

# Freestanding Restaurant Available

# Middletown

**Price Reduced!**



## FEATURES

- Former Perkin's Restaurant
- 5,400 SF building with a warehouse in rear for storage
- Freestanding building on 0.94 acres in the heart of Middletown with 58 parking spaces and 20' of frontage.
- Large pylon sign with message board at street, new LED lighting in the parking lot
- Fully renovated with new HVAC units, walk-in coolers/freezer, new electric, water heater and (2) 10' hoods, 3 compartment sinks, employee restroom, and office.
- All new drywall and ceiling tiles painted throughout, new restrooms, new flooring and bar. Too many amenities to mention.
- Sits in front of the Middletown airport
- Great for restaurant user in a densely populated market
- Lease Rate \$5,400/month NNN
- Sale price ~~\$500,000~~ \$450,000

## LOCATION

**Former Perkin's Restaurant**  
**1610 Germantown Road**  
**Middletown, OH 45042**

<b>Demographics:</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
Population:	6,696	45,012	76,073
Households:	2,909	18,520	30,378
Avg. HH Income:	\$52,354	\$59,391	\$65,593

**Traffic Count:**  
 Germantown Road at Wilbraham Road = 9,418 (2020)

## CONTACT

**Karen Duesing**

karen.duesing@everestrealstate.com  
 513/769-2518



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 1610 Germantown Road



## CONTACT

**Karen Duesing**

[karen.duesing@everestrealstate.com](mailto:karen.duesing@everestrealstate.com)

513/769-2518



# 1610 Germantown Road



## CONTACT

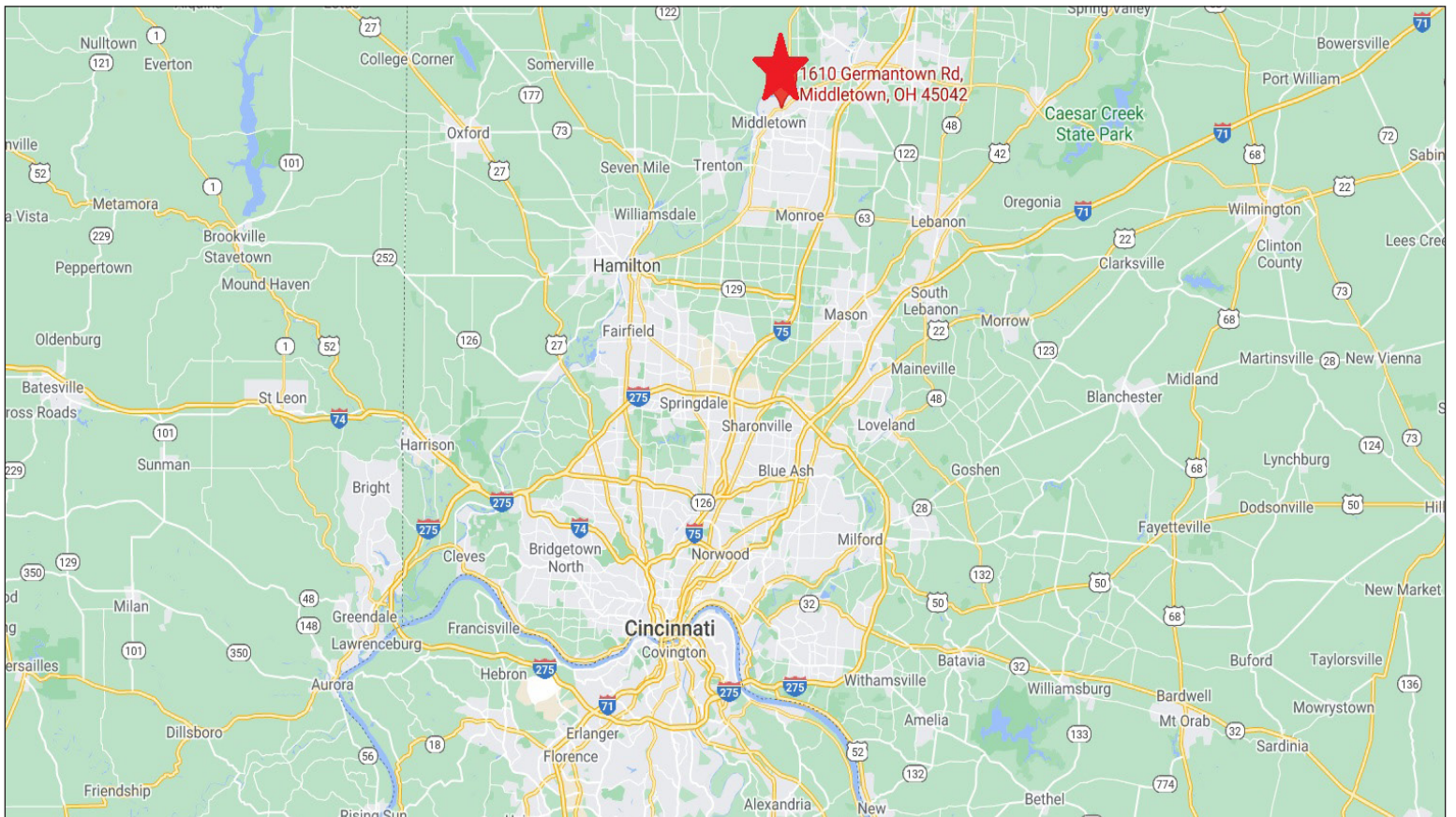
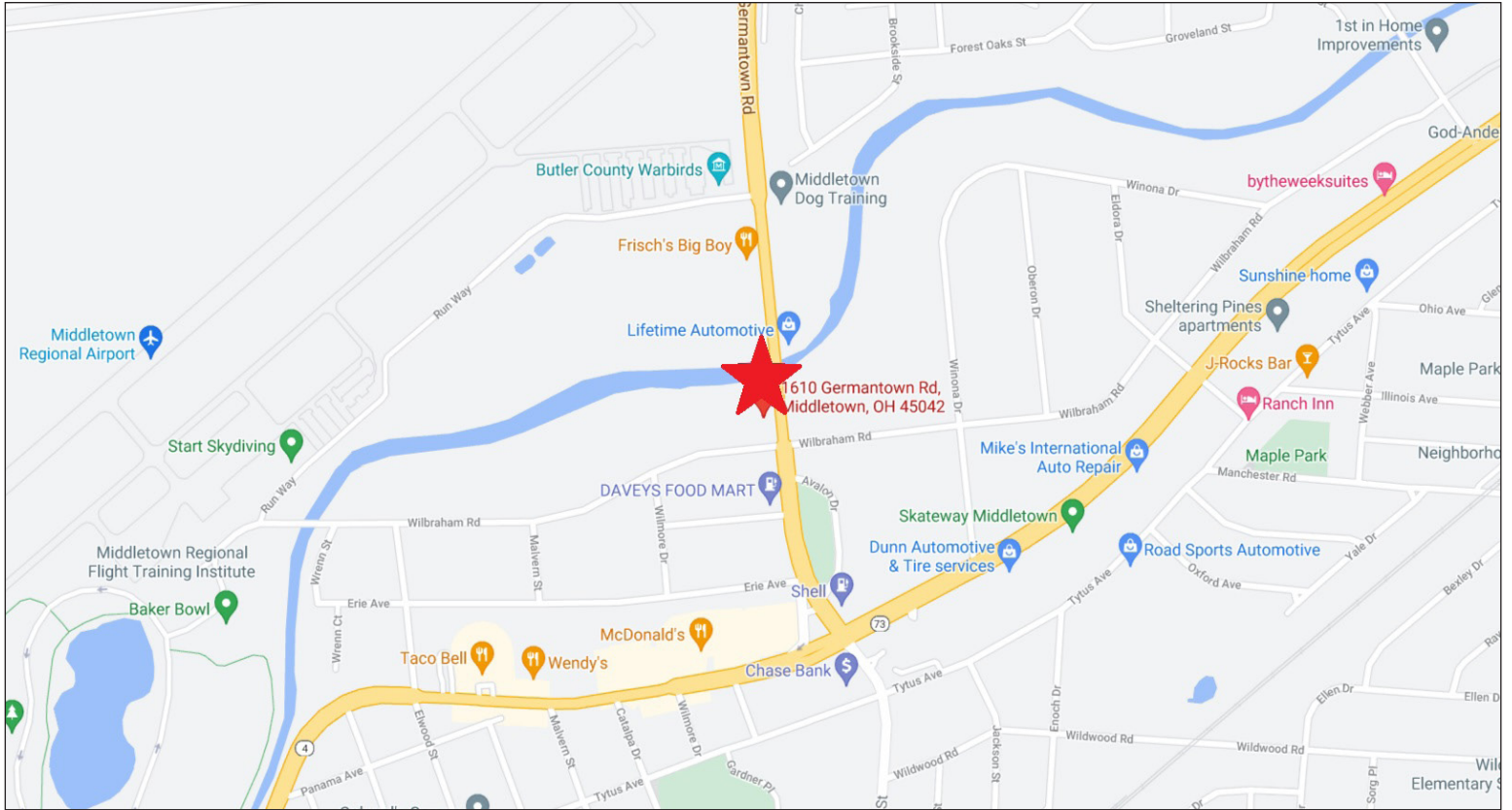
**Karen Duesing**

[karen.duesing@everestrealstate.com](mailto:karen.duesing@everestrealstate.com)

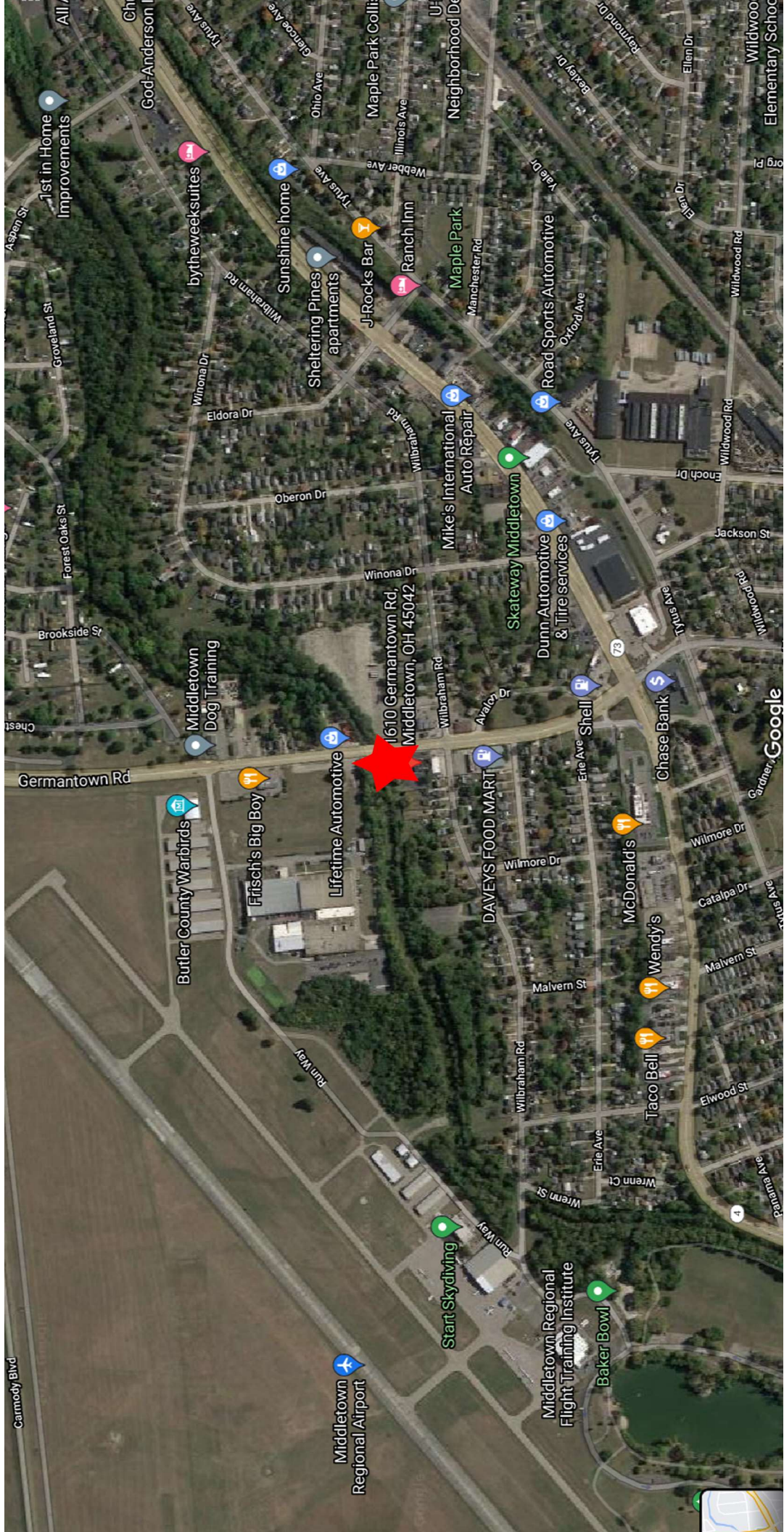
513/769-2518



# 1610 Germantown Road







Carmody Blvd

Middletown Regional Airport

Start Skydiving

Middletown Regional Flight Training Institute

Baker Bowl

Wildwood Elementary School

Butler County Warbirds

Frisch's Big Boy

Lifetime Automotive

1610 Germantown Rd, Middletown, OH 45042

DAVEY'S FOOD MART

Middletown Regional Flight Training Institute

Baker Bowl

Taco Bell

Wendy's

McDonald's

Chase Bank

Shell

Dunn Automotive & Tire services

Skateway Middletown

Mike's International Auto Repair

Ranch Inn

J-Rocks Bar

Sheltering Pines apartments

Sunshine home

bytheweeksuites

1st in Home Improvements

Maple Park Coll

Neighborhood D

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

Maple Park Coll

# Demographic Summary Report

1610 Germantown Rd, Middletown, OH 45042

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Restaurant**              % Leased: **100%**  
 GLA: **5,400 SF**                          Rent/SF/Yr: **-**  
 Year Built: **1971**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	6,750	45,601	77,477
2021 Estimate	6,696	45,012	76,073
2010 Census	6,731	44,221	74,100
Growth 2021 - 2026	0.81%	1.31%	1.85%
Growth 2010 - 2021	-0.52%	1.79%	2.66%
<b>2021 Population by Hispanic Origin</b>	147	1,910	2,729
<b>2021 Population</b>	6,696	45,012	76,073
White	6,054 90.41%	37,351 82.98%	65,899 86.63%
Black	364 5.44%	5,843 12.98%	7,375 9.69%
Am. Indian & Alaskan	20 0.30%	116 0.26%	194 0.26%
Asian	33 0.49%	341 0.76%	564 0.74%
Hawaiian & Pacific Island	4 0.06%	26 0.06%	45 0.06%
Other	221 3.30%	1,334 2.96%	1,996 2.62%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2026 Projection	2,928	18,758	30,930
2021 Estimate	2,909	18,520	30,378
2010 Census	2,950	18,243	29,650
Growth 2021 - 2026	0.65%	1.29%	1.82%
Growth 2010 - 2021	-1.39%	1.52%	2.46%
Owner Occupied	1,620 55.69%	10,551 56.97%	18,792 61.86%
Renter Occupied	1,288 44.28%	7,969 43.03%	11,586 38.14%
<b>2021 Households by HH Income</b>	2,910	18,520	30,378
Income: <\$25,000	863 29.66%	5,194 28.05%	7,310 24.06%
Income: \$25,000 - \$50,000	776 26.67%	4,641 25.06%	7,227 23.79%
Income: \$50,000 - \$75,000	663 22.78%	3,553 19.18%	5,838 19.22%
Income: \$75,000 - \$100,000	319 10.96%	2,335 12.61%	4,343 14.30%
Income: \$100,000 - \$125,000	171 5.88%	1,310 7.07%	2,470 8.13%
Income: \$125,000 - \$150,000	40 1.37%	454 2.45%	1,111 3.66%
Income: \$150,000 - \$200,000	49 1.68%	687 3.71%	1,367 4.50%
Income: \$200,000+	29 1.00%	346 1.87%	712 2.34%
<b>2021 Avg Household Income</b>	\$52,354	\$59,391	\$65,593
<b>2021 Med Household Income</b>	\$43,965	\$45,624	\$52,327

