FOR SALE

1131 Central Ave. Middletown, Oh

38,000 sq ft Building
Stabalized Rental Income
$1,900,000

PROPERTY HIGHLIGHTS

Occupants include:

- Office,
- Restaurant,
- Boutique Hotel,
- Hair Salon and more

Vacant spaces allow for rental income growth. Including:

- Event / Entertainment venue,
- Office and
- Expansion of hotel.

Former JCPenney, building includes:

- elevator,
- security entrances,
- Truck Dock door.

Drake & Madison

KELLY MEYER
Broker • SRES • Realtor®

mobile 513-235-9090 • Kelly@drake-madison.com
Serving Cincinnati and Dayton Area Markets

7875 Montgomery Rd, Suite 42 • Cincinnati, OH 45236
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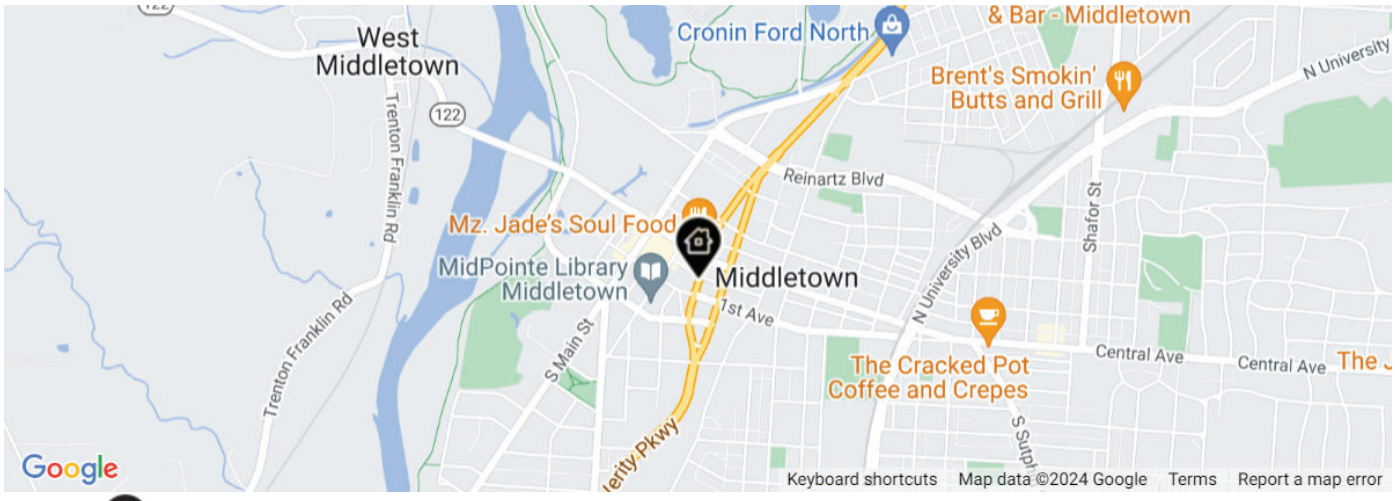
✓WE HELP YOU BUY ✓WE HELP YOU SELL ✓WE GET RESULTS!!

Maps



Legend: Subject Property

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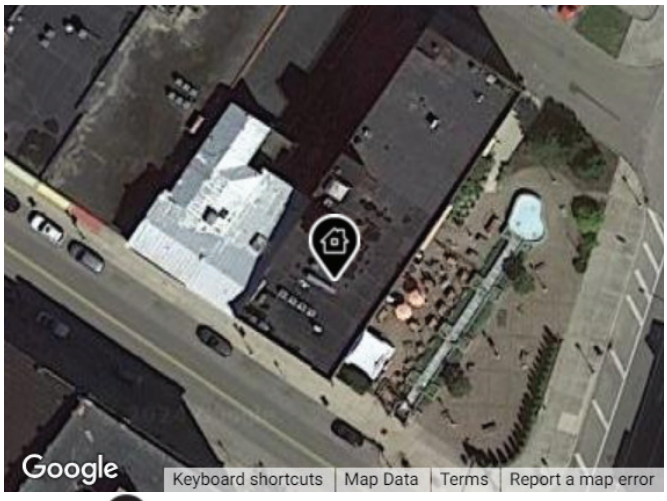

Legend: Subject Property

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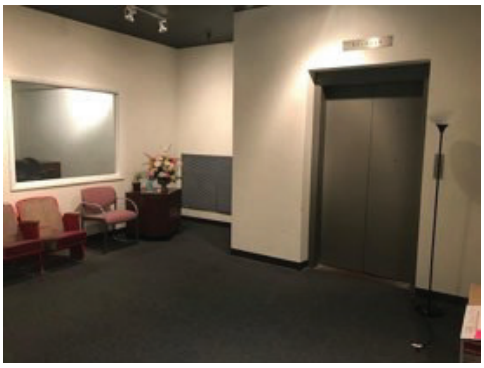
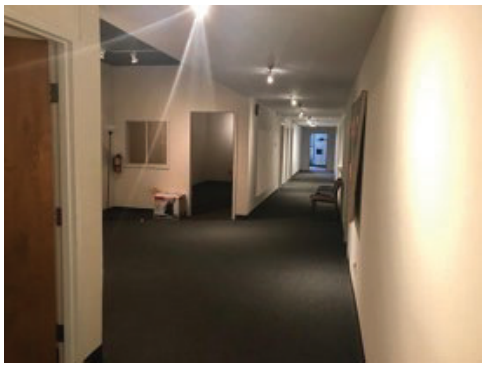
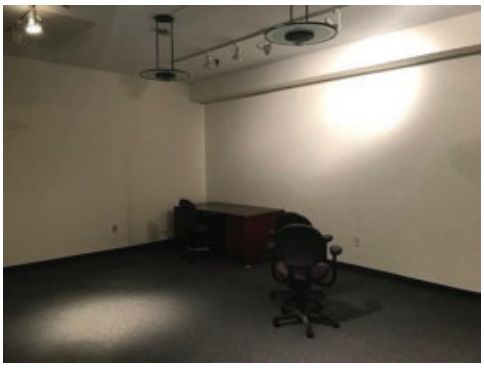
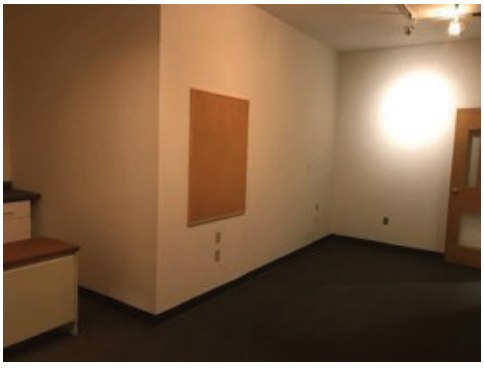
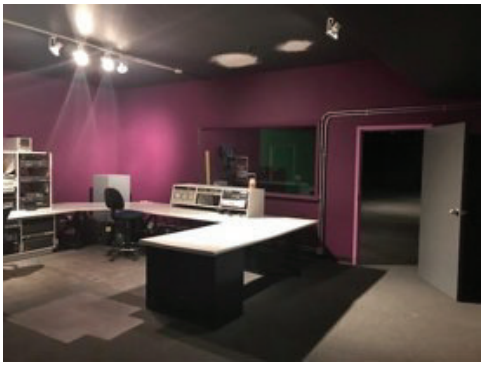
Historical Photos



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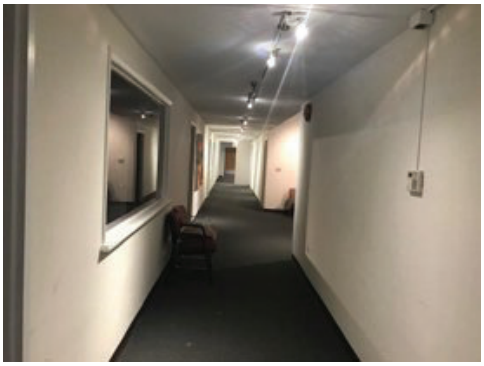

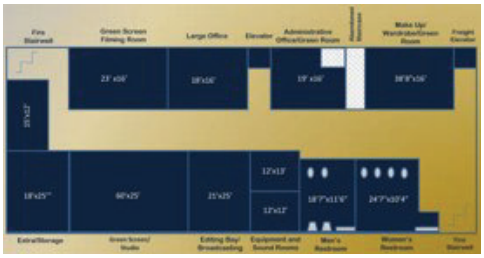

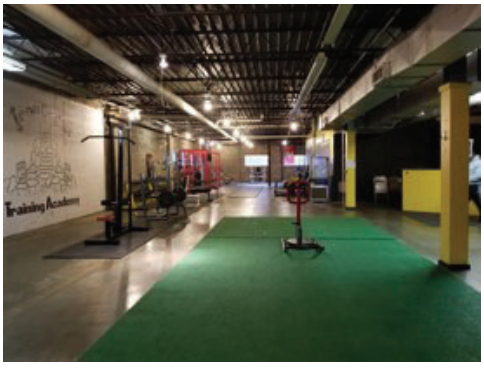

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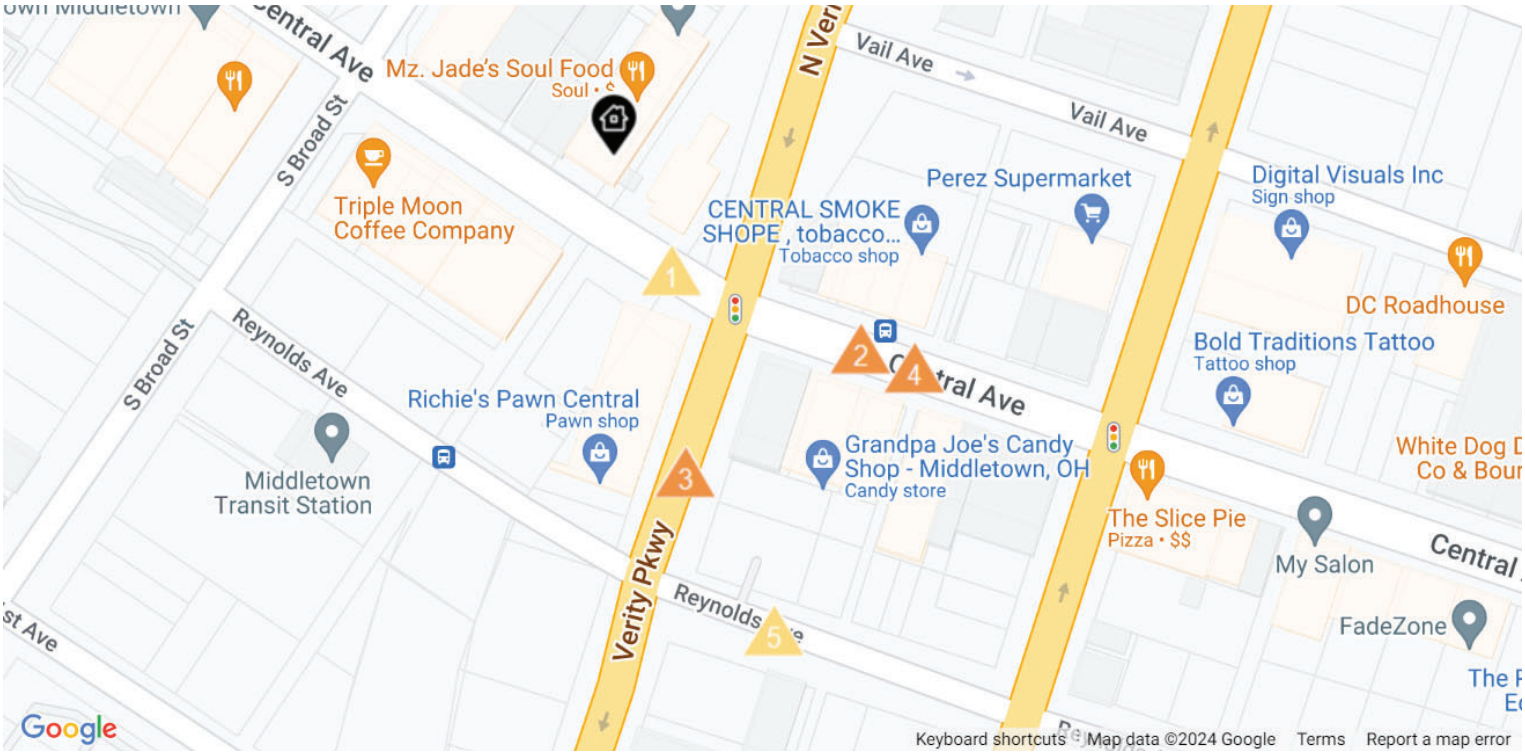
Traffic Counts



Daily Traffic Counts: 6,001 – 15,000 | 15,001 – 30,000 | 30,001 – 50,000 | 50,001 – 100,000 | Over 100,000 / day | Up 6,000 / day

1

4,133

2023 Est. daily traffic counts

Street: **Central Ave**
Cross: **S Canal St**
Cross Dir: **SE**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2009	6,933	AADT
2003	730	AADT
1996	990	ADT
1994	830	AADT

2

6,797

2023 Est. daily traffic counts

Street: **Central Avenue**
Cross: **S Canal St**
Cross Dir: **W**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2021	6,634	AADT
2019	7,066	AADT

3

8,890

2023 Est. daily traffic counts

Street: **S Canal St**
Cross: **Reynolds Ave**
Cross Dir: **S**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2011	6,388	AADT
2009	11,979	AADT

4

6,214

2023 Est. daily traffic counts

Street: **CENTRAL AVE**
Cross: **S Canal St**
Cross Dir: **W**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2020	6,186	AADT
2011	6,300	ADT

5

4,734

2023 Est. daily traffic counts

Street: **Reynolds Ave**
Cross: **S Canal St**
Cross Dir: **W**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2003	5,020	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$65,194	36.5	57,030	Boomburbs

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Affluent Estates

Established wealth--educated, well-travelled married couples

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Boomburbs	Traditional Living	Hometown Heritage	Set to Impress	Middleburg
% of Households	3,477 (16.3%)	2,606 (12.2%)	2,222 (10.4%)	2,071 (9.7%)	1,805 (8.5%)
% of Butler County	5,789 (3.9%)	10,634 (7.2%)	10,214 (6.9%)	4,129 (2.8%)	3,313 (2.2%)
Lifestyle Group	Affluent Estates	Hometown	Middle Ground	Midtown Singles	Family Landscapes
Urbanization Group	Suburban Periphery	Metro Cities	Metro Cities	Metro Cities	Semirural
Residence Type	Single Family	Single Family	Single Family	Multi-Unit Rentals; Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles	Singles	Married Couples
Average Household Size	3.15	2.43	2.54	2.06	2.69
Median Age	34.5	36.6	33.3	35.1	37.2
Diversity Index	72.4	65.8	80.4	72.4	59.5
Median Household Income	$137,000	$49,600	$36,600	$44,700	$77,300
Median Net Worth	$512,800	$68,300	$14,600	$17,000	$181,000
Median Home Value	$467,300	$110,800	$89,600	$207,900	$260,900
Homeownership	83.5 %	60.3 %	42.4 %	31.3 %	76.1 %
Employment	Professional or Mgmnt/Bus/Financial	Services or Professional	Services or Transport/Material Moving	Services or Professional	Professional or Mgmnt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Physical fitness is a priority . Own the latest devices.	Enjoy outdoor activities and taking trips to the zoo . Fast-food devotees.	Favorite sports are NASCAR, wrestling and basketball . Shop via sales rep, QVC or HSN.	Maintain close relationships with family . Enjoy going to rock concerts, night clubs, and the zoo.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.
Financial	Highest rate of mortgages	Carry credit card balances, have personal loans	Save money for a specific purpose	Prefer name brands, buy generic when it's a better deal	Carry some debt; invest for future
Media	Own, use latest devices	TV is seen as the most trusted media	Read parenting and health magazines	Use the Internet for social media, video games and watching TV	TV and magazines provide entertainment and information
Vehicle	Prefer late model imports, primarily SUVs.	Own 1-2 vehicles	Own 1-2 vehicles	Own used, imported vehicles	Like to drive trucks, SUVs, or motorcycles

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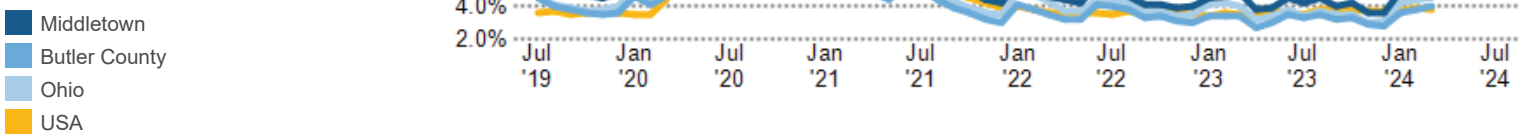
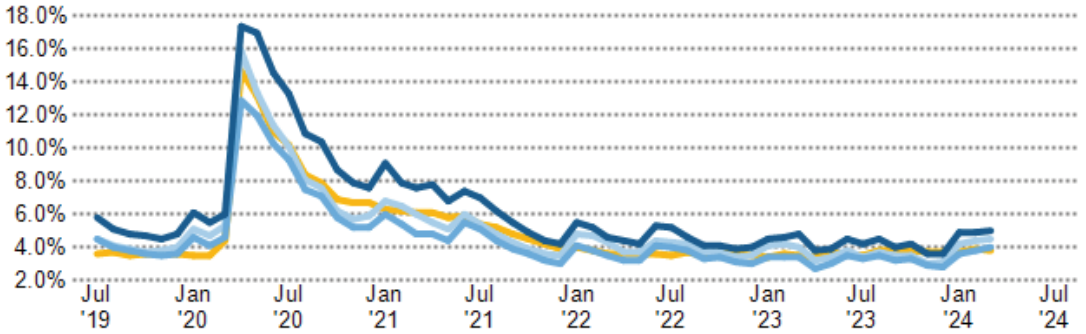
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly



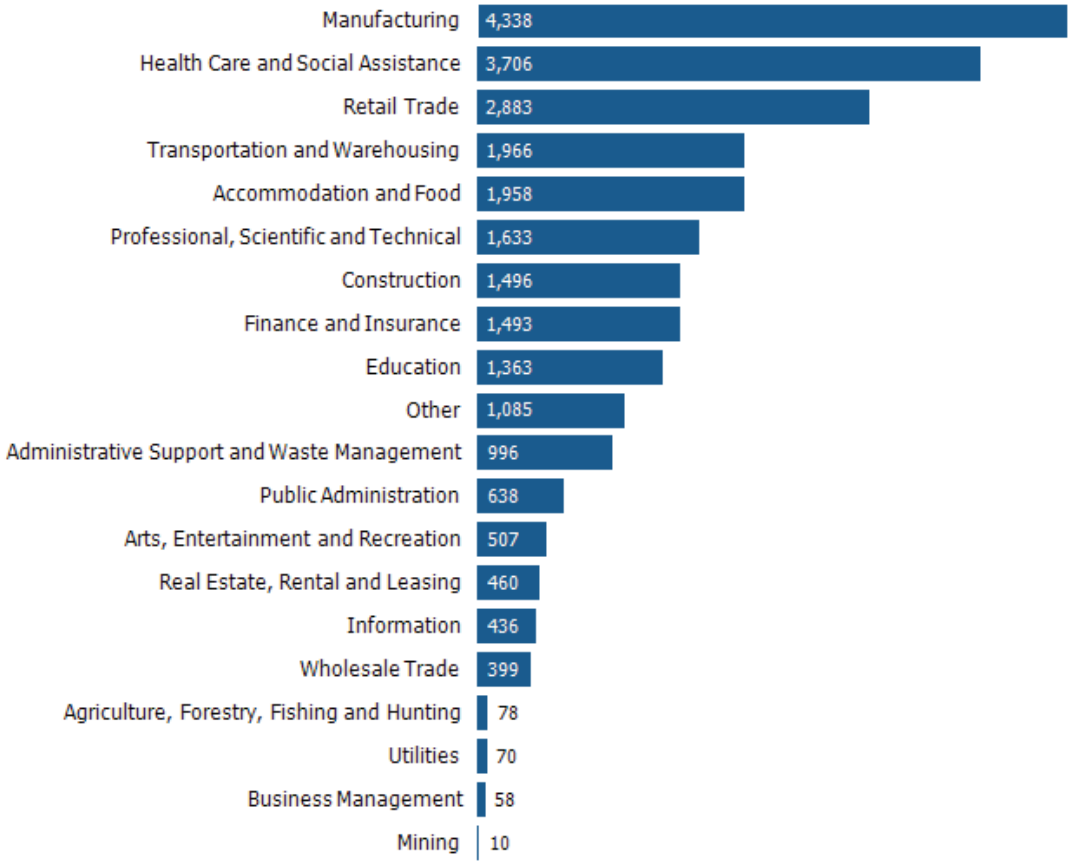


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



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Middletown, OH 45044: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

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Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

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Middletown, OH 45044: Commute Comparison

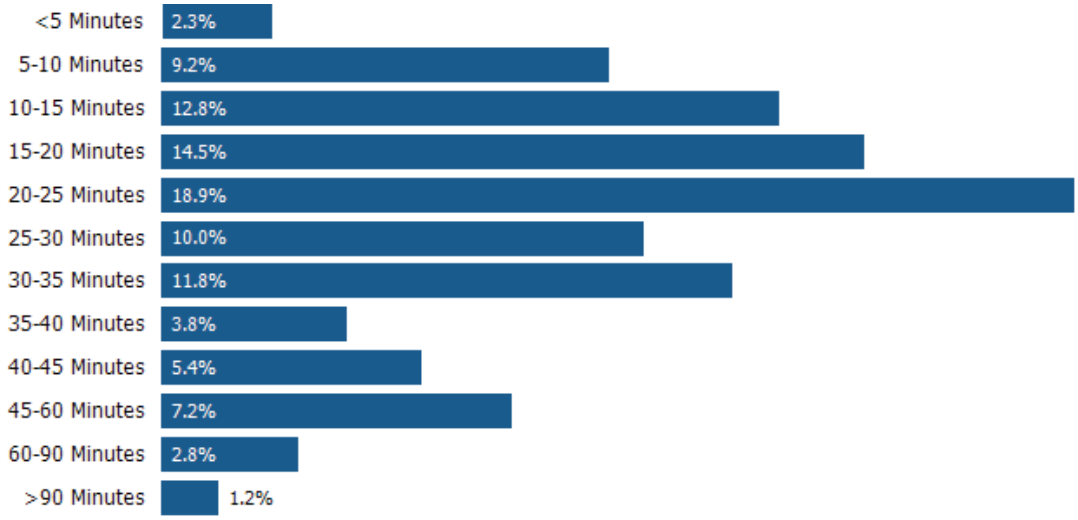
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

45044



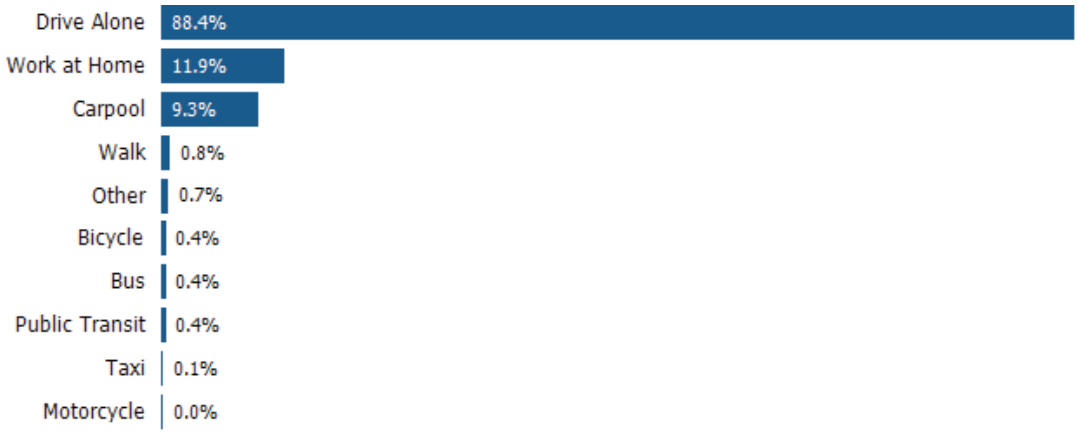
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

45044



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Middletown, OH 45044: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

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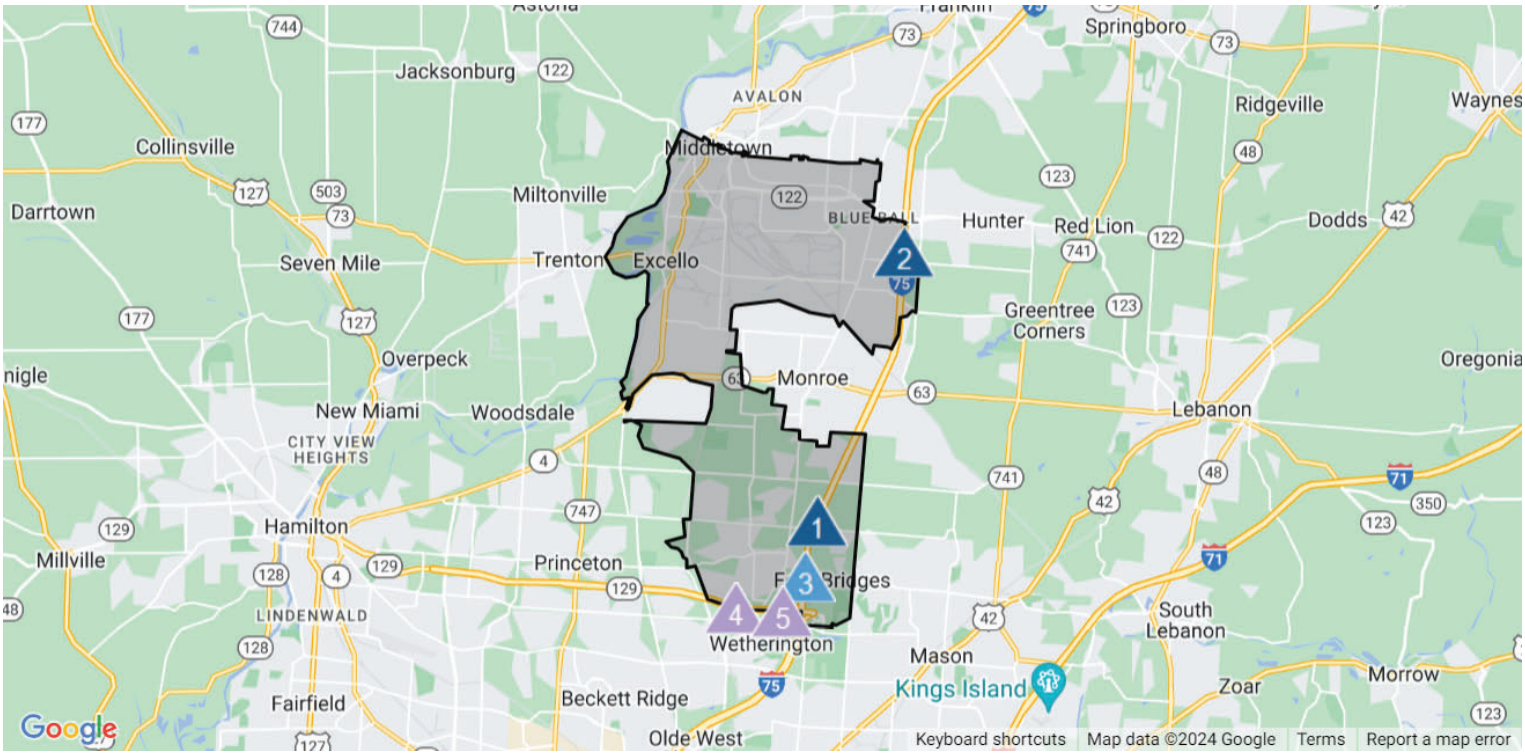
Traffic Counts



Daily Traffic Counts: Up 6,001 / day | 6,001 – 15,000 | 15,001 – 30,001 | 30,001 – 50,000 | 50,001 – 100,000 | Over 100,000 / day

1

106,063

2023 Est. daily traffic counts

Street: **I- 75**
Cross: **Millikin Rd**
Cross Dir: **SW**
Dist: **0.19 miles**

Historical counts

Year	Count	Type
2011	94,430	AADT
2009	115,864	AADT
2007	96,770	AADT
2006	96,130	AADT
2005	89,374	AADT

2

100,795

2023 Est. daily traffic counts

Street: **I- 75**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year	Count	Type
2006	93,130	AADT
2002	82,350	AADT
1994	66,340	AADT

3

94,818

2023 Est. daily traffic counts

Street: **I-75**
Cross: **I- 75**
Cross Dir: **S**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2021	98,664	AADT
2020	86,852	AADT

4

41,866

2023 Est. daily traffic counts

Street: **Michael A Fox Hwy**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year	Count	Type
2014	49,670	AADT
2012	34,502	AADT
2009	33,885	AADT
2006	33,996	AADT

5

37,658

2023 Est. daily traffic counts

Street: **Michael A Fox Hwy**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year	Count	Type
2014	11,530	AADT
2011	42,010	AADT
2009	27,754	AADT
2007	38,640	AADT
2003	27,698	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

RPR

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