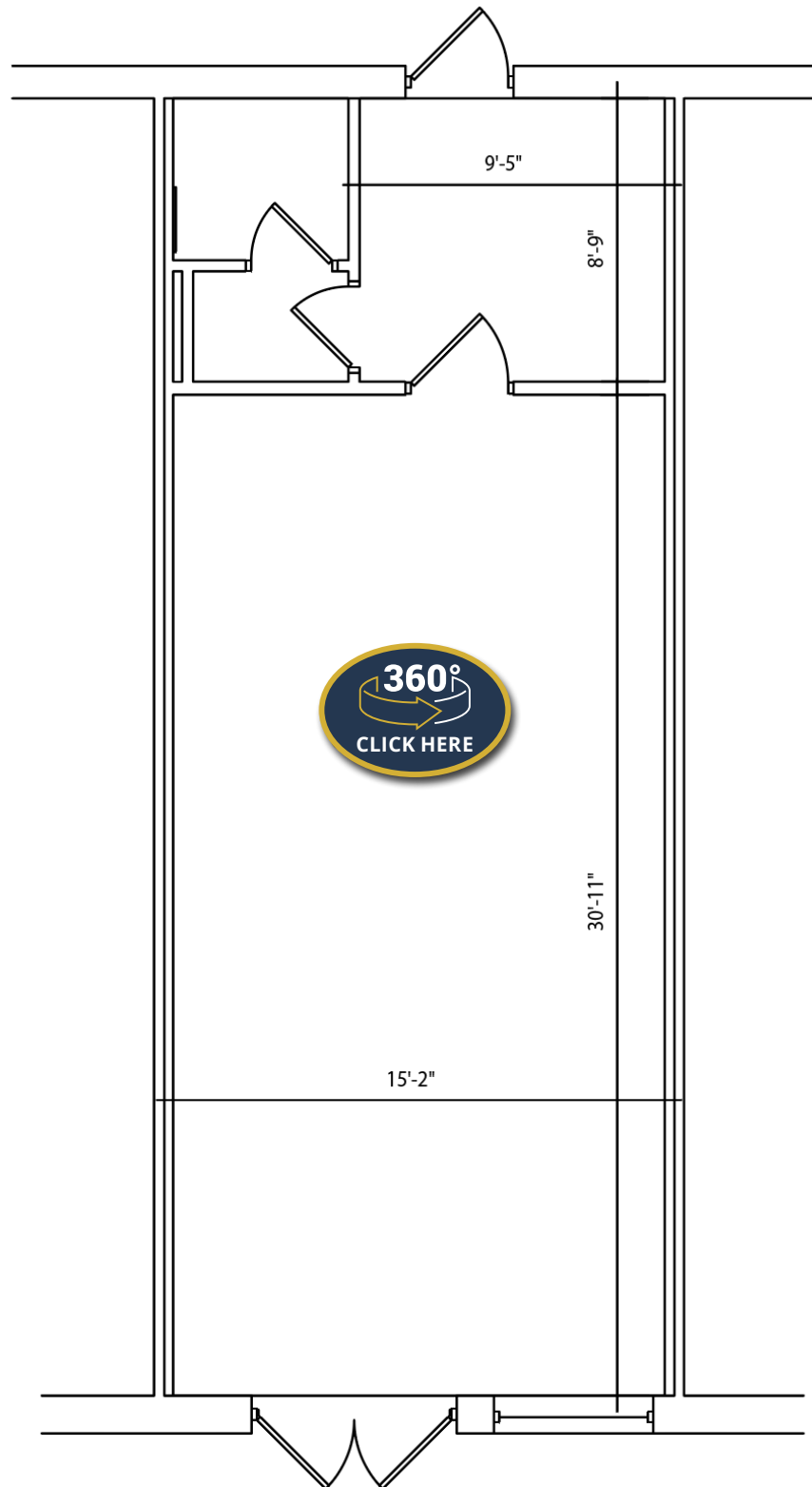
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FLOOR PLAN | SUITE 4471 - 710 SF

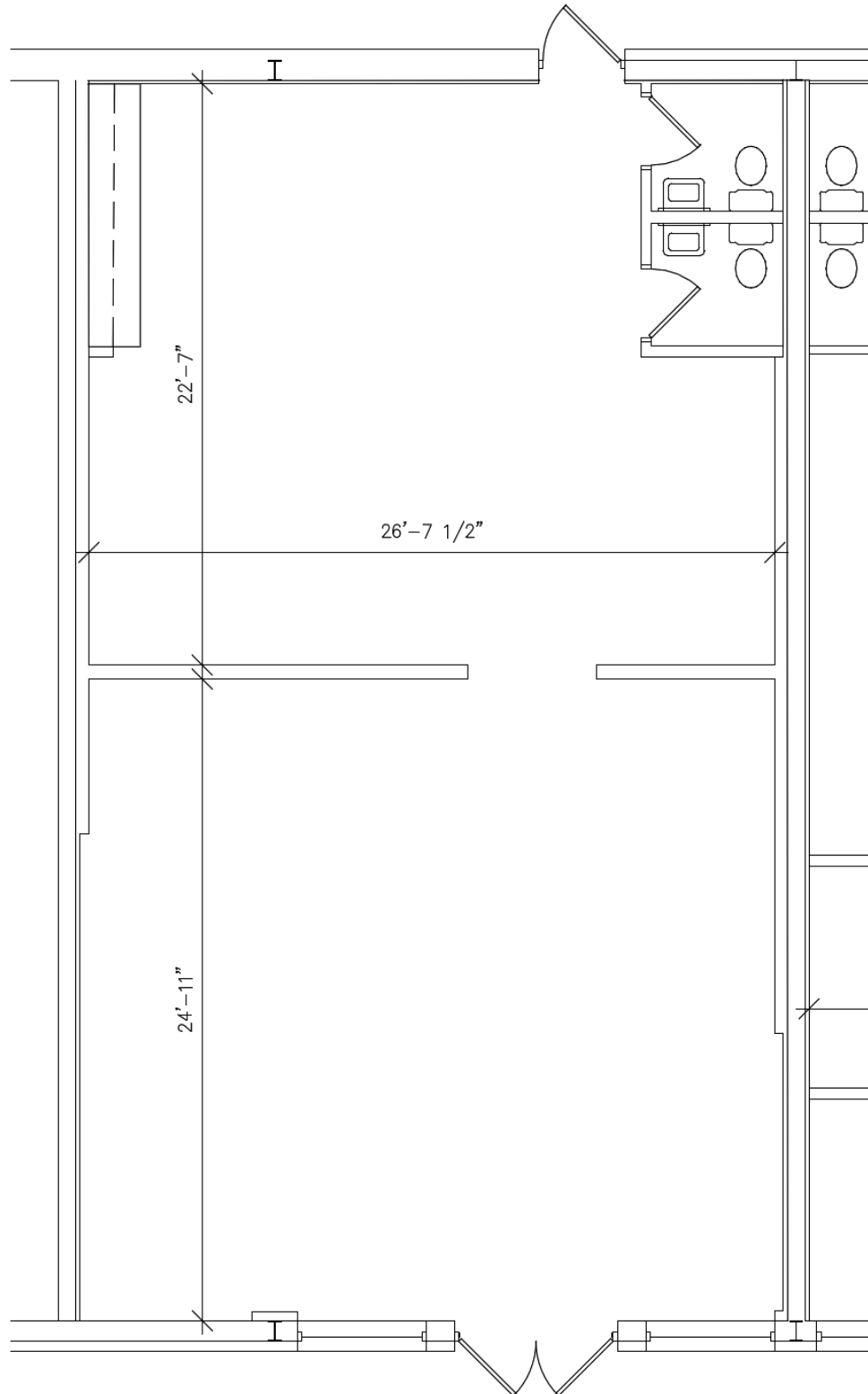


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EXTERIOR PHOTOS



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