

**FOR SUBLEASE**

# **FREE-STANDING RETAIL**

3445 UNION ROAD, MIDDLETOWN, OH 45005



**12,970 SF / FREE-STANDING RETAIL BUILDING**

[cushmanwakefield.com](http://cushmanwakefield.com)

**FOR SALE OR LEASE**

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## PROPERTY HIGHLIGHTS

- 12,970 SF former CVS building
- Lease Term expires January 2039
- Two drive-thru lanes
- 65± Parking spaces
- Great for Office or Retail use
- Located on the corner of SR 122 & Union Road
- Monument signage available
- Located next to Kettering Health, Atrium Medical Center and a new “coming soon” development featuring office, retail, restaurant and hospitality space

## RETAIL SPACE

12,970 SF

## MARKET

Middletown

## ASKING RATE

Call for details



## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

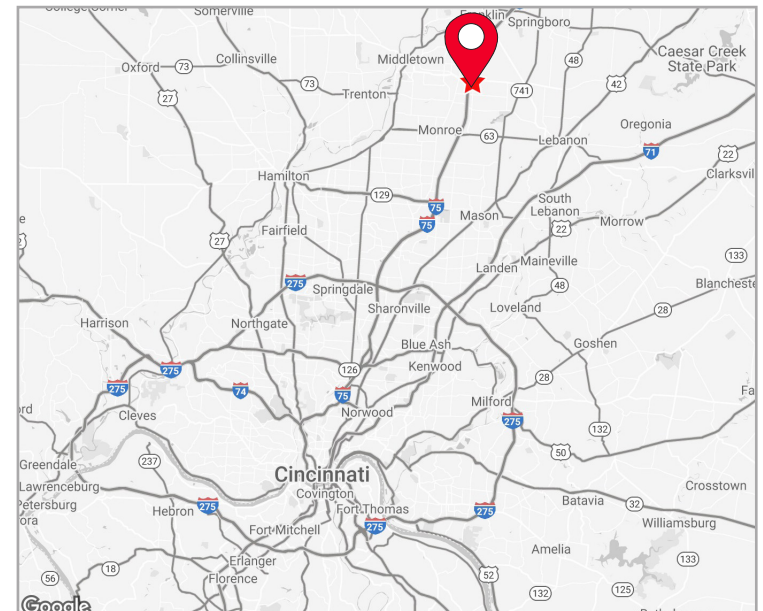


### AVG. HH INCOME



### DAYTIME POP.

1 Mile	2,270	\$95,515	5,098
3 Mile	33,146	\$99,665	22,116
5 Mile	87,598	\$94,431	56,359





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## **PHOTOS**





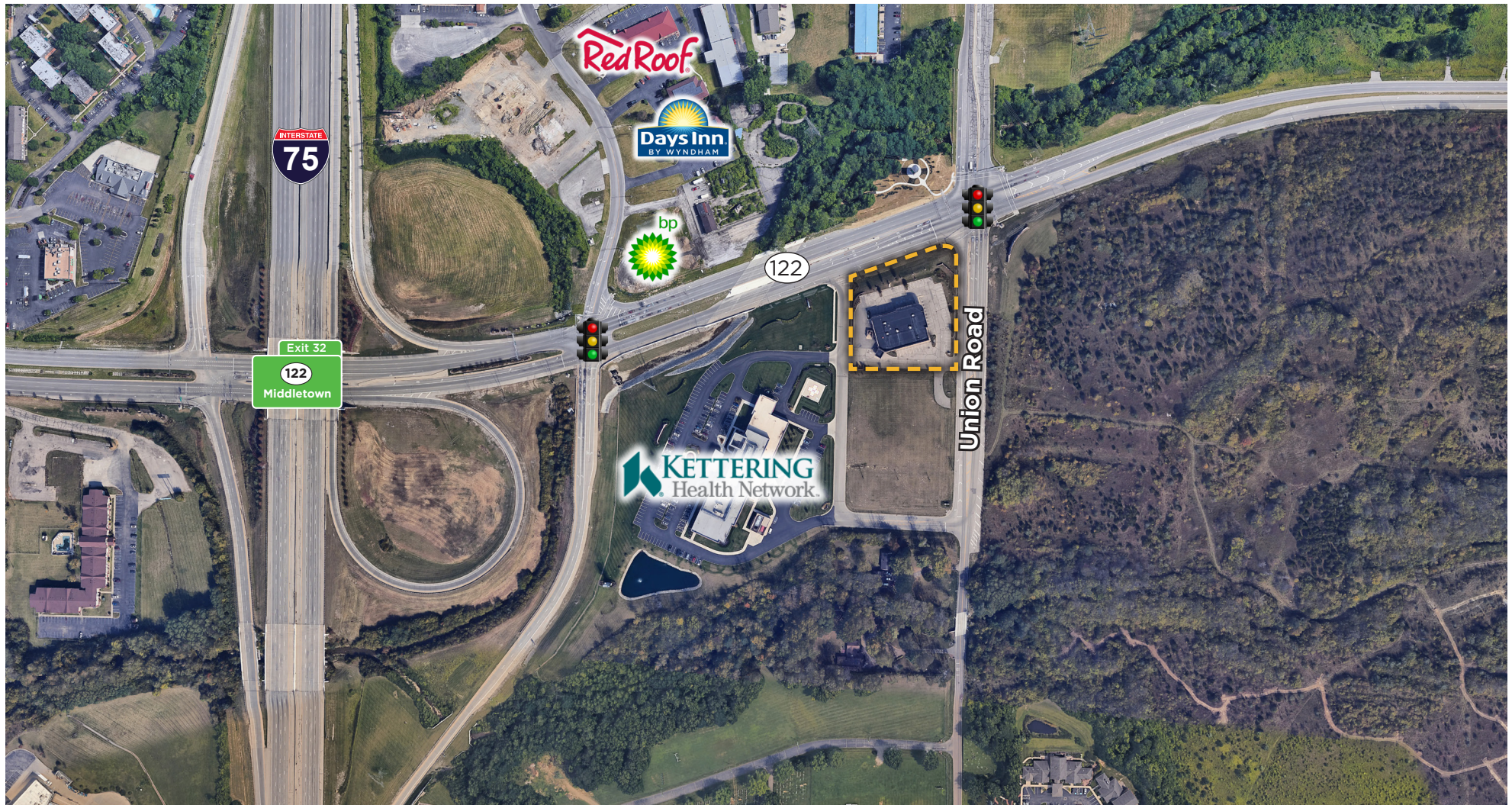
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## SITE PLAN





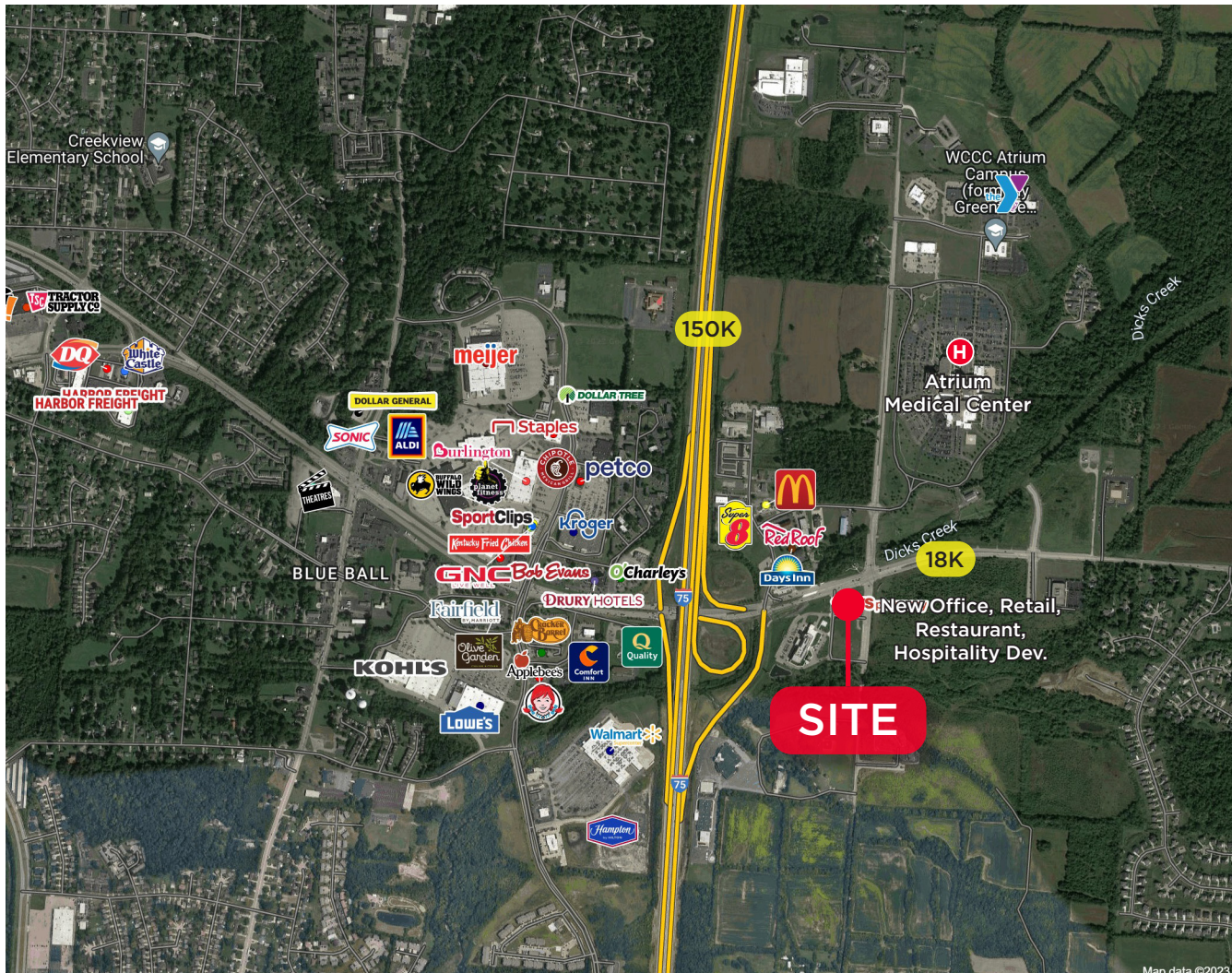
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## SUBMARKET AERIAL



For More Information, please contact:

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