



3170 Towne Blvd | Middletown, OH 45044
\$1,250,000 | 6.72% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

☎ (858) 348.8700

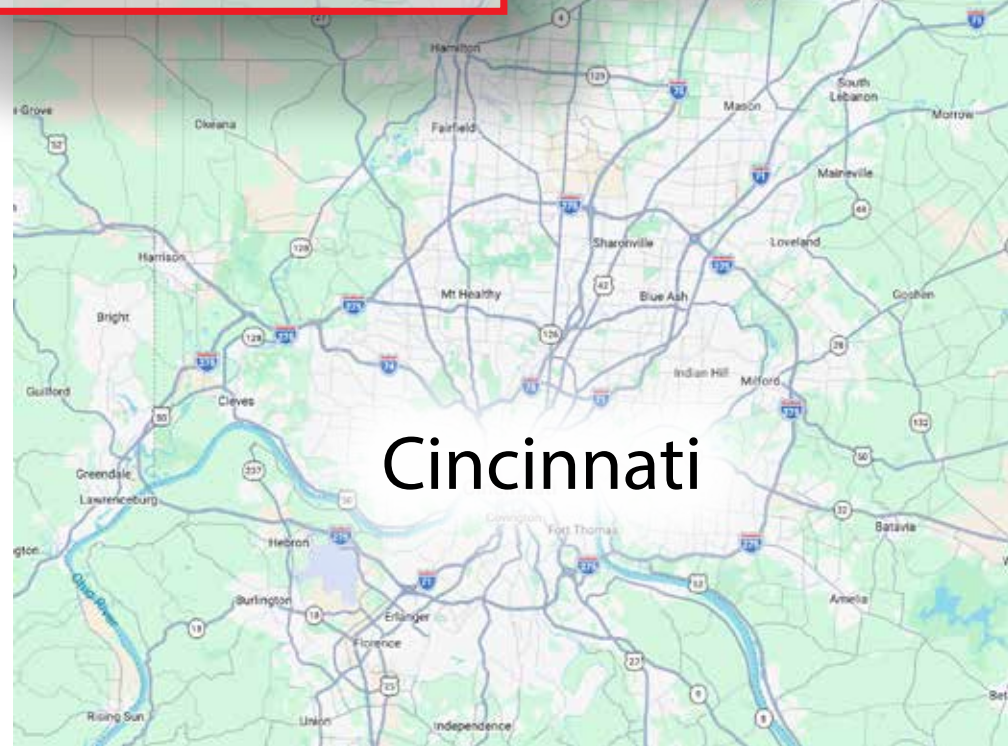
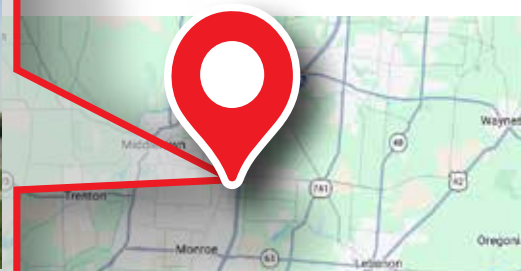
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Financial Info

Lease Expiration:	February 2029
Annual Rent:	\$84,000
Options:	Two (2) @ Five (5) Years
Building Size:	3,720 SF
Lot Size:	1.5 Acres
Lease Type:	NNN
Guarantee:	Steak N Shake Operations, INC.
Price:	\$1,250,000 6.72% CAP





HIGHLIGHTS

- Triple net lease with a national tenant providing zero responsibilities for the owner.
- Situated on Towne Blvd, a primary thoroughfare in Middletown, providing strong daily traffic exposure
- Its proximity to prominent retail centers, along with access to the major I-75 highway enhances the property's long-term value.
- Nearby businesses include Walmart Supercenter, Lowe's, Kohl's, Wendy's, Olive Garden, Cracker Barrel and Applebee's.



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PROPERTY AERIAL



Towne Blvd - 8,426 VPD

Lefferson Rd



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NEIGHBORHOOD AERIAL



meijer

DOLLAR TREE

I- 75
102,190 VPD

ALDI
planet fitness

Red Roof Inn & Suites
Days Inn
Super 8
McDonald's
SUBWAY

SONIC
DOLLAR GENERAL

Kroger
petco

122

Gabe's
CHIPOTLE
BUFFALO WILD WINGS

S Dixie Hwy
8,727 VPD

DRURY INN & SUITES
Bob Evans
FARMHOUSE KITCHEN

122



Premier Health
Atrium Medical Center

State Rte 122
29,618 VPD

Fairfield BY MARRIOTT
LOWE'S
KOHL'S
STARBUCKS
Olive Garden

QUALITY INN & SUITES
Comfort INN & SUITES
ROCKER BAR
Applebee's
Old Country Store GRILL & BAR

Towne Blvd
8,426 VPD

Hampton Inn
Walmart Supercenter
GameStop



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	5,343	33,535	85,525
2024 POPULATION	5,392	35,236	88,996
2029 POPULATION PROJECTION	5,687	36,846	92,568
ANNUAL GROWTH 2020-2024	0.20%	1.30%	1.00%
ANNUAL GROWTH 2024-2029	1.10%	0.90%	0.80%

WHITE	4,187	28,294	69,956
BLACK	610	3,220	9,607
AMERICAN INDIAN/ALASKAN NATIVE	5	20	55
ASIAN	98	449	1,176
HAWAIIAN & PACIFIC ISLANDER	3	15	70
TWO OR MORE RACES	488	3,238	8,131
HISPANIC ORIGIN	320	1,984	4,569

2020 HOUSEHOLDS	2,286	14,143	33,540
2024 HOUSEHOLDS	2,313	14,828	35,055
2029 HOUSEHOLD PROJECTION	2,444	15,487	36,484
ANNUAL GROWTH 2020-2024	0.20%	1.30%	1.00%
ANNUAL GROWTH 2024-2029	1.10%	0.90%	0.80%
OWNER OCCUPIED HOUSEHOLDS	1,208	9,446	21,410
RENTER OCCUPIED HOUSEHOLDS	1,236	6,041	15,074
AVG HOUSEHOLD INCOME	\$76,279	\$80,881	\$77,553
MEDIAN HOUSEHOLD INCOME	\$60,370	\$63,562	\$60,461



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PROPERTY PHOTOS



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TENANT INFORMATION

Steak 'n Shake Operations, Inc., doing business as Steak 'n Shake, is an American fast food chain concentrated primarily in the Midwestern United States along with locations in the rest of the country plus locations in Western Europe. The company is headquartered in Indianapolis, Indiana, and is a wholly owned subsidiary of Biglari Holdings.

The menu features primarily burgers and hand-dipped milkshakes; other entrees, side items, and drinks are also available. The corporation's slogan, "Famous for Steakburgers," refers to its most prominent food item, the Steakburger. The "steak" in the restaurant name comes from the menu item. Most restaurant locations have a drive-through, in addition to indoor dining.



Locations
493+

Revenue
\$761 Million



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Middletown , OH



Middletown is a city in Butler and Warren counties in the U.S. state of Ohio. The population was 50,987 at the 2020 census. It is part of the Cincinnati metropolitan area in southwest Ohio, 29 miles (47 km) northeast of Cincinnati and 20 miles (32 km) southwest of Dayton.

Incorporated in 1833 and designated a city in 1886, Middletown was formed from parts of Lemon, Turtlecreek, and Franklin townships. It was home to AK Steel Holding Corporation, formerly known as Armco and founded in 1900, whose steel factory in Middletown still operates as part of Cleveland-Cliffs. The city also features Hook Field Municipal Airport, now serving only general aviation, and a regional campus of Miami University. In 1957, Middletown was named an All-America City.



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