

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

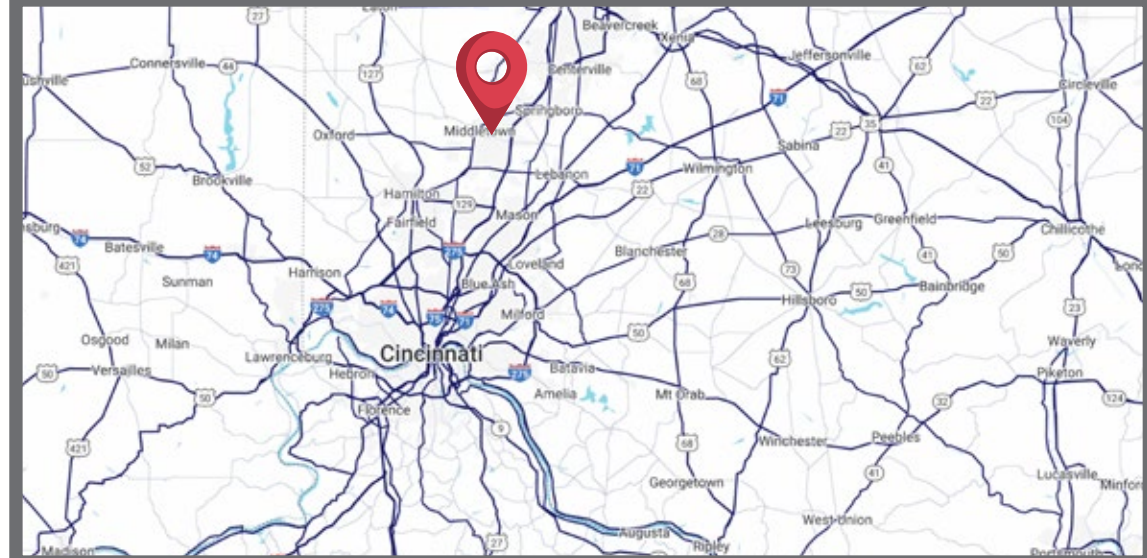
- **3,084 SF available for lease on 0.87 acres**
- Former quick-service restaurant with drive-thru, built in 2017
- Positioned along one of Middletown's premier retail corridors
- Excellent visibility and frontage on S Breiel Boulevard
- Ample parking with two full-access ingress/egress points, including one signalized entrance
- Surrounded by national retailers including Tractor Supply, Save A Lot, Meijer, Gabe's, Planet Fitness, Kroger Marketplace, Kohl's, Lowe's, Walmart, and more
- Conveniently located just 2 miles from I-75

TRAFFIC COUNTS

- 13,201 (25) VPD: S Breiel Ave
- 13,992 (25) VPD: Grand Ave
- 34,167 (26) VPD: Roosevelt Blvd

2026 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,515	51,950	91,011
HOUSEHOLDS	5,231	22,106	37,296
AVG HH INCOME	\$75,852	\$83,919	\$95,695
EMPLOYEES	3,422	16,570	27,971



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ASSOCIATES

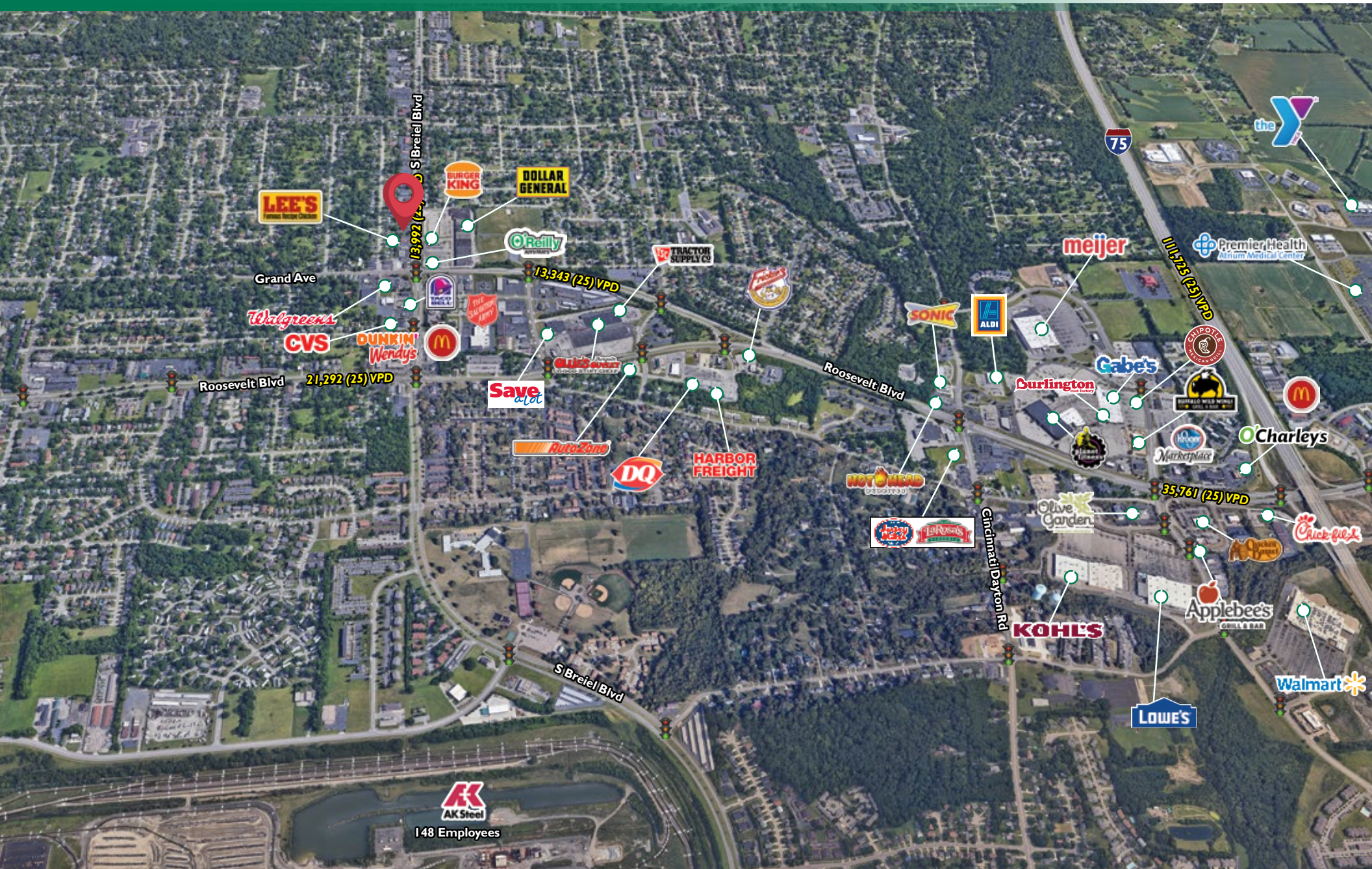


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Former Hardee's Restaurant

500 S BREIEL BLVD | MIDDLETOWN, OH 45044

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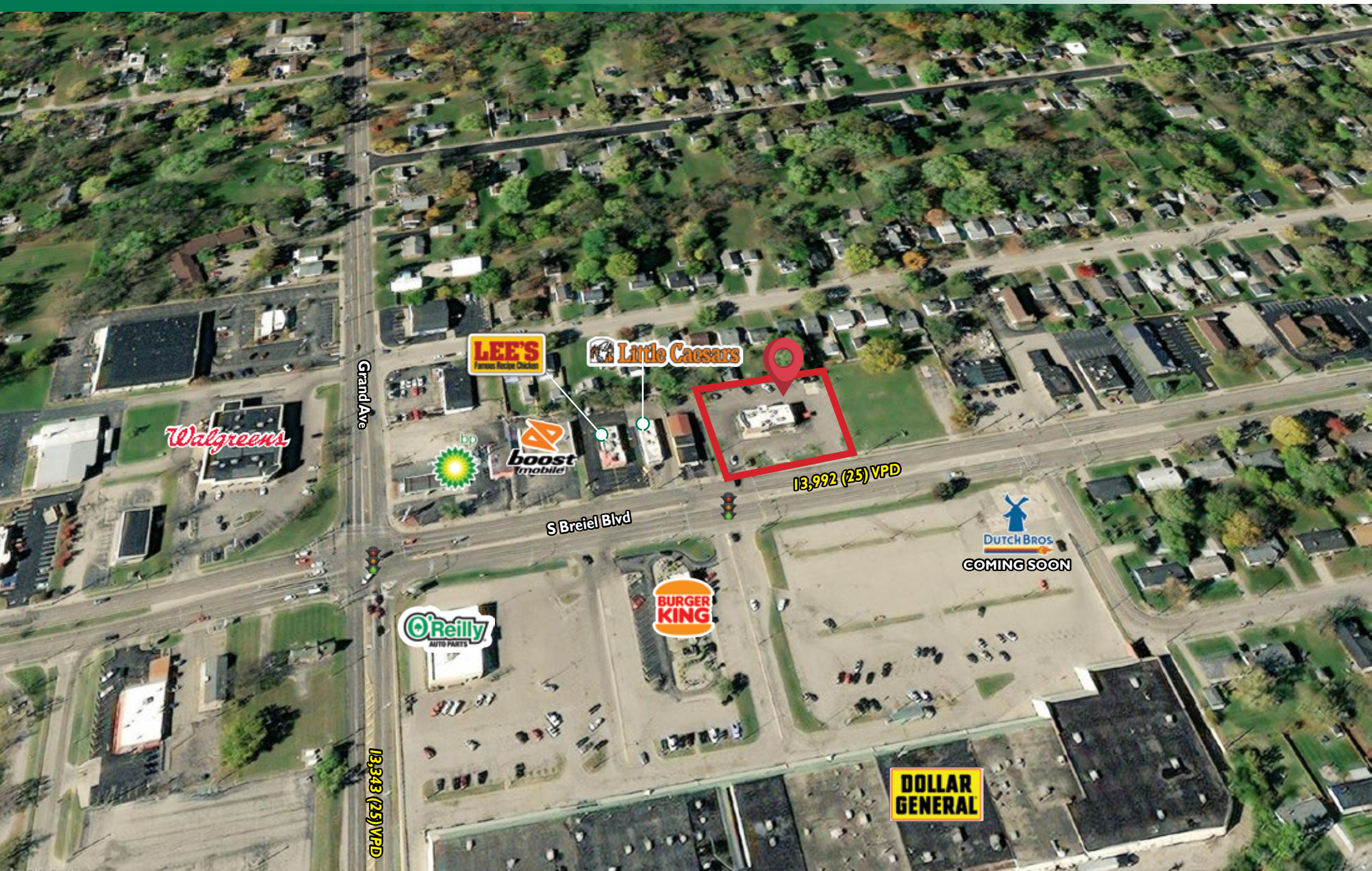
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