

FORMER HARDEE'S PROPERTY

500 S Breiel Blvd, Middletown, OH 45044

3,084 SF on 0.87 Acre, Available For Lease



Property Details:

- Unique opportunity – former QSR with drive-through built in 2017
- Located in the heart of Middletown's retail corridor
- Other nearby QSR's perform very well
- About 1 mile south of Middletown High School
- Middletown is a suburban locale between Cincinnati and Dayton metros, with a population over 50,000

Surrounding Retailers Include:

DOLLAR GENERAL



Walgreens

O'Reilly AUTO PARTS



Demographics:

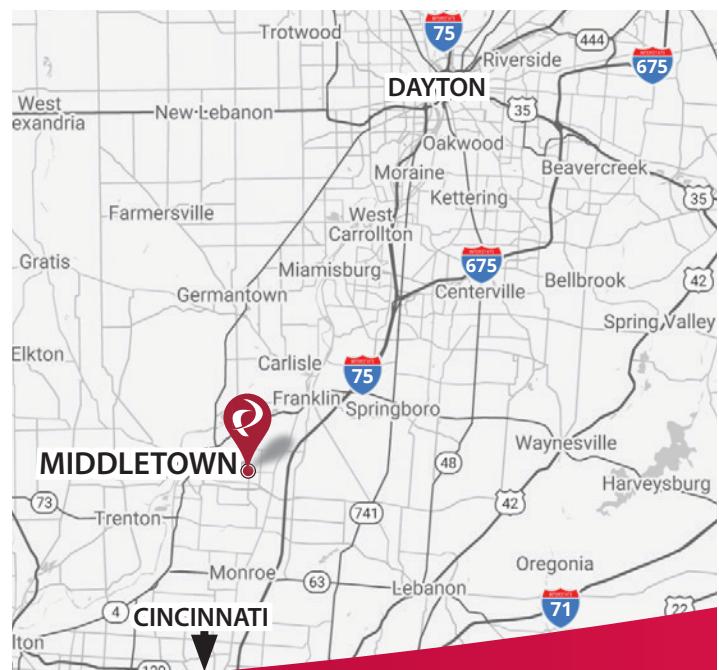
| 2025 Estimates | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|------------------------|----------|----------|----------|-----------|
| Population | 11,592 | 52,175 | 91,117 | 277,178 |
| Households | 5,218 | 21,945 | 36,984 | 103,542 |
| Average HH Income | \$72,284 | \$80,501 | \$92,147 | \$127,738 |
| Total No. of Employees | 3,320 | 16,168 | 26,173 | 70,805 |

Traffic Counts:

| Inrix 2024 | ADT |
|--------------|--------|
| Breiel Blvd. | 16,493 |
| Grand Avenue | 10,694 |

Contact:
Zachary Schunn

513.489.3343 x5
 zschunn@edgegp.com



LET US GIVE YOU AN EDGE

XTEAM
 RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

FORMER HARDEE'S PROPERTY

500 S Breiel Blvd, Middletown, OH 45044

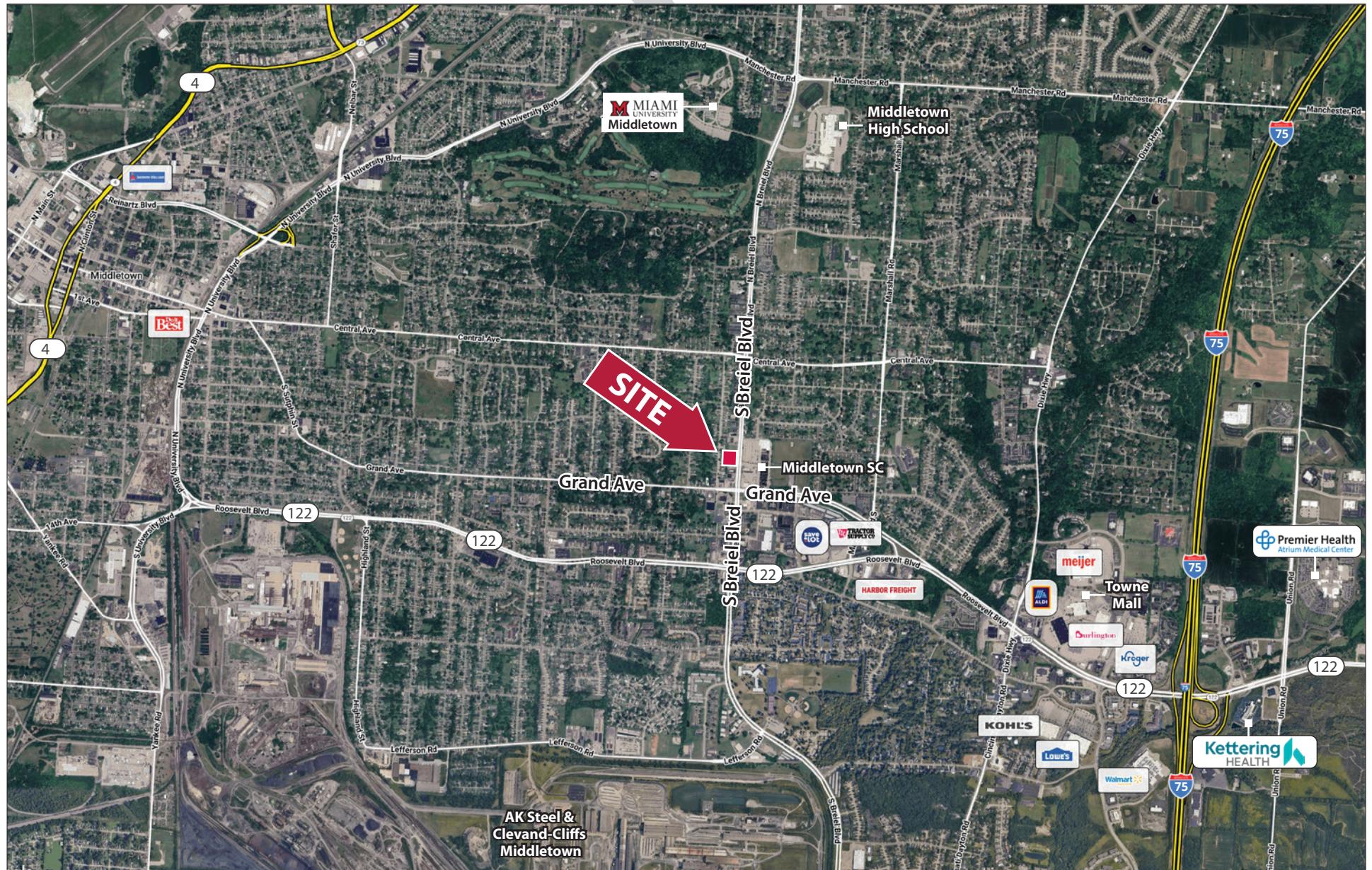
Market Aerial



FORMER HARDEE'S PROPERTY

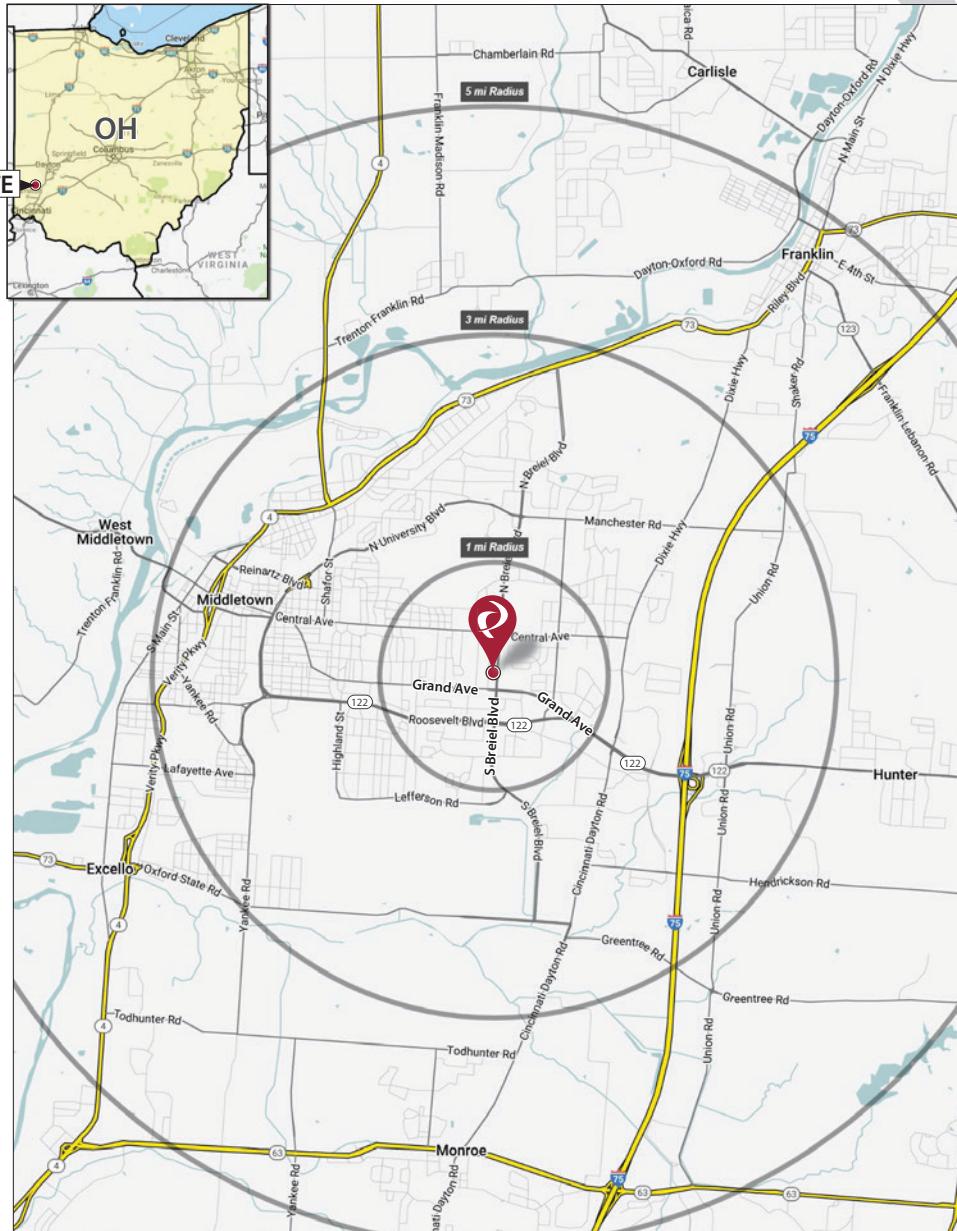
500 S Breiel Blvd, Middletown, OH 45044

Overview Aerial



FORMER HARDEE'S PROPERTY

500 S Breiel Blvd, Middletown, OH 45044



Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.5053/-84.3556

| 500 S Breiel Blvd | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|-------------|-------------|-------------|--------------|
| Middletown, OH 45044 | | | | |
| Population | | | | |
| 2025 Estimated Population | 11,592 | 52,175 | 91,117 | 277,178 |
| 2030 Projected Population | 11,303 | 51,624 | 90,925 | 279,032 |
| 2020 Census Population | 11,749 | 49,213 | 85,933 | 268,196 |
| 2010 Census Population | 11,035 | 47,020 | 80,231 | 243,269 |
| Projected Annual Growth 2025 to 2030 | -0.5% | -0.2% | - | 0.1% |
| Historical Annual Growth 2010 to 2025 | 0.3% | 0.7% | 0.9% | 0.9% |
| 2025 Median Age | 38.4 | 38.3 | 38.8 | 39.0 |
| Households | | | | |
| 2025 Estimated Households | 5,218 | 21,945 | 36,984 | 103,542 |
| 2030 Projected Households | 5,241 | 22,443 | 38,101 | 107,241 |
| 2020 Census Households | 5,203 | 20,666 | 34,567 | 98,164 |
| 2010 Census Households | 4,887 | 19,661 | 32,235 | 87,902 |
| Projected Annual Growth 2025 to 2030 | - | 0.5% | 0.6% | 0.7% |
| Historical Annual Growth 2010 to 2025 | 0.5% | 0.8% | 1.0% | 1.2% |
| Race and Ethnicity | | | | |
| 2025 Estimated White | 73.0% | 77.0% | 80.4% | 80.8% |
| 2025 Estimated Black or African American | 14.6% | 12.8% | 10.1% | 7.9% |
| 2025 Estimated Asian or Pacific Islander | 2.0% | 1.7% | 2.1% | 4.9% |
| 2025 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% | 0.2% |
| 2025 Estimated Other Races | 10.2% | 8.4% | 7.2% | 6.2% |
| 2025 Estimated Hispanic | 9.1% | 7.2% | 6.1% | 5.1% |
| Income | | | | |
| 2025 Estimated Average Household Income | \$72,284 | \$80,501 | \$92,147 | \$127,738 |
| 2025 Estimated Median Household Income | \$59,458 | \$62,364 | \$72,164 | \$101,469 |
| 2025 Estimated Per Capita Income | \$32,594 | \$33,910 | \$37,468 | \$47,769 |
| Education (Age 25+) | | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 4.1% | 3.0% | 2.7% | 2.4% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 8.3% | 8.3% | 6.9% | 4.7% |
| 2025 Estimated High School Graduate | 37.9% | 38.6% | 37.1% | 29.5% |
| 2025 Estimated Some College | 20.3% | 19.6% | 19.5% | 18.1% |
| 2025 Estimated Associates Degree Only | 11.2% | 9.4% | 9.7% | 9.0% |
| 2025 Estimated Bachelors Degree Only | 12.0% | 13.6% | 15.3% | 21.8% |
| 2025 Estimated Graduate Degree | 6.4% | 7.5% | 8.9% | 14.4% |
| Business | | | | |
| 2025 Estimated Total Businesses | 346 | 1,421 | 2,291 | 6,308 |
| 2025 Estimated Total Employees | 3,320 | 16,168 | 26,713 | 70,805 |
| 2025 Estimated Employee Population per Business | 9.6 | 11.4 | 11.7 | 11.2 |
| 2025 Estimated Residential Population per Business | 33.5 | 36.7 | 39.8 | 43.9 |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 1

FORMER HARDEE'S PROPERTY

500 S Breiel Blvd, Middletown, OH 45044



Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.