

LAND FOR SALE | 2.47 ACRES EAST POINTE 200

3420 Atrium Boulevard, Middletown, OH 45005



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OFFICE SPACE FOR LEASE **EAST POINTE 200**

3420 Atrium Boulevard, Middletown, OH 45005

AVAILABLE: ±7,557 SF (1st Floor)
±26,191 SF (2nd Floor- Full Floor)

PRICING: \$14.50 PSF NNN
OPEX: \$8.43 (2025 Estimated)

PROPERTY INFORMATION

TOTAL BUILDING SF: 52,382 SF

TOTAL ACRES: 3.8 acres

YEAR BUILT: 2008

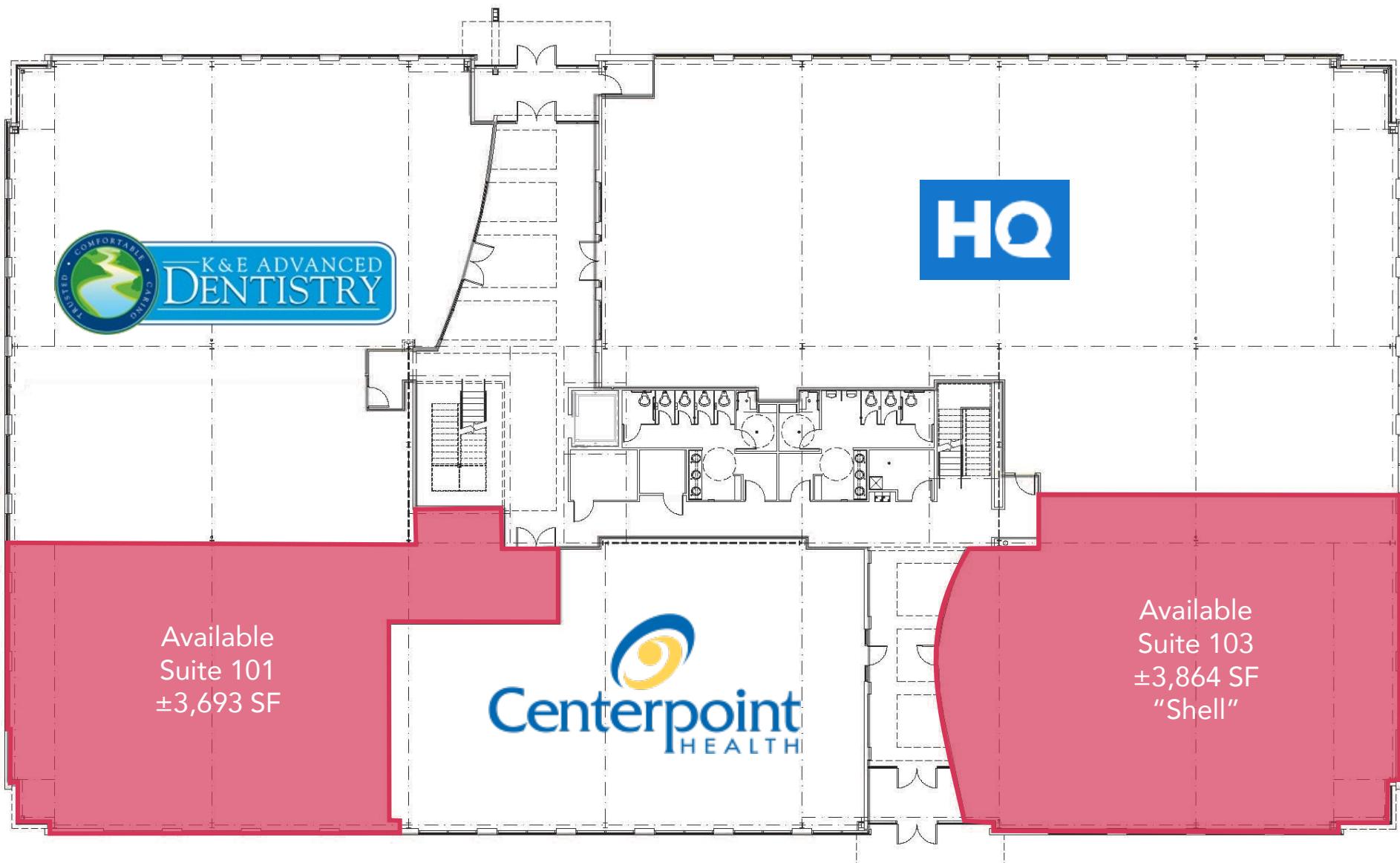
ZONING: IPO, Middletown City

- Located in Middletown's East End/Renaissance District
- Next to Middletown's planned Event Center
- Full building generator
- Offers excellent visibility and access to numerous amenities including restaurants, hotels and medical facilities
- Ample parking ration of 4.62/1,000
- LEED Certified Gold; awarded an Energy Star label in 2012 for its operating efficiency
- Steel/brick construction with generous window lines
- Land available for expansion



OFFICE SPACE FOR LEASE **EAST POINTE 200**

FIRST FLOOR – \pm 7,557 SF Available

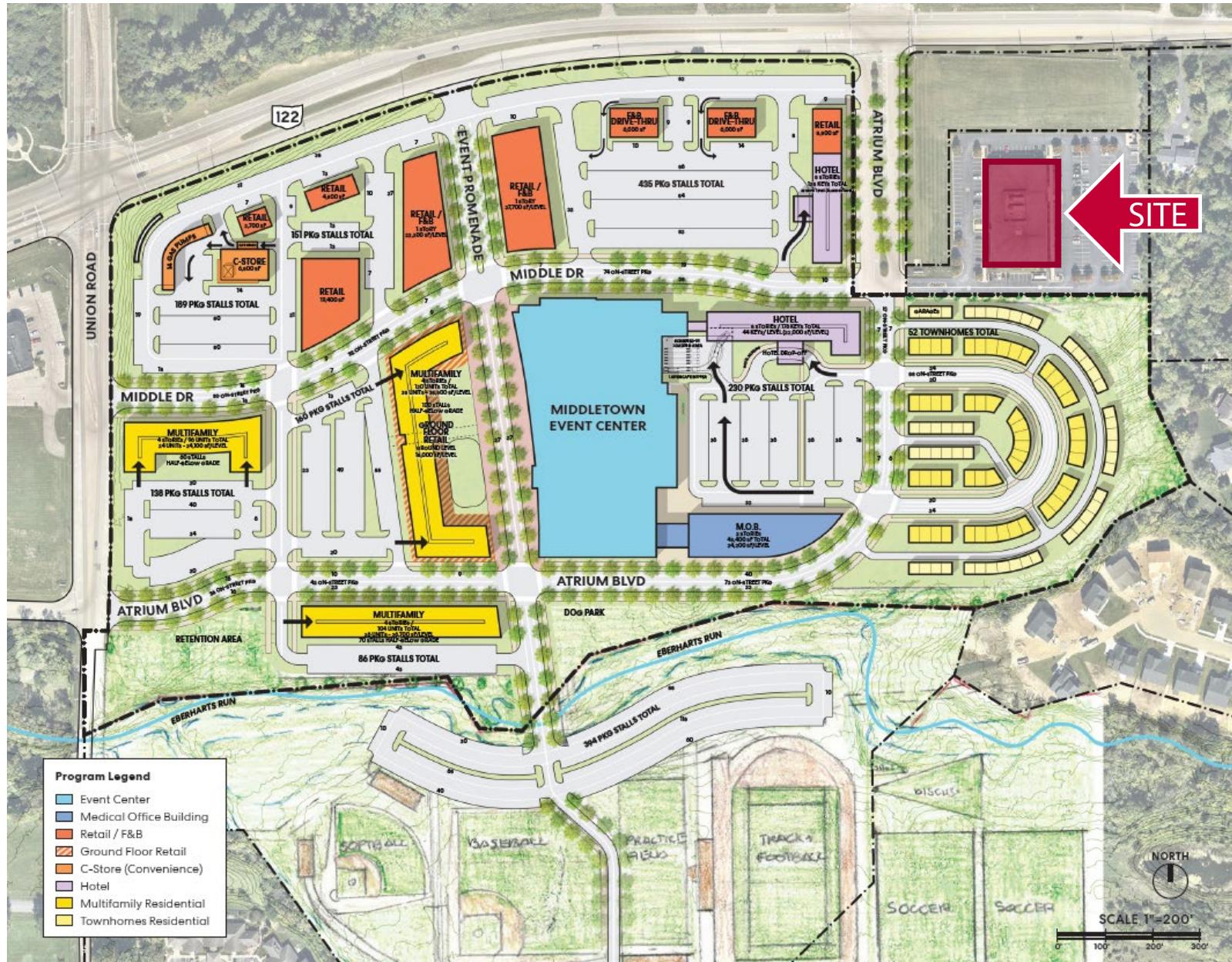


OFFICE SPACE FOR LEASE **EAST POINTE 200**

SECOND FLOOR – ±26,191 SF Available (Full Floor)



OFFICE SPACE FOR LEASE EAST POINTE 200



The city of Middletown has rezoned 50.8 acres at the Southeast corner of State Route 122 and Union Road to planned development in anticipation of a district with more than 690,000 square feet of new development.

At the heart of the development is an entertainment center. On its own, the center will account for \$110 million of the total project cost with the remaining \$90 million slated for surrounding development in retail, restaurant, residential and office space.

Plans include:

- Event center
- 2 Hotels (300 + rooms) with 1st floor full service restaurants
- 336 Apartments
- Retail + 100,000 SF

OFFICE SPACE FOR LEASE EAST POINTE 200

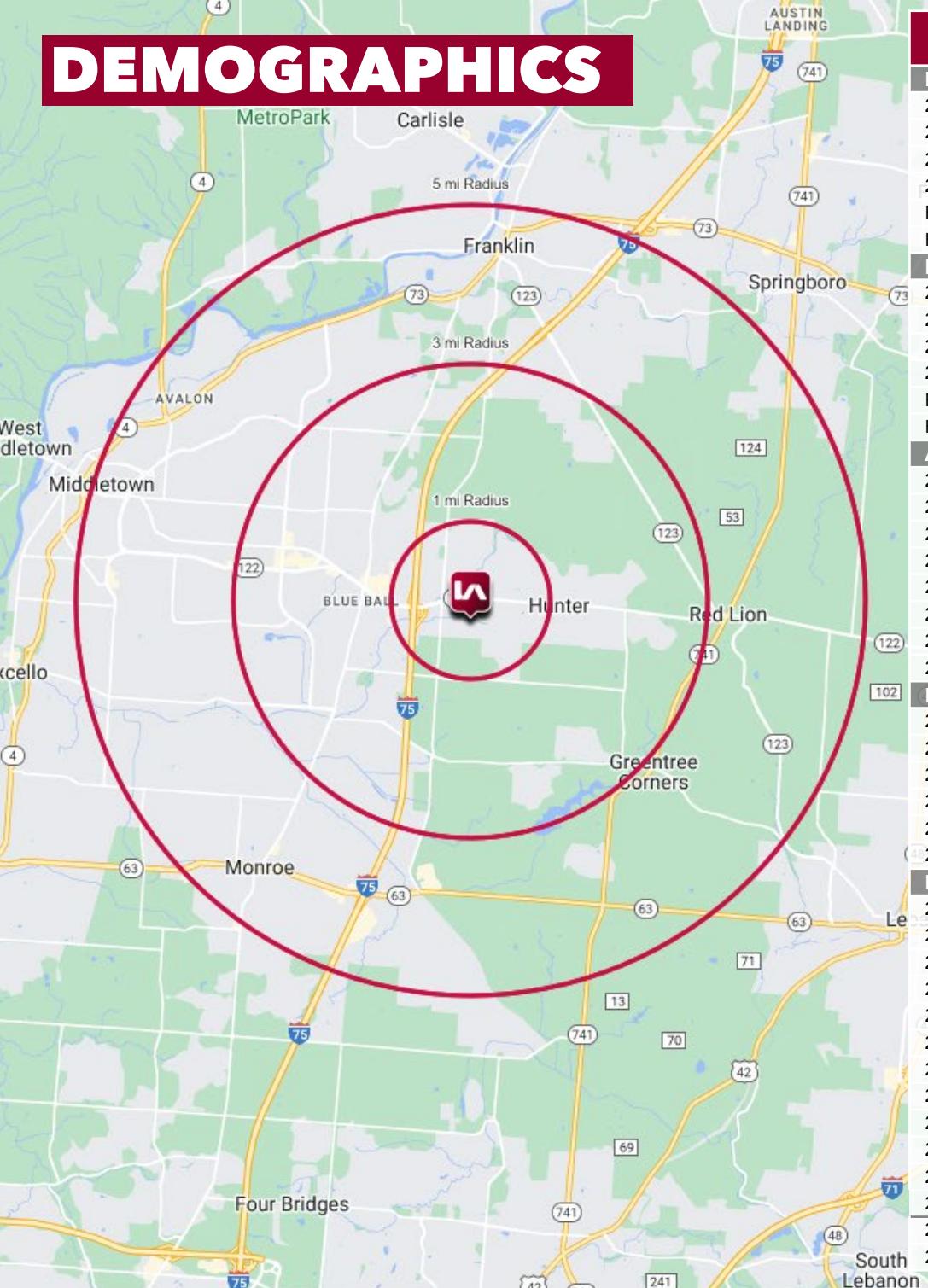


PLANNED 690,000 SF DEVELOPMENT
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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	2,561	29,680	84,542
2030 Projected Population	2,626	29,896	83,928
2020 Census Population	2,051	27,696	80,864
2010 Census Population	1,771	23,438	75,528
Projected Annual Growth 2025 to 2030	0.5%	0.1%	-0.1%
Historical Annual Growth 2010 to 2025	3.0%	1.8%	0.8%
HOUSEHOLDS			
2025 Estimated Households	1,077	12,433	33,556
2030 Projected Households	1,135	12,881	34,306
2020 Census Households	855	11,428	31,594
2010 Census Households	732	9,654	28,886
Projected Annual Growth 2025 to 2030	1.1%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	3.1%	1.9%	1.1%
AGE			
2025 Est. Population Under 10 Years	10.5%	11.7%	11.9%
2025 Est. Population 10 to 19 Years	11.6%	11.9%	12.0%
2025 Est. Population 20 to 29 Years	12.8%	12.8%	14.3%
2025 Est. Population 30 to 44 Years	16.9%	17.5%	19.0%
2025 Est. Population 45 to 59 Years	18.3%	17.3%	17.8%
2025 Est. Population 60 to 74 Years	18.2%	18.3%	16.7%
2025 Est. Population 75 Years or Over	11.7%	10.5%	8.3%
2025 Est. Median Age	42.1	40.9	38.9
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.6%	48.8%	50.8%
2025 Est. Female Population	51.4%	51.2%	49.2%
2025 Est. Never Married	24.0%	30.5%	35.0%
2025 Est. Now Married	53.3%	46.3%	40.5%
2025 Est. Separated or Divorced	15.6%	14.2%	16.2%
2025 Est. Widowed	7.1%	9.0%	8.3%
INCOME			
2025 Est. HH Income \$200,000 or More	16.0%	10.9%	7.5%
2025 Est. HH Income \$150,000 to \$199,999	10.5%	8.6%	7.9%
2025 Est. HH Income \$100,000 to \$149,999	16.6%	18.5%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	9.2%	12.2%	13.2%
2025 Est. HH Income \$50,000 to \$74,999	19.6%	18.9%	18.1%
2025 Est. HH Income \$35,000 to \$49,999	12.8%	12.4%	12.4%
2025 Est. HH Income \$25,000 to \$34,999	7.8%	6.7%	7.9%
2025 Est. HH Income \$15,000 to \$24,999	2.5%	4.1%	5.7%
2025 Est. HH Income Under \$15,000	5.1%	7.5%	9.6%
2025 Est. Average Household Income	\$112,046	\$103,096	\$95,150
2025 Est. Median Household Income	\$84,194	\$80,963	\$74,023
2025 Est. Per Capita Income	\$47,182	\$43,273	\$37,831
2025 Est. Total Businesses	174	835	1,993
2025 Est. Total Employees	3,431	10,959	25,535