

CURÖ•BRKG

## KITTYHAWK PLAZA

4461-4498 MARIE DRIVE | MIDDLETOWN, OH 45044



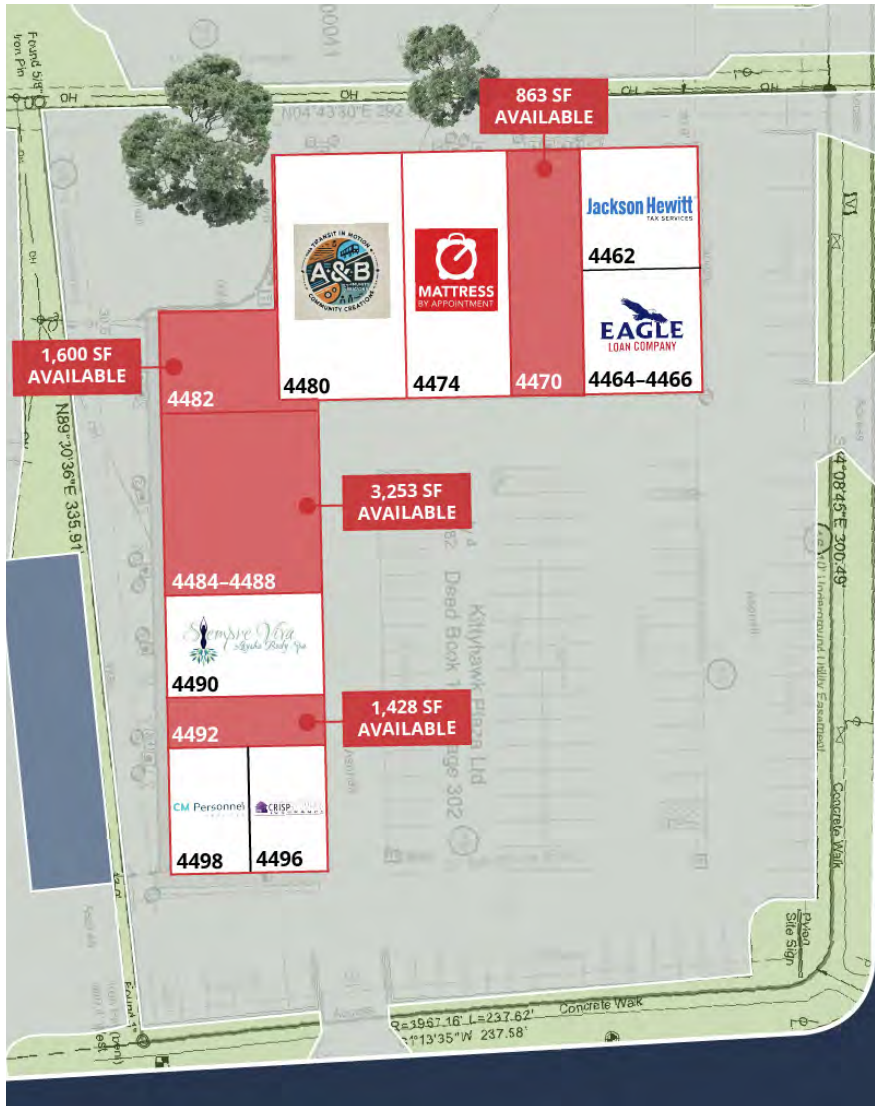
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AGENT HAS OWNERSHIP INTEREST IN PROPERTY

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# SITE PLAN



# ABOUT THE PROPERTY

## PROPERTY HIGHLIGHTS

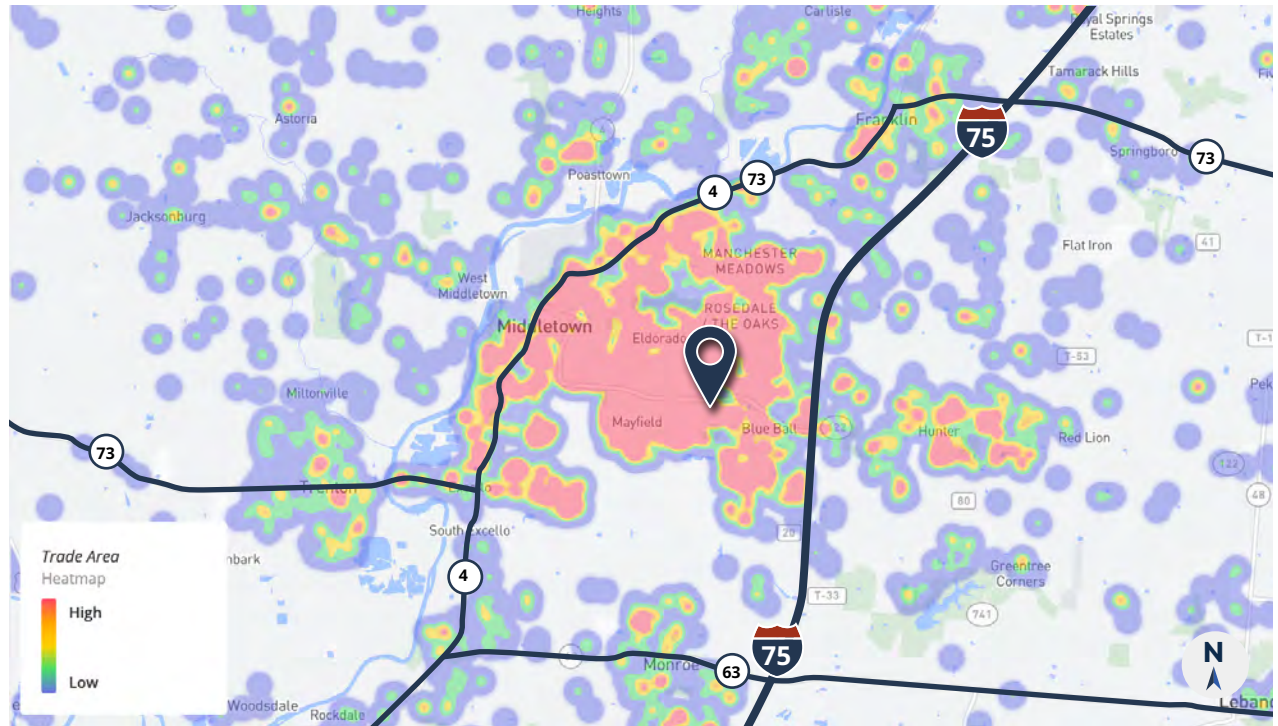
- » Combine Suites 4482-4488 for expanded space and flexibility.
- » Excellent visibility with dual access from Marie and Elliott Drive.
- » Strategically positioned in one of Middletown's thriving retail hubs.
- » Just 5 minutes from I-75, with exposure to over 105,000 vehicles daily.
- » Spacious open layouts ideal for a variety of office, retail or service concepts.

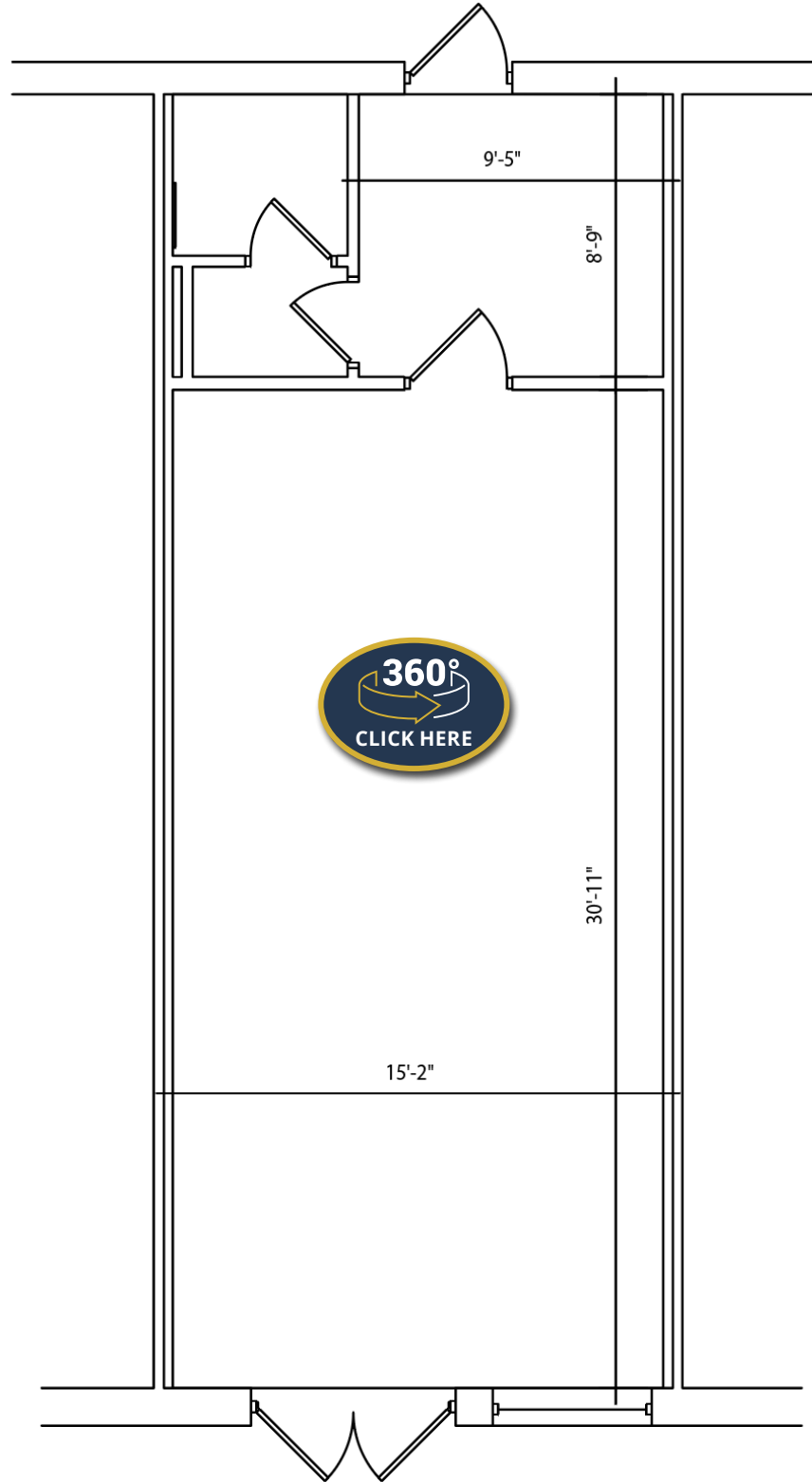
## DEMOGRAPHICS

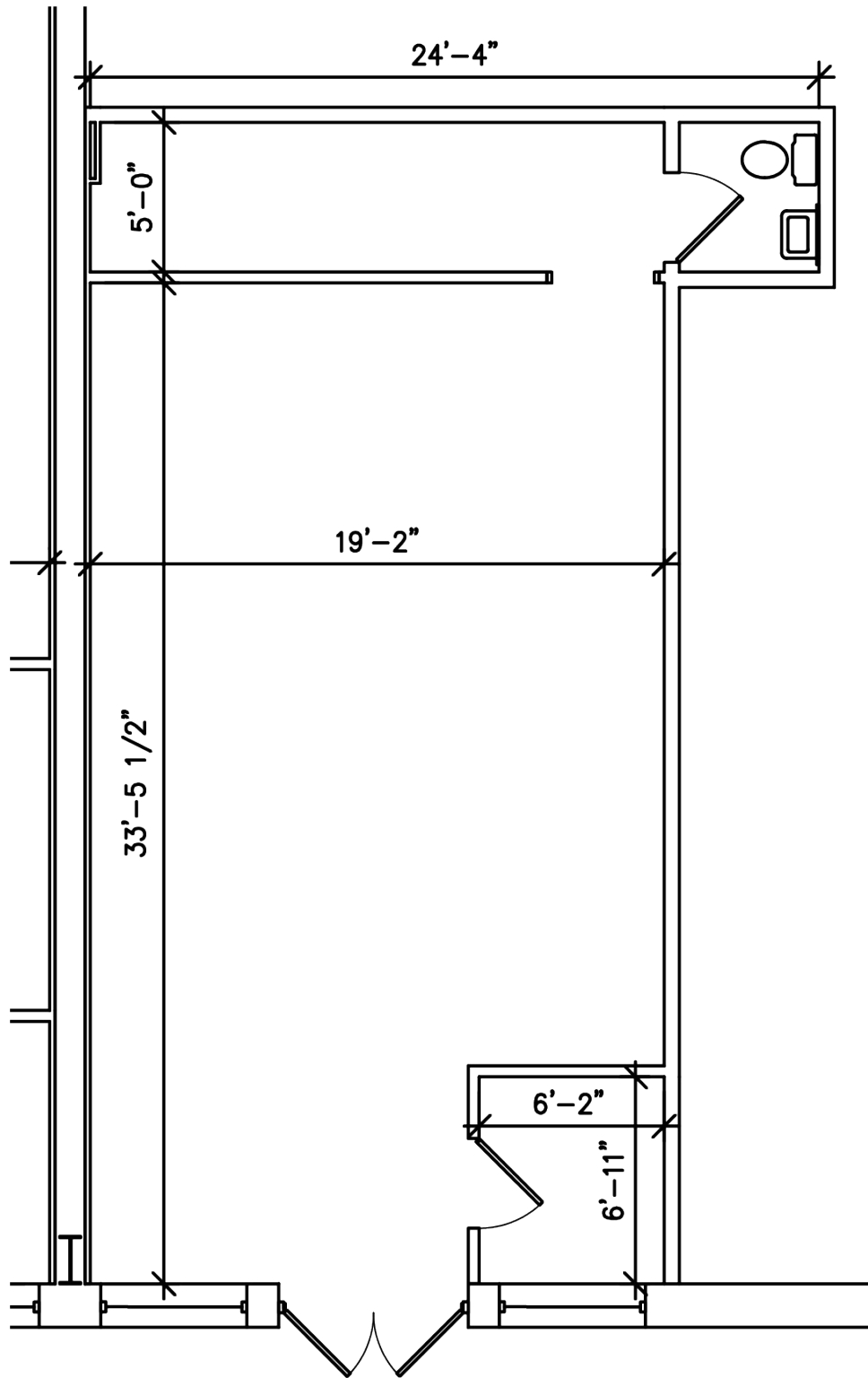


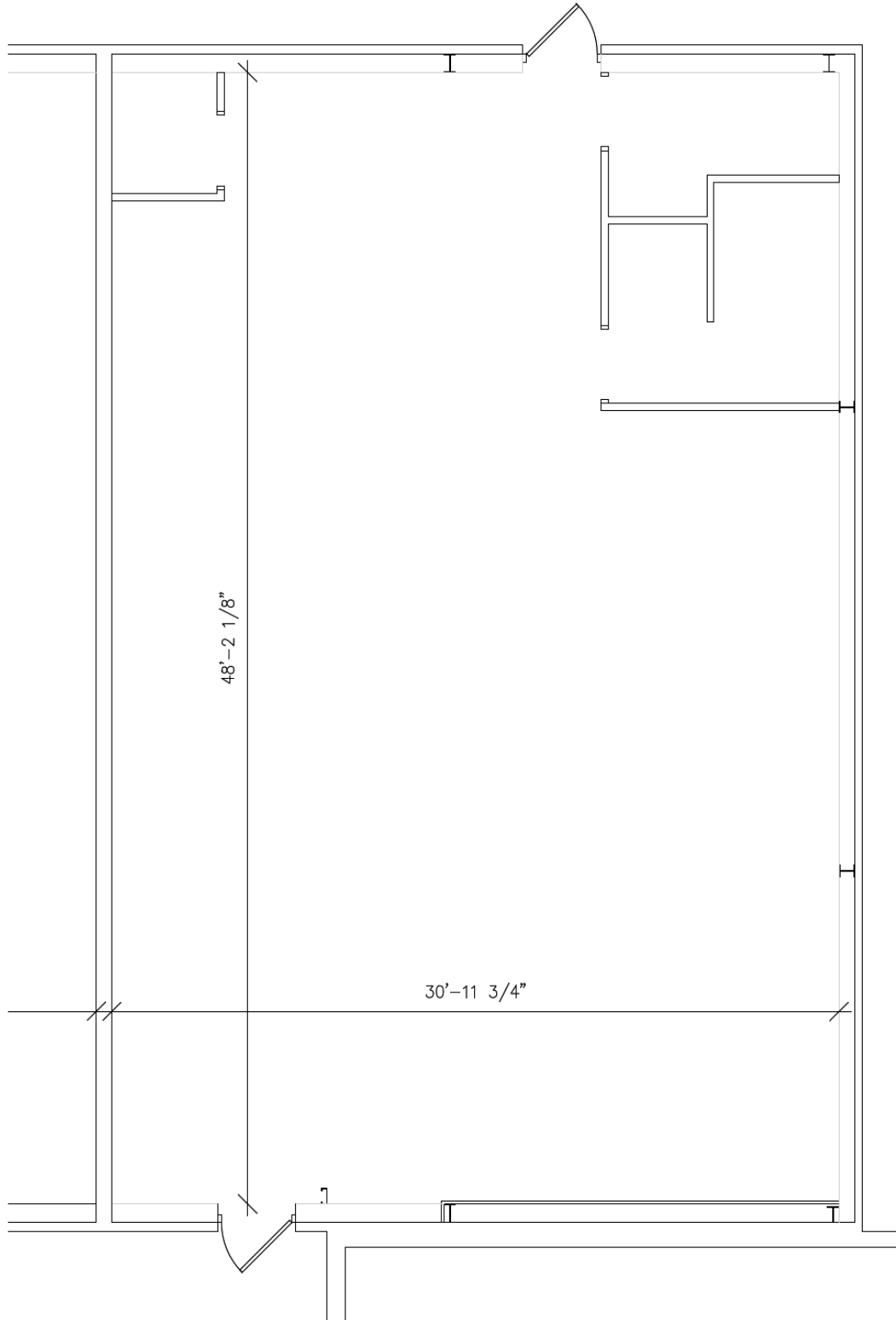
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	10,662	47,414	89,894
<b>HOUSEHOLDS</b>	4,821	19,973	36,129
<b>AVG HH INCOME</b>	\$52,482	\$57,713	\$67,894
<b>TOTAL EMPLOYEES</b>	4,963	22,411	43,826

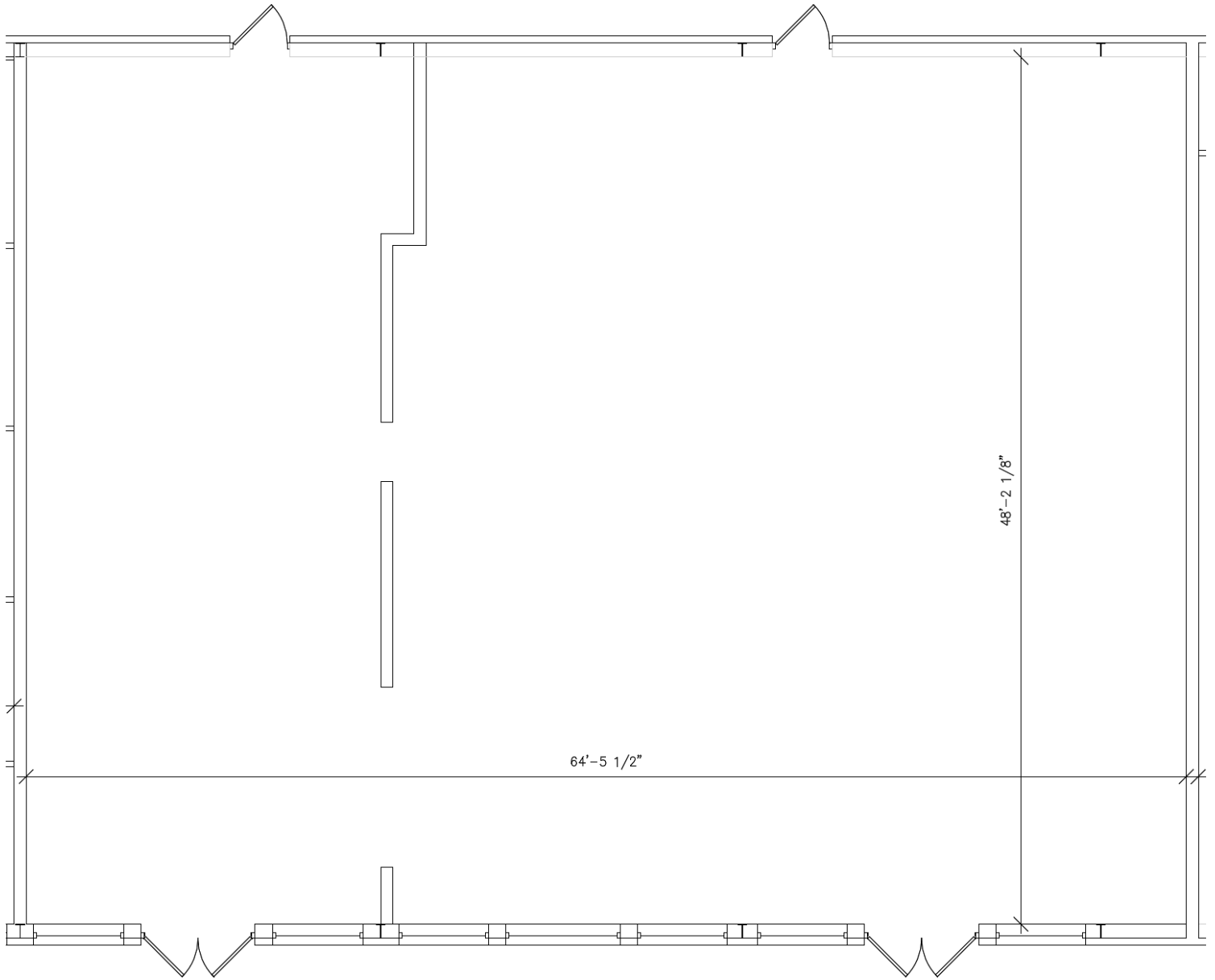
*Info provided by US Census 2024*













# EXTERIOR PHOTOS



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# IN THE AREA - MIDDLETOWN



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