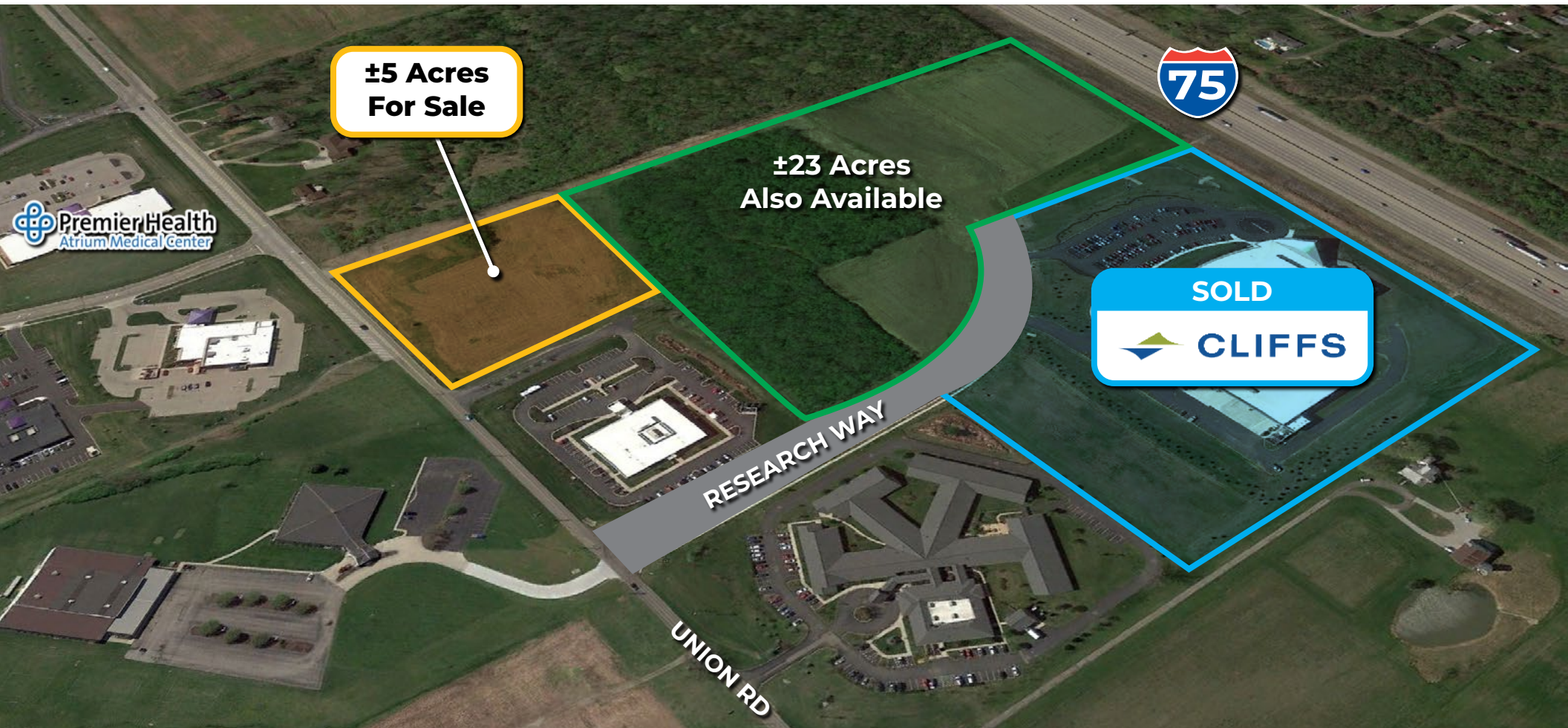


Union Road & I-75 Land for Sale

Union Road | Middletown, OH | 45005

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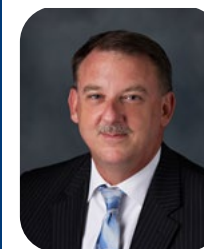
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Warren	Land	Business Flex	5.006 Acres	\$140,000/Acre

Property & Location Highlights:

- Suitable for corporate office, high-tech industrial, medical and R&D
- "Shovel-ready" with access to all utilities
- Visible to 110,000 VPD from I-75
- New \$36 Million Cleveland Cliffs facility on site

- \$150 million in recent SR-122/ I-75 interchange improvements
- Possible Development/ Tax incentives available from the City of Middletown
- Located within Middletown's Master Planned Renaissance District

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon

Commercial Sales Agent

O: 513.228.6244

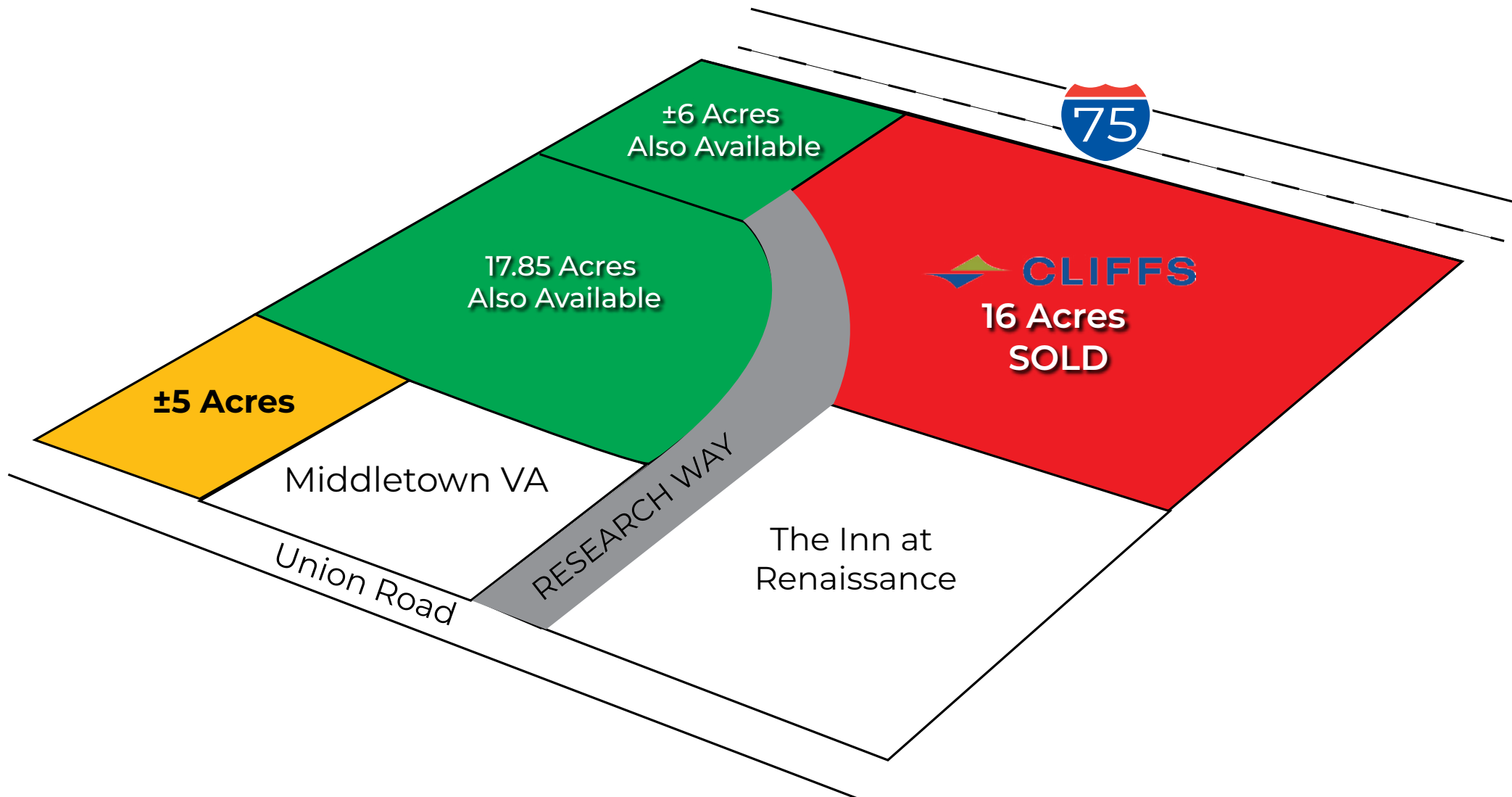
C: 937.684.9847

mlangdon@hsabh.com

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	2,346		90,156		303,499	
2023 Estimate	2,354		87,428		292,582	
2010 Census	2,737		80,103		259,118	
Growth 2023 - 2028	-0.34%		3.12%		3.73%	
Growth 2010 - 2023	-13.99%		9.14%		12.91%	
2023 Population by Hispanic Origin	99		3,176		9,942	
2023 Population	2,354		87,428		292,582	
White	1,922	81.65%	76,803	87.85%	252,855	86.42%
Black	317	13.47%	7,059	8.07%	19,364	6.62%
Am. Indian & Alaskan	3	0.13%	225	0.26%	668	0.23%
Asian	39	1.66%	915	1.05%	12,699	4.34%
Hawaiian & Pacific Island	0	0.00%	56	0.06%	184	0.06%
Other	73	3.10%	2,371	2.71%	6,812	2.33%
U.S. Armed Forces	1		6		305	
Households						
2028 Projection	1,004		36,302		111,539	
2023 Estimate	1,006		35,216		107,542	
2010 Census	1,169		32,361		95,257	
Growth 2023 - 2028	-0.20%		3.08%		3.72%	
Growth 2010 - 2023	-13.94%		8.82%		12.90%	
Owner Occupied	554	55.07%	21,748	61.76%	78,122	72.64%
Renter Occupied	452	44.93%	13,469	38.25%	29,420	27.36%
2023 Households by HH Income	1,005		35,216		107,540	
Income: <\$25,000	134	13.33%	7,537	21.40%	14,294	13.29%
Income: \$25,000 - \$50,000	205	20.40%	8,445	23.98%	18,340	17.05%
Income: \$50,000 - \$75,000	176	17.51%	6,278	17.83%	18,012	16.75%
Income: \$75,000 - \$100,000	160	15.92%	5,051	14.34%	15,377	14.30%
Income: \$100,000 - \$125,000	215	21.39%	3,258	9.25%	12,354	11.49%
Income: \$125,000 - \$150,000	18	1.79%	1,319	3.75%	7,194	6.69%
Income: \$150,000 - \$200,000	78	7.76%	2,189	6.22%	10,819	10.06%
Income: \$200,000+	19	1.89%	1,139	3.23%	11,150	10.37%
2023 Avg Household Income	\$79,654		\$71,908		\$103,044	
2023 Med Household Income	\$72,740		\$55,865		\$80,079	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	410	4,883	12
Retail & Wholesale Trade	33	1,009	31
Hospitality & Food Service	16	321	20
Real Estate, Renting, Leasing	7	41	6
Finance & Insurance	18	112	6
Information	3	28	9
Scientific & Technology Services	11	171	16
Management of Companies	0	0	0
Health Care & Social Assistance	282	2,982	11
Educational Services	1	1	1
Public Administration & Sales	3	31	10
Arts, Entertainment, Recreation	3	32	11
Utilities & Waste Management	2	16	8
Construction	9	37	4
Manufacturing	5	22	4
Agriculture, Mining, Fishing	0	0	0
Other Services	17	80	5

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