

6730 ROOSEVELT AVE  
MIDDLETOWN, OH 45005



**LEASING FROM: \$350.00 PER MONTH**

## PROPERTY HIGHLIGHTS

- Convenient and highly visible location, **less than 1,000 feet to I-75!**
- Professionally managed four-story office building offering a variety of private suites ranging from 135- 1,355 square feet
- **New building ownership** has numerous improvement projects in progress, including:
  - **Remodeling of first floor lobby**, conference room, and kitchenette
  - New drive-through coffee shop opening on front corner lot!

## BUILDING AMENITIES:

- Accessible building with two **elevators**
- **High-speed fiber internet** available
- **Community kitchenettes** on first and fourth floor, plus stocked "snack shack" offering snacks for purchase
- Spacious first floor **conference room** available to be reserved for tenant use
- Underground and on-site **parking**
- **Exterior courtyard** area with seating
- Restaurants within **walking distance!**

### PRESENTED BY:

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7071 Corporate Way, Suite 200 | Centerville, OH 45459

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### 6730 ROOSEVELT AVENUE- MIDDLETOWN, OH 45005

#### ■ AVAILABLE SUITES

Suite	Square Feet	Lease Rate	Available
309	135	\$350.00	Now
312	188	\$425.00	Now
317	188	\$425.00	Now
406	180	\$395.00	Now

- Full service rental rates include all utilities
- Light cleaning of office suites 5x per week included in lease rate
- High speed fiber internet available through building
- Abundance of parking available

#### ■ EXTERIOR PHOTOS



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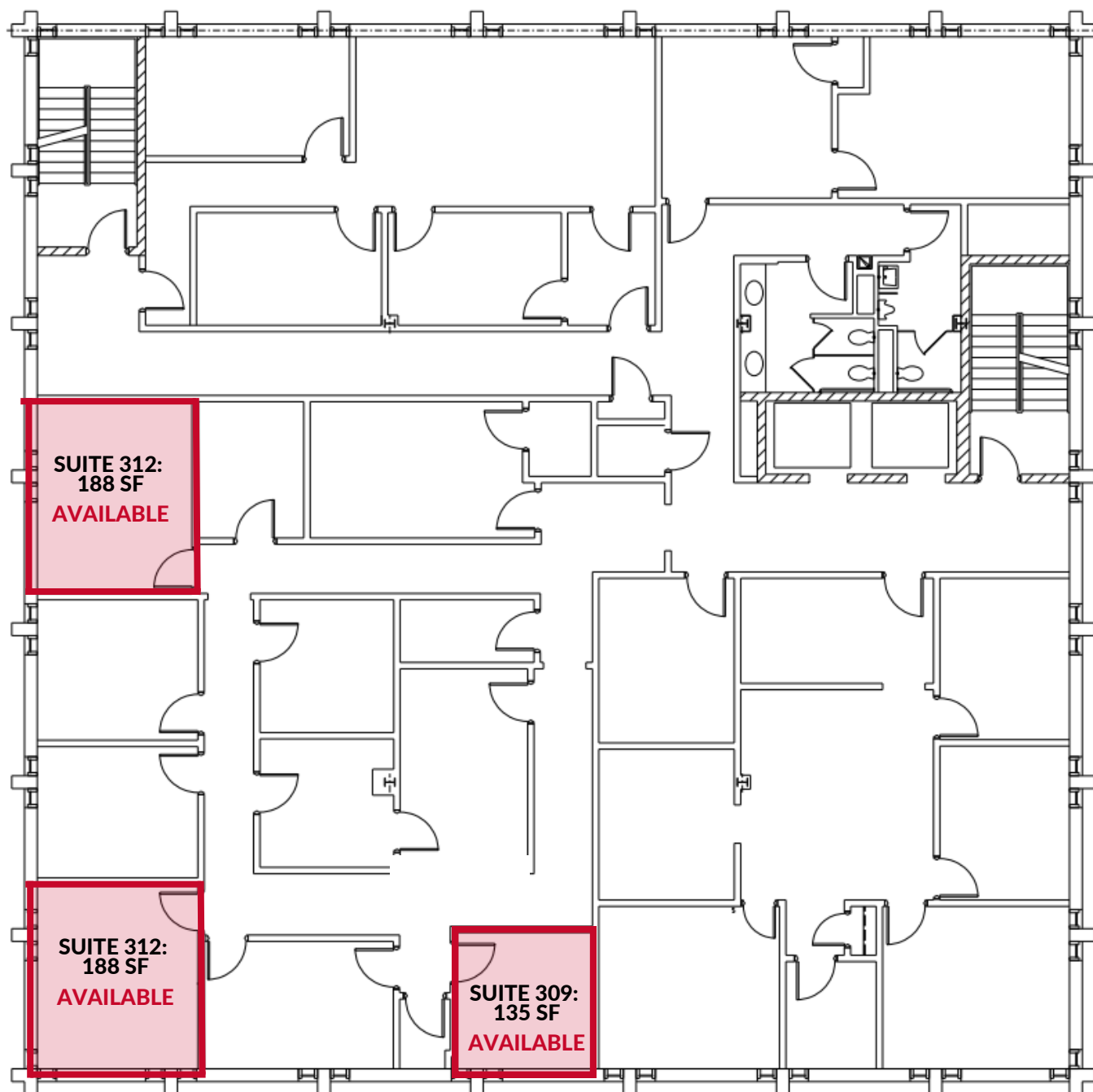
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■ **THIRD FLOOR**



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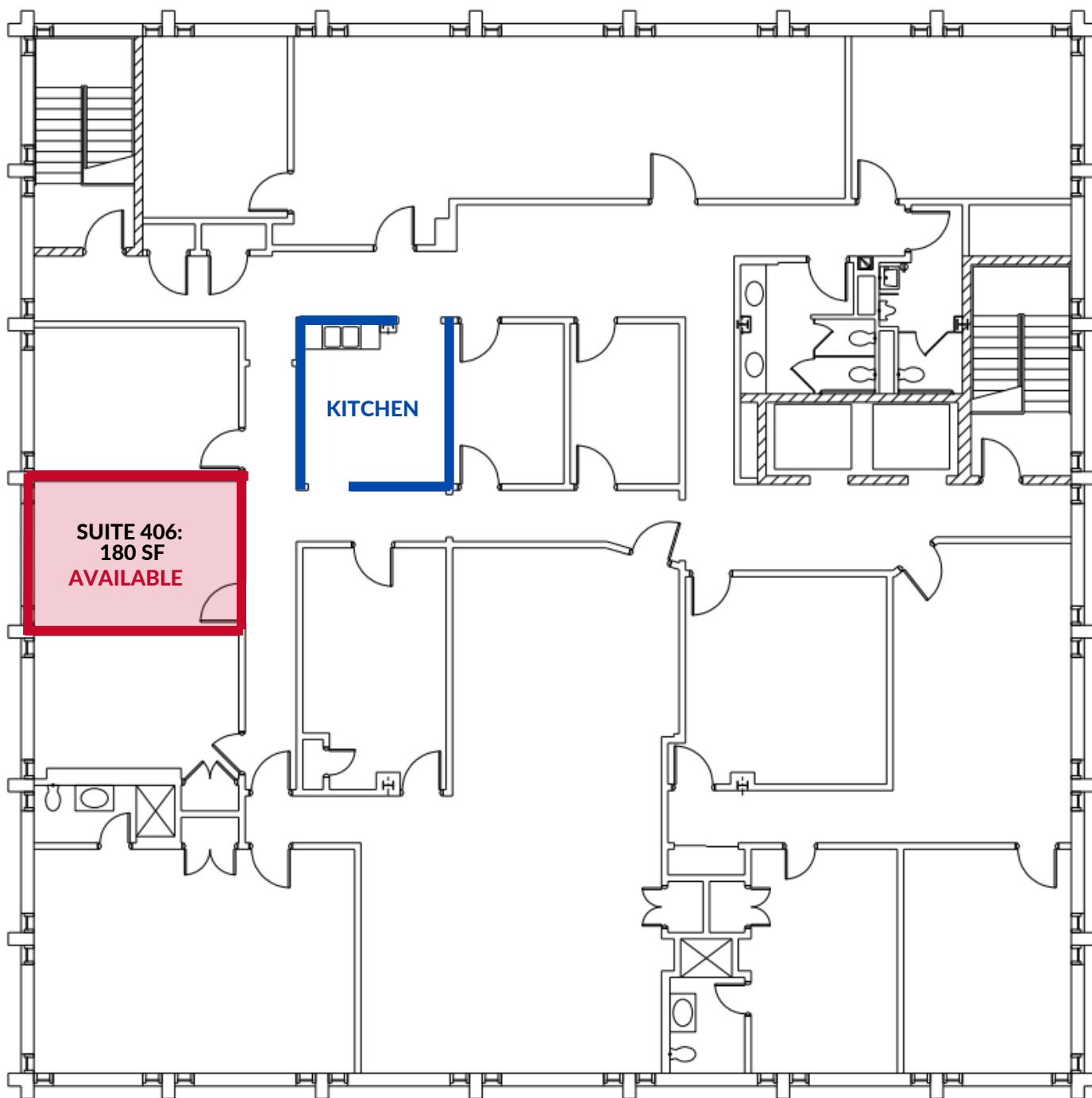
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■ **FOURTH FLOOR**



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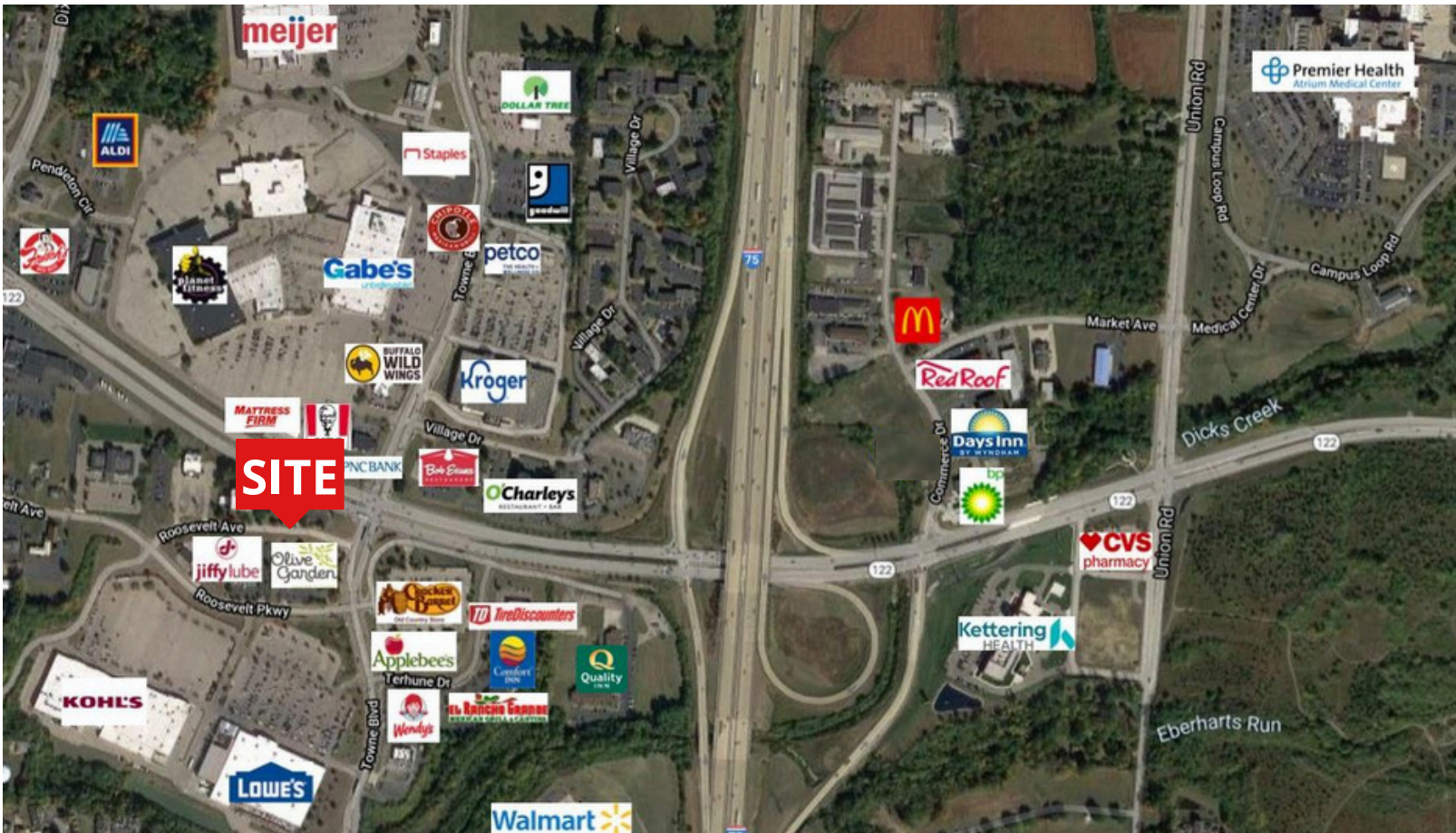
### MARKET DEMOGRAPHICS

<u>POPULATION, HOUSEHOLDS &amp; INCOME</u>	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population	5,828	86,596	291,673
Total Households	2,387	33,236	105,073
Average Household Size	2.4	2.5	2.7
Average Household Income	\$78,276	\$71,208	\$103,999

### TRAFFIC

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>COUNT YEAR</u>
State Route 122	Roosevelt Pkwy SE	26,678	2022
State Route 122	Roosevelt Pkwy SW	23,963	2022

### LOCATION MAP



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