

Middletown - Industrial Warehouse For Sale

3004 Lefferson Rd. | Middletown, OH | 45044



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Butler	Industrial / Warehouse	Commercial	18,750 SF	\$125,000

Property & Location Highlights:

- Situated on approximately ±0.64 acres with room for yard or operational flexibility
- Single-story warehouse layout ideal for light industrial, manufacturing, or distribution uses
- Zoned B-3 (Commercial) allowing for a variety of industrial, service, and commercial uses
- Single-tenant configuration suitable for owner-user or investment opportunity

- Established industrial corridor with nearby manufacturing and service businesses
- Convenient access to regional transportation routes connecting Cincinnati and Dayton markets
- Located in Butler County within the growing Middletown industrial and logistics market
- Functional warehouse building with flexible operational layout

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon

Commercial Sales Agent

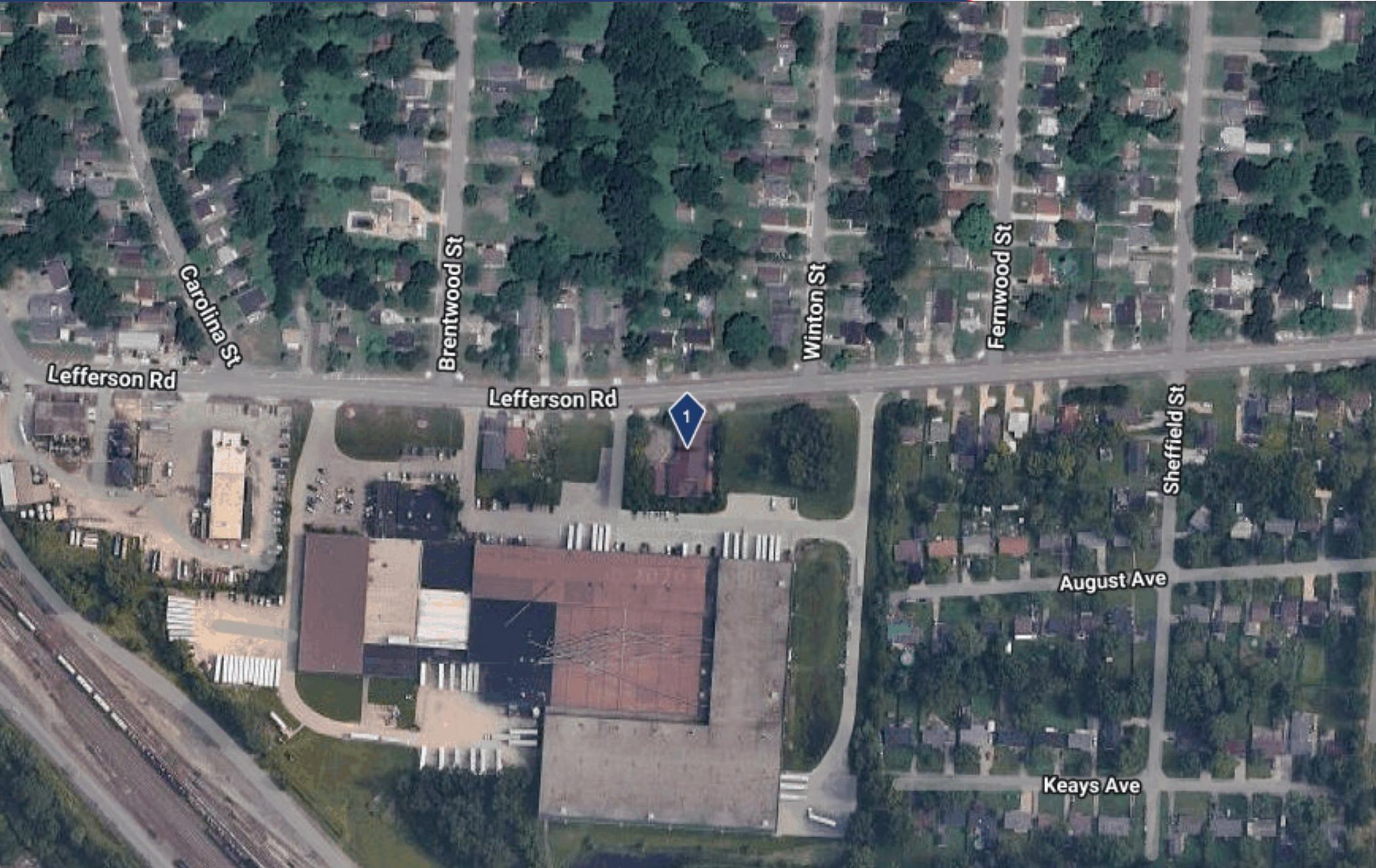
O: 513.228.6244

C: 937.673.1916

mlangdon@hsabh.com

Middletown - Industrial Warehouse For Sale

3004 Lefferson Rd. | Middletown, OH | 45044



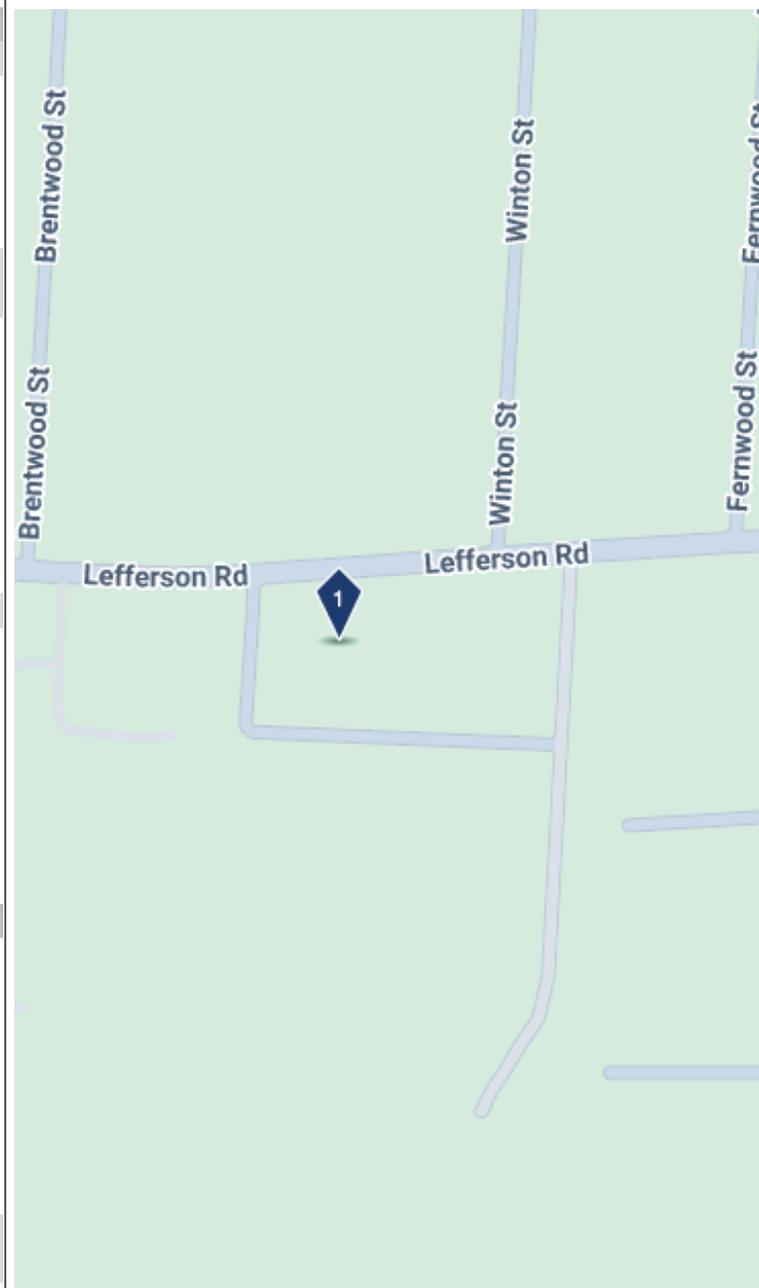
Learn more about our services—visit [SchuelerGroup.com](https://www.schueler.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Middletown - Industrial Warehouse For Sale

3004 Lefferson Rd. | Middletown, OH | 45044

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,784	54,656	98,880
2024 Estimate	7,594	53,269	96,110
2020 Census	7,145	51,099	92,976
Growth 2024 - 2029	2.50%	2.60%	2.88%
Growth 2020 - 2024	6.28%	4.25%	3.37%
2024 Population by Hispanic Origin	724	3,713	5,024
2024 Population	7,594	53,269	96,110
White	5,493 72.33%	39,561 74.27%	76,680 79.78%
Black	997 13.13%	7,008 13.16%	8,856 9.21%
Am. Indian & Alaskan	0 0.00%	15 0.03%	37 0.04%
Asian	55 0.72%	492 0.92%	1,438 1.50%
Hawaiian & Pacific Island	6 0.08%	61 0.11%	84 0.09%
Other	1,042 13.72%	6,132 11.51%	9,015 9.38%
U.S. Armed Forces	0	11	34
Households			
2029 Projection	3,352	22,630	38,572
2024 Estimate	3,271	22,052	37,481
2020 Census	3,080	21,152	36,231
Growth 2024 - 2029	2.48%	2.62%	2.91%
Growth 2020 - 2024	6.20%	4.25%	3.45%
Owner Occupied	1,249 38.18%	10,835 49.13%	22,770 60.75%
Renter Occupied	2,022 61.82%	11,217 50.87%	14,711 39.25%
2024 Households by HH Income			
Income: <\$25,000	1,049 32.05%	5,531 25.08%	6,915 18.45%
Income: \$25,000 - \$50,000	963 29.42%	6,118 27.74%	8,569 22.86%
Income: \$50,000 - \$75,000	636 19.43%	3,532 16.02%	6,238 16.64%
Income: \$75,000 - \$100,000	367 11.21%	2,975 13.49%	5,693 15.19%
Income: \$100,000 - \$125,000	124 3.79%	1,654 7.50%	3,889 10.38%
Income: \$125,000 - \$150,000	69 2.11%	659 2.99%	1,988 5.30%
Income: \$150,000 - \$200,000	33 1.01%	1,080 4.90%	2,532 6.76%
Income: \$200,000+	32 0.98%	504 2.29%	1,656 4.42%
2024 Avg Household Income	\$49,966	\$63,681	\$79,240
2024 Med Household Income	\$41,049	\$46,757	\$62,467



Learn more about our services—visit [SchuelerGroup.com](https://www.schueler.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535