



PROPERTY DESCRIPTION

Join Primo Hoagies and Mango Mango in the heart of Middletown's bustling Westown Shopping District! This prime retail or office space places you alongside top brands like Walmart, Kohl's, Chick-fil-A, Walgreens, Starbucks, and Aldi. Located at the intersection of South Ridge Ave. and Lake Seymour Drive, our three new buildings present outstanding opportunities for your business.

PROPERTY DETAILS

- **Building 1:** 7,625 SF - Fully Leased (My Salon Suites, Club Pilates, Turkish Market)
- **Building 2:** 1,500 - 4,500 SF Available
 - > **Lease Rate:** \$26/SF/NNN
- **Building 3:** Construction in progress
 - > **Available:** 1,250 - 2,500 SF
 - > **Lease Rate:** \$26/SF/NNN
 - > Choose from flexible leasing options to suit your needs

PROPERTY HIGHLIGHTS

- 105 surface parking spaces
- Corner lot
- Signage
- Security system
- Air conditioned

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,820	21,533	35,913
Total Households	1,296	8,502	13,477
Average HH Income	\$71,701	\$100,963	\$117,323
Median Age	46.7	43.2	42.8



Building 2 - Under Construction!



Building 1 - Fully Leased

For More Information, Contact:

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DSM Commercial
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3304 Old Capitol Trail
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BUILDING 2 - NOW LEASING

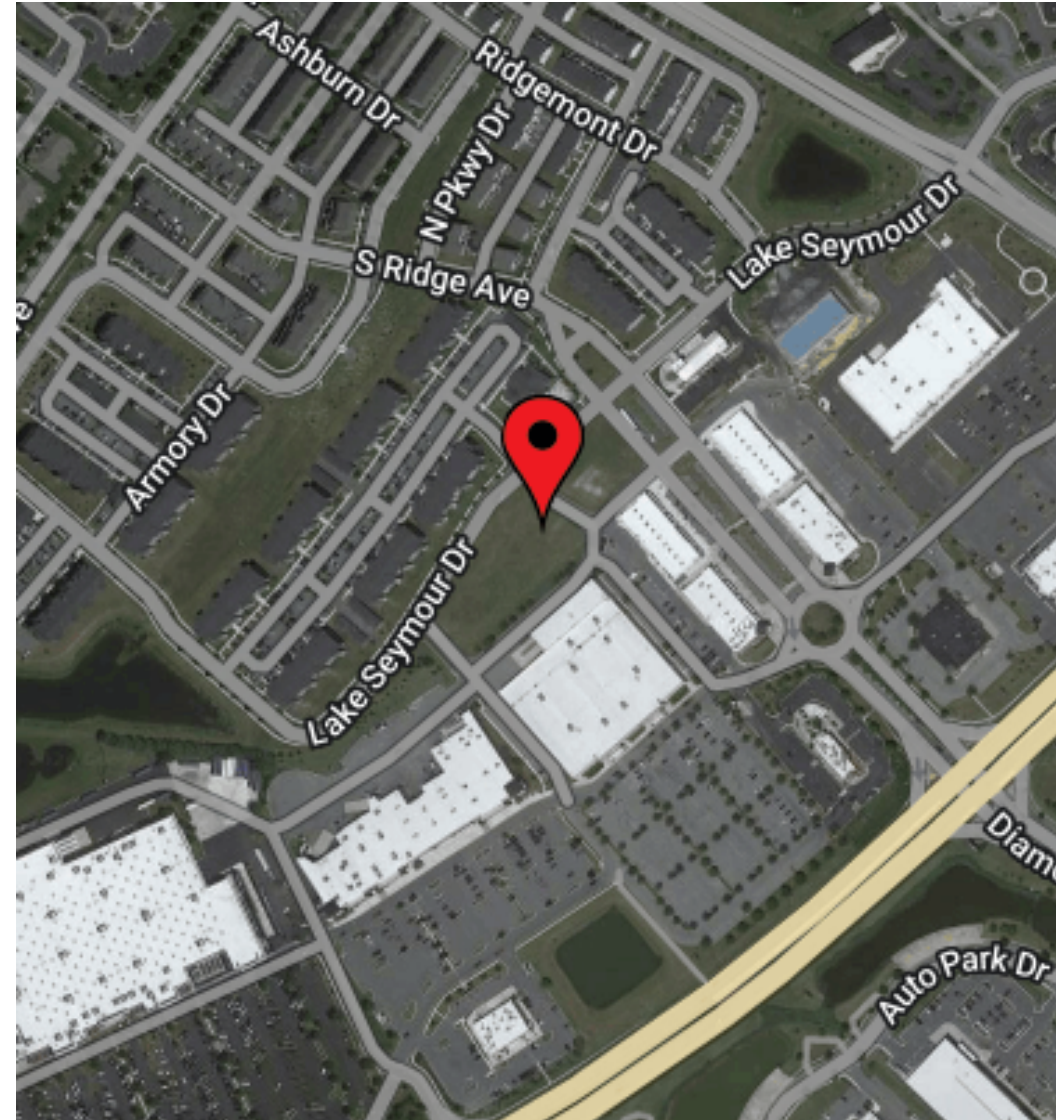
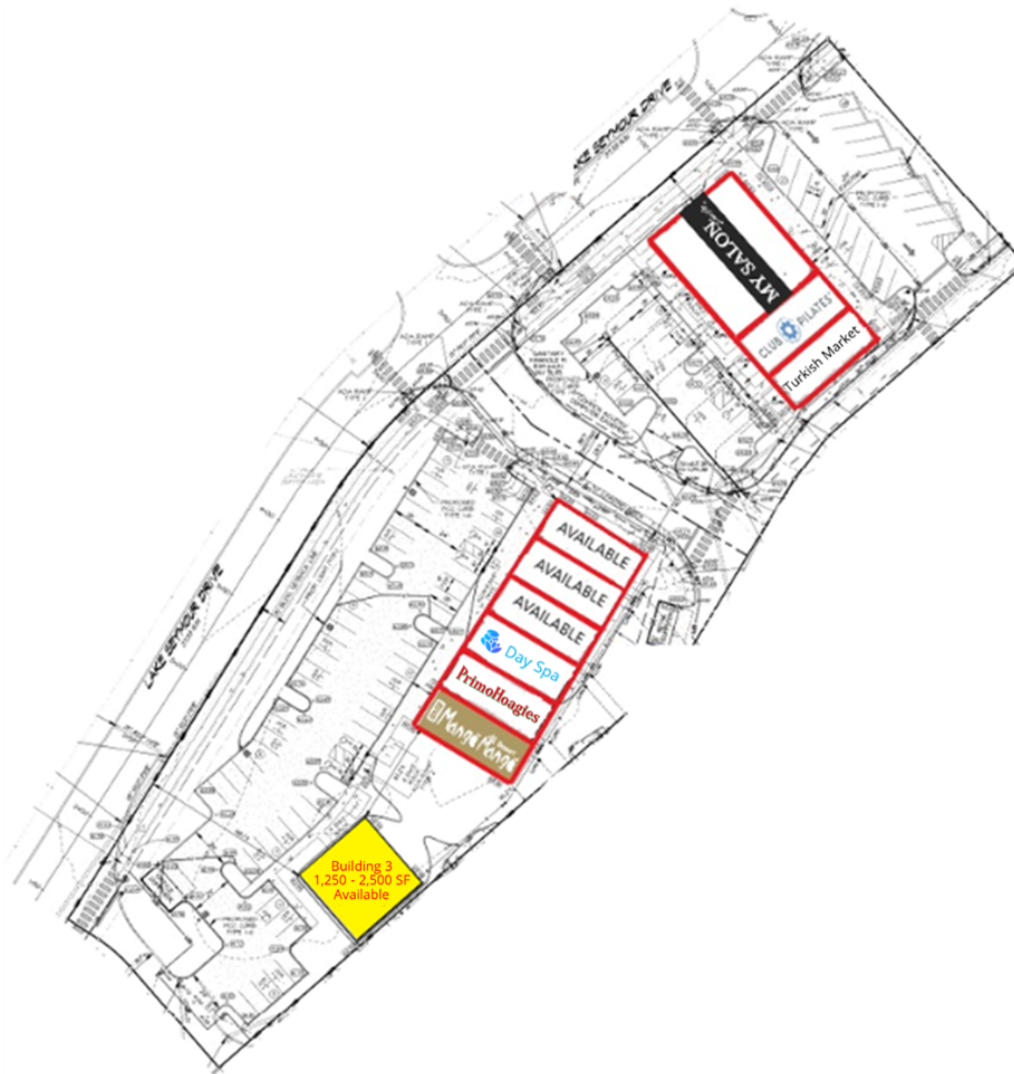


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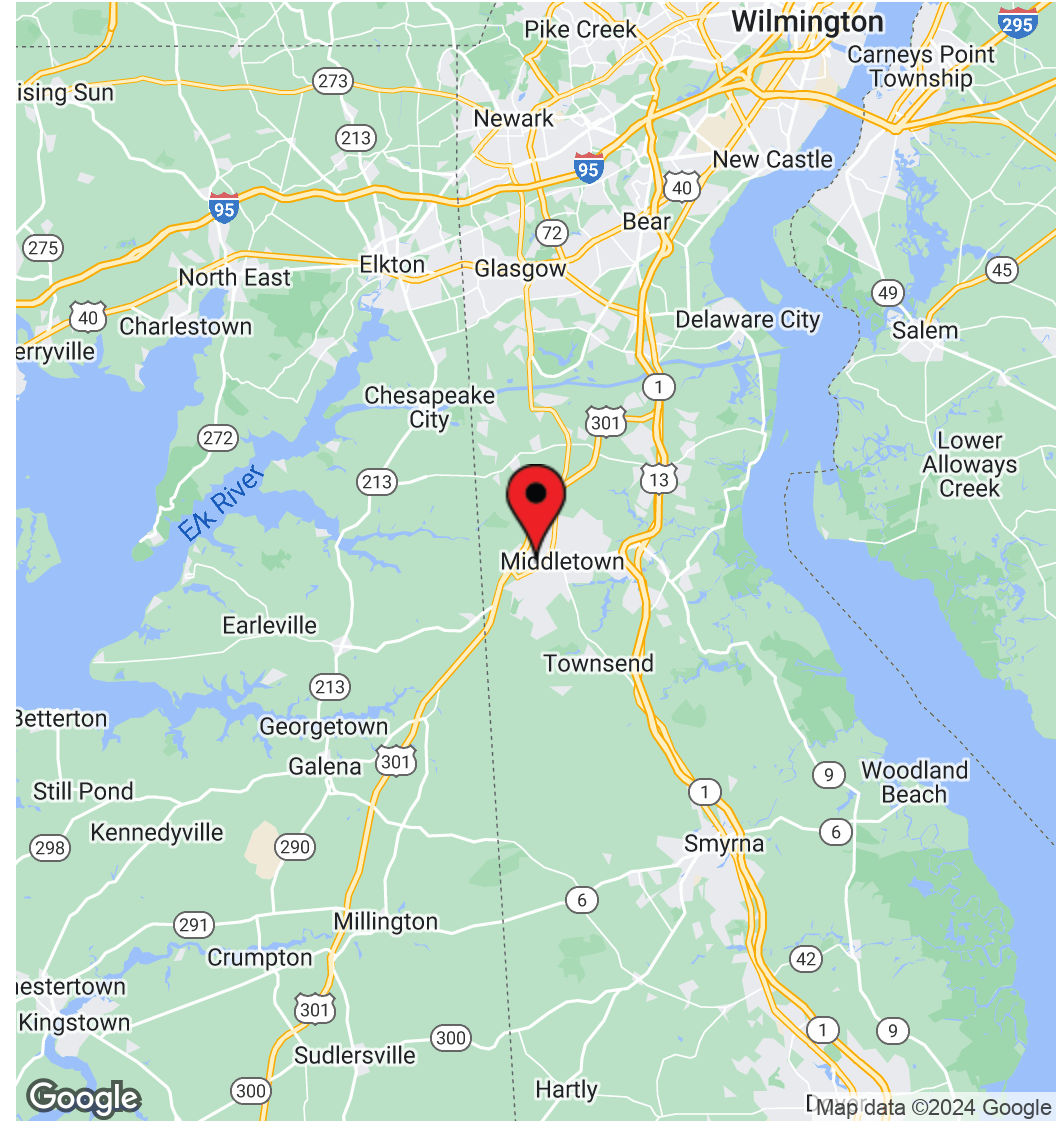
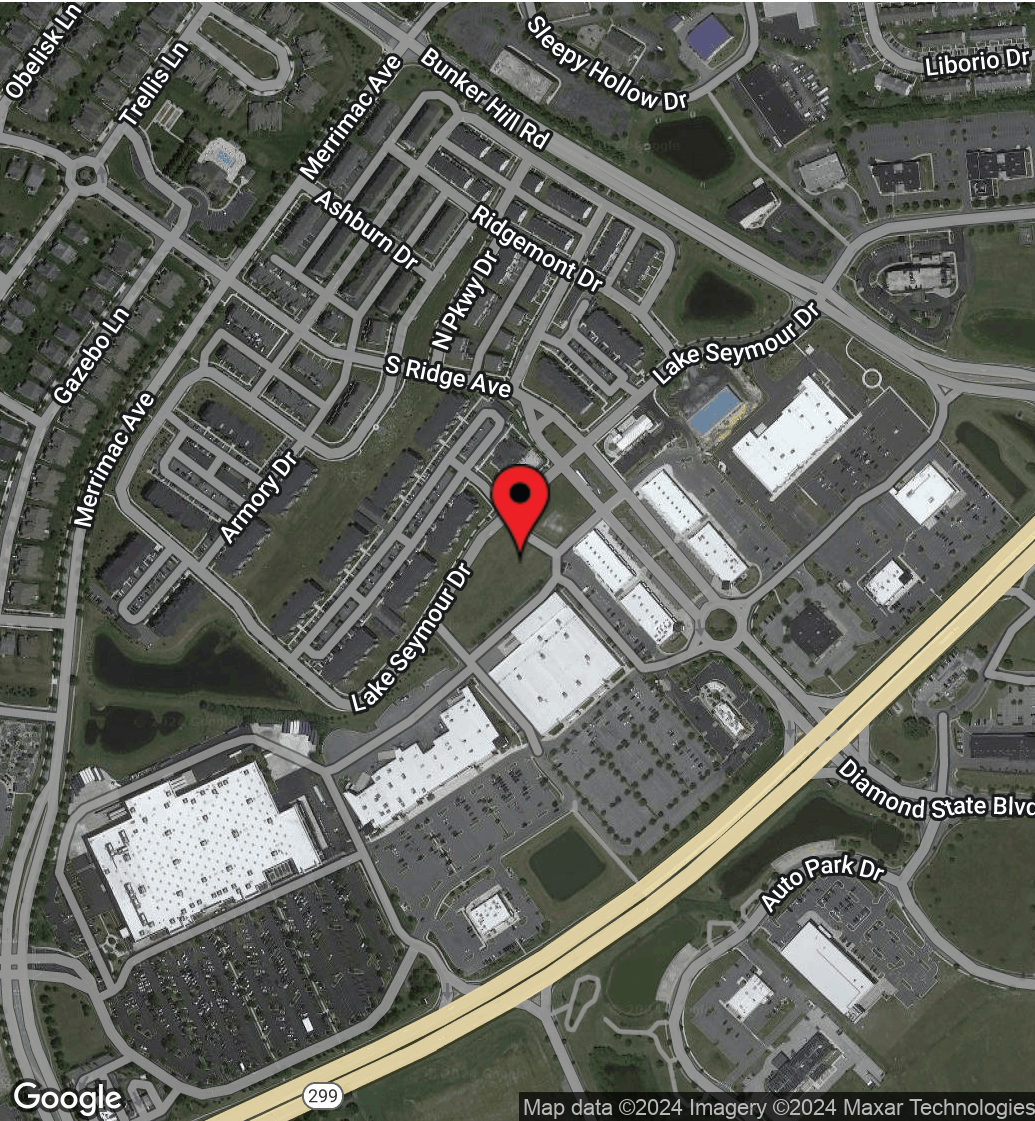
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1601 Lake Seymour Drive
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RETAIL SPACE FOR LEASE



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