

CURÖ•BRKG

KITTYHAWK PLAZA - 37,485 SF SHOPPING CENTER FOR SALE

4461-4498 MARIE DRIVE | MIDDLETOWN, OH 45044



CURÖ•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ABOUT THE PROPERTY

PROPERTY HIGHLIGHTS

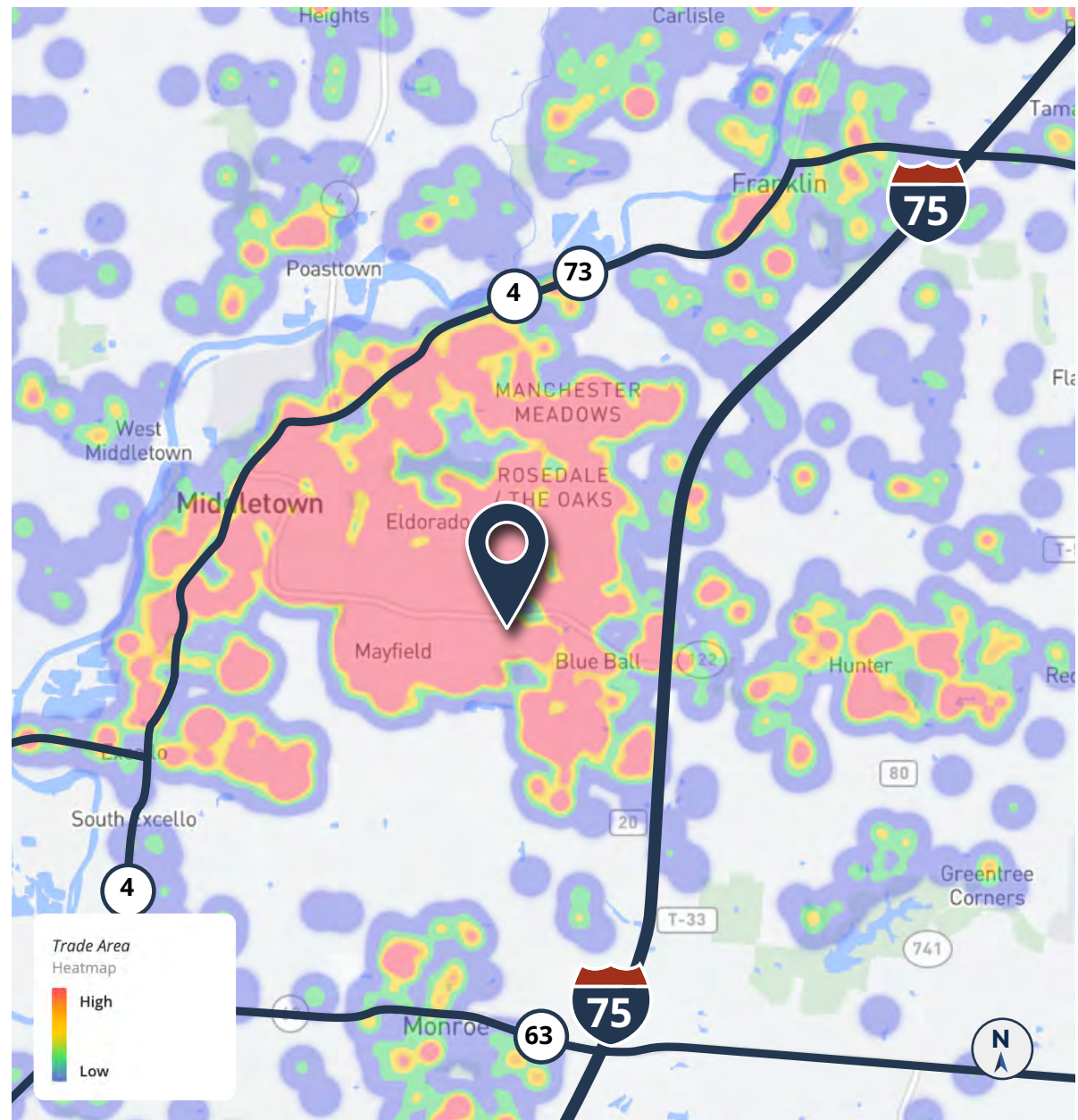
- » Excellent visibility with dual access from Marie and Elliott Drive.
- » Strategically positioned in one of Middletown's thriving retail hubs.
- » Just 5 minutes from I-75, with exposure to over 105,000 vehicles daily.
- » Spacious open layouts ideal for a variety of office, retail or service concepts.

DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
POPULATION	47,531	91,363	290,869
HOUSEHOLDS	20,015	36,771	106,724
MEDIAN HH INCOME	\$62,334	\$72,933	\$99,569
TOTAL BUSINESSES	1,020	1,900	5,923
TOTAL EMPLOYEES	14,563	28,027	87,307

Info provided by STI: Popstats 2025



CURÖ•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

EXTERIOR PHOTOS



CURÖ•BRKG
AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

IN THE AREA - MIDDLETOWN



CURÖ•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

IN THE AREA - MIDDLETOWN



CURÖ•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

IN THE AREA - MIDDLETOWN



CURO•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.