

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

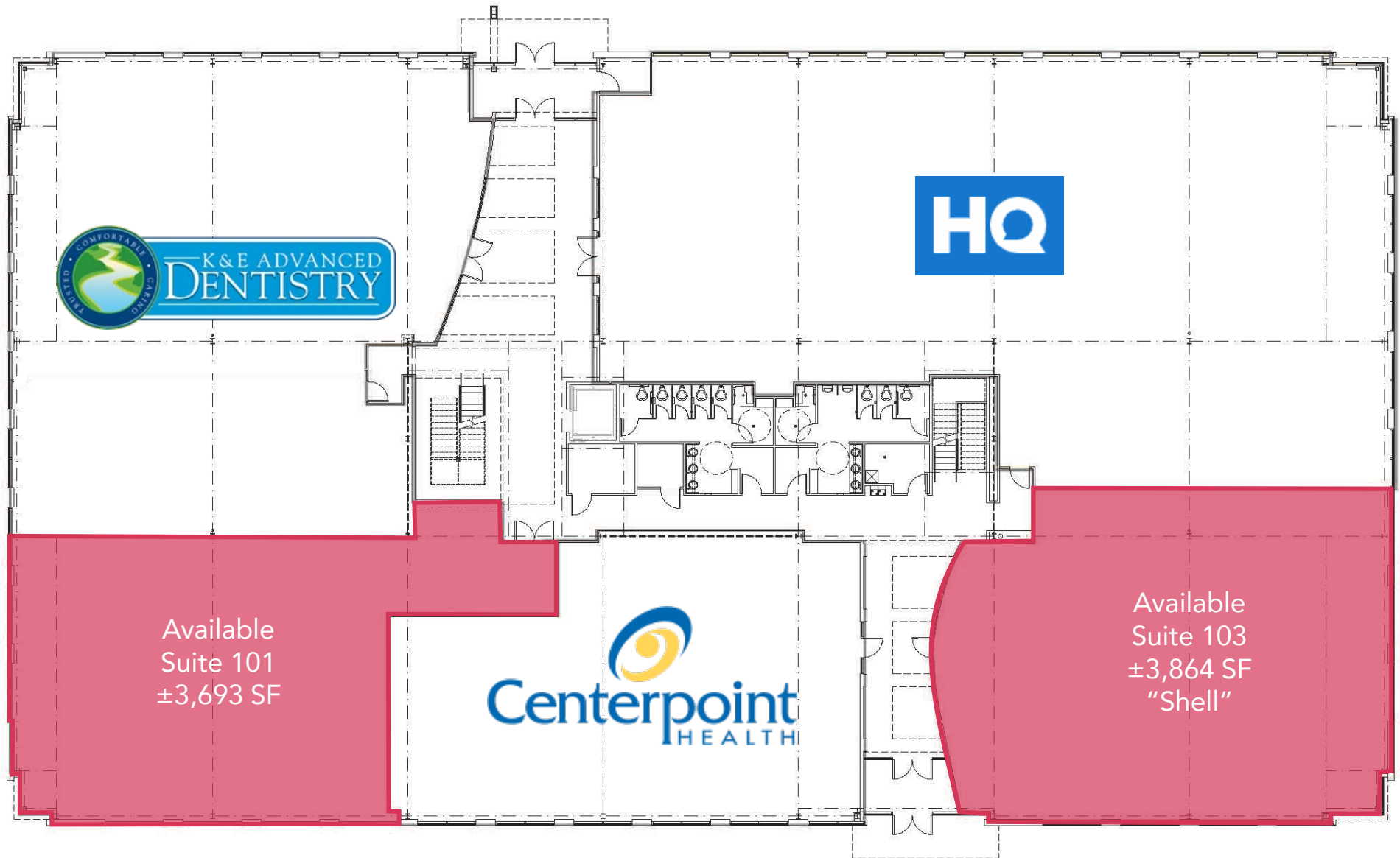
- Located in Middletown's East End/Renaissance District
- Next to Middletown's planned Event Center
- Full building generator
- Offers excellent visibility and access to numerous amenities including restaurants, hotels and medical facilities
- Ample parking ration of 4.62/1,000
- LEED Certified Gold;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



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EAST POINTE 200

FIRST FLOOR – ±7,557 SF Available



OFFICE SPACE FOR LEASE

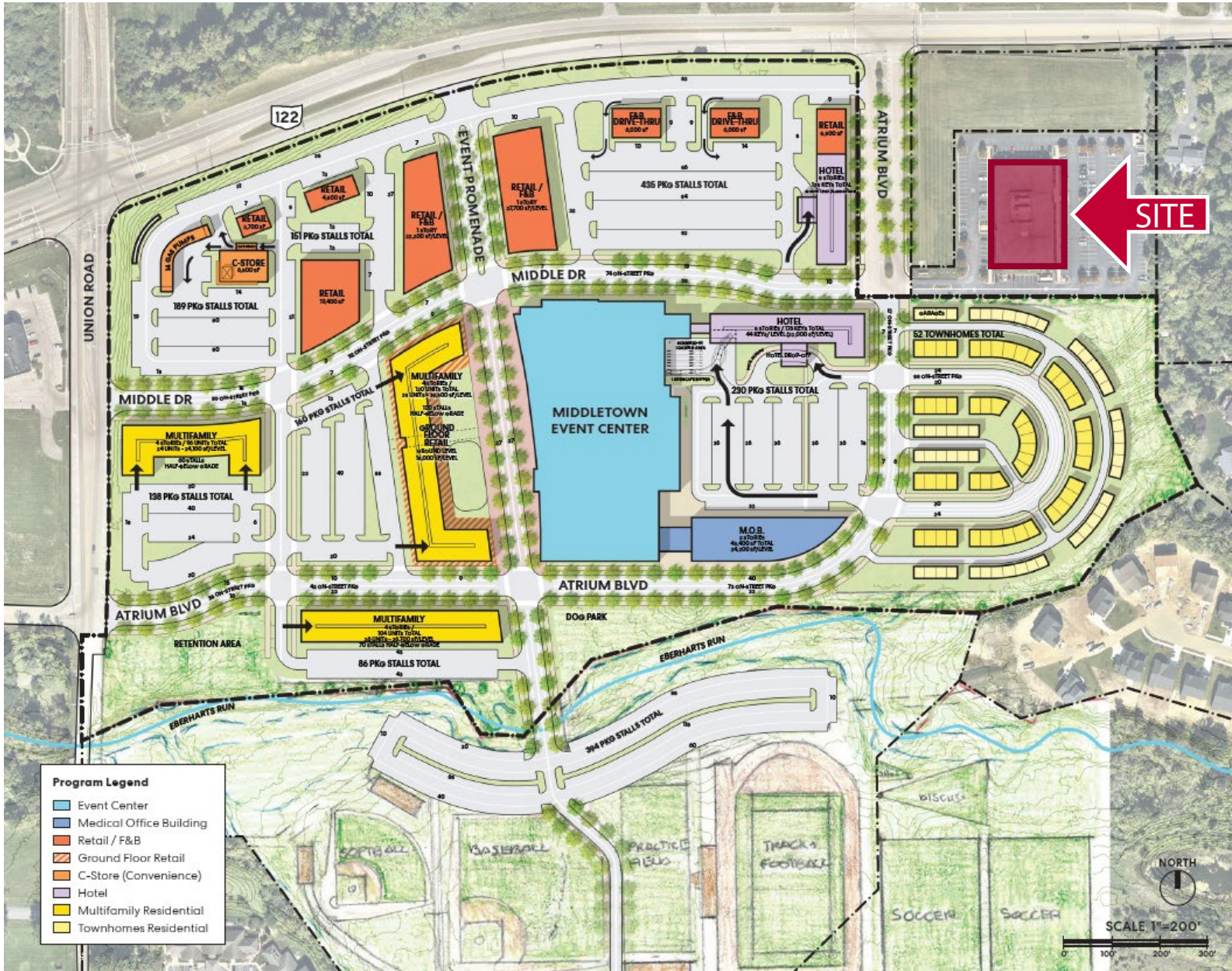
EAST POINTE 200

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



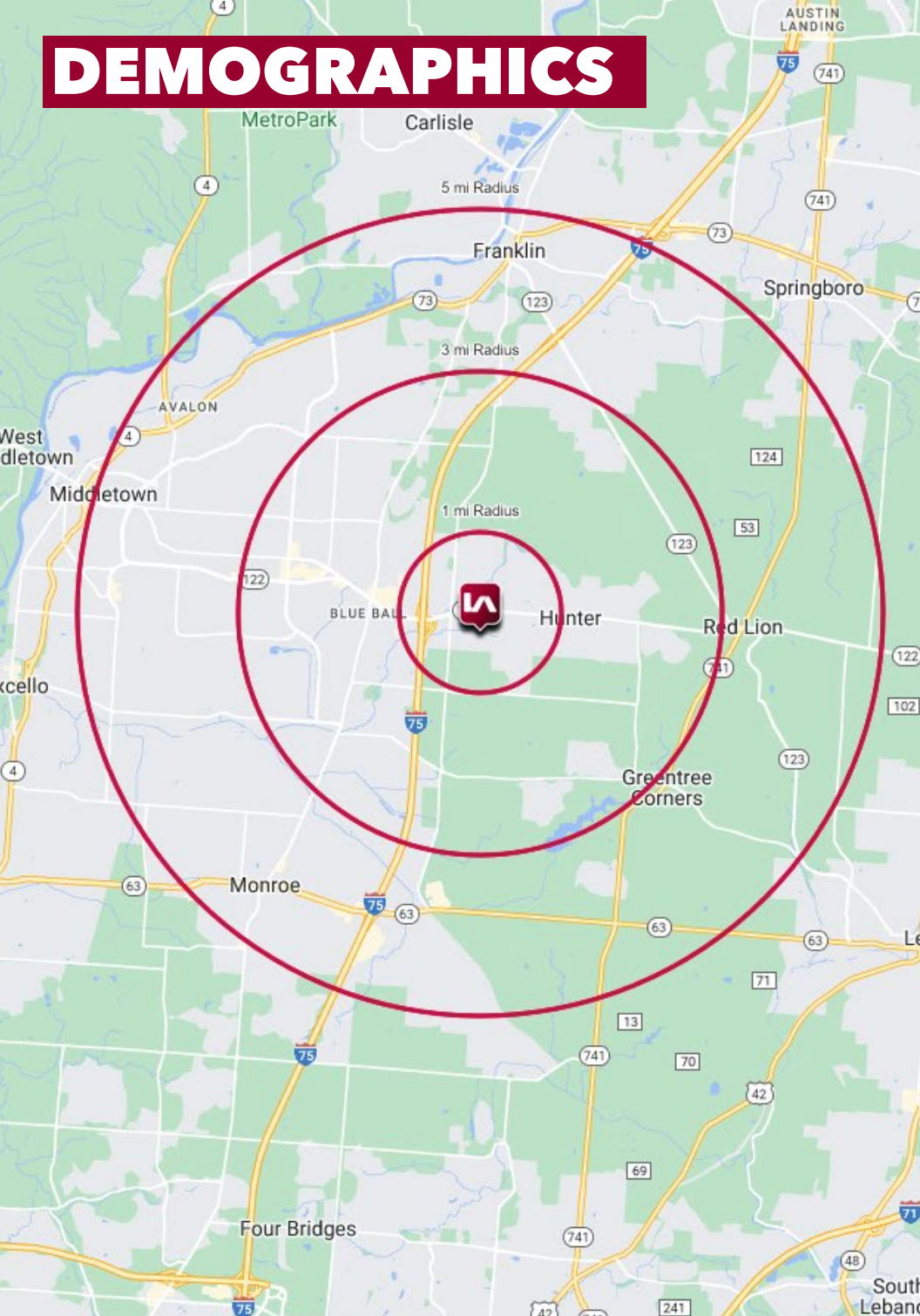
PLANNED 690,000 SF DEVELOPMENT

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
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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 |