

MIDDLETOWN SHOPPING CENTER

FOR SALE



VALUE ADD RETAIL OPPORTUNITY

413-659 SOUTH BREIEL BOULEVARD, MIDDLETOWN, OH 45044

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INVESTMENT HIGHLIGHTS

ABOUT MIDDLETOWN SHOPPING CENTER

Middletown Shopping Center is a well-established neighborhood retail destination located at the signalized intersection of Grand Avenue and South Breiel Boulevard—one of Middletown's primary commercial corridors. The property is surrounded by dense residential neighborhoods and enjoys convenient access to Interstate 75, providing strong regional connectivity. The center features excellent visibility, prominent signage, multiple points of ingress and egress, and ample surface parking, creating an easily accessible and pedestrian-friendly shopping environment.

Shadow-anchored by O'Reilly Auto Parts and Burger King, the center hosts a complementary mix of national and local tenants including Dollar General, Urgent Care, All About Smile Dental, Sally Beauty, H&R Block, and others. Originally constructed in 1960, the property encompasses approximately 135,000 square feet of retail space situated on 12 acres.



PROPERTY HIGHLIGHTS

- **Rare Value-Add Opportunity** - Offered for sale for the first time in 40 years; long-term ownership with a proven performance record.
- **Historically Stable Asset** - Established neighborhood shopping center with consistent tenancy and dependable cash flow.
- **Significant Recent Investment** - Ownership has invested approximately **\$1,000,000** in capital improvements over the past year, enhancing long-term value and curb appeal.
- **Prime Corner Location** - Prominently positioned at the signalized intersection of Grand Avenue and South Breiel Boulevard, a key Middletown retail corridor.
- **Dense Residential Surroundings** - Serves a well-established trade area with strong population density and household stability.
- **Diverse Tenant Mix** - Includes a healthy balance of national, regional, and local retailers such as Dollar General, Urgent Care, All About Smile Dental, Sally Beauty, and H&R Block.
- **Shadow Anchored by O'Reilly Auto Parts & Burger King** - Contributing to consistent customer draw and daily traffic.
- **Excellent Accessibility & Visibility** - Multiple ingress/egress points, ample parking, and prominent frontage along both Grand Avenue and South Breiel Boulevard.
- **Prominent Pylon Signage** - Multi-tenant pylon positioned at the corner intersection for maximum exposure.
- **Strategic Regional Location** - Immediate access to I-75 connecting Cincinnati and Dayton, within one of Ohio's strongest growth corridors.

INVESTMENT OVERVIEW



135,485 SF

BUILDING

11.99 AC

LAND AREA

57%
OCCUPANCY

\$4.95M
LIST PRICE

\$37 PSF
PSF PRICE

413-659 S BREIEL BOULEVARD | MIDDLETOWN, OH 45044

DESCRIPTION

Market Strategy:	Traditional Mix
Year Built:	1960
Type:	Neighborhood/Essential Retail
Market Population:	84,701 within 5-mile radius
County:	Butler
Parcel ID Numbers:	Q6541023000001

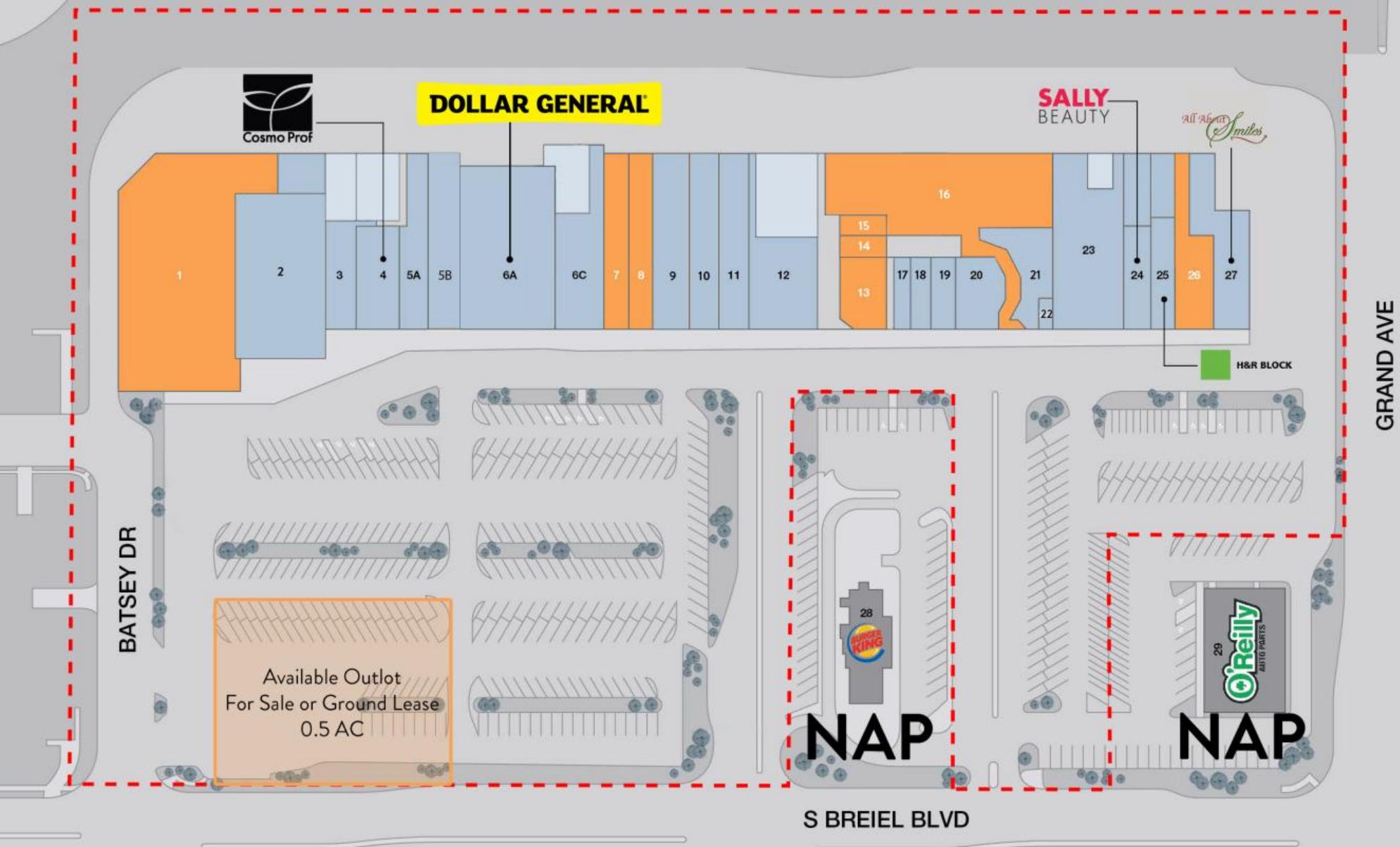
PHYSICAL CONFIGURATION

Number of Units:	29
Building Size:	135,485 SF
Acres:	11.99
Configuration:	Strip center

TENANTS

Tenant	SF	Tenant	SF	Tenant	SF
Quality Discount Furniture	11,250	Cooler King	4,531	Mojo Vapes	2,055
Surge Staffing	2,320	Hunan Bistro	3,929	A Step Up	2,433
Cosmo Prof	3,620	VIP Wireless	3,902	Pet Grooming	446
Mi Mexico Supermarket	3,052	Towne Billiards & Games	5,000	Buckeye Thrift	9,041
El Grillo Mexican Restaurant	4,038	Metro by T-Mobile	938	Sally Beauty	1,800
Dollar General	11,331	Total Wireless	938	H&R Block	1,936
Urgent Care	4,500	Great Clips	1,235	All About Smiles Dental	4,500

SITE PLAN



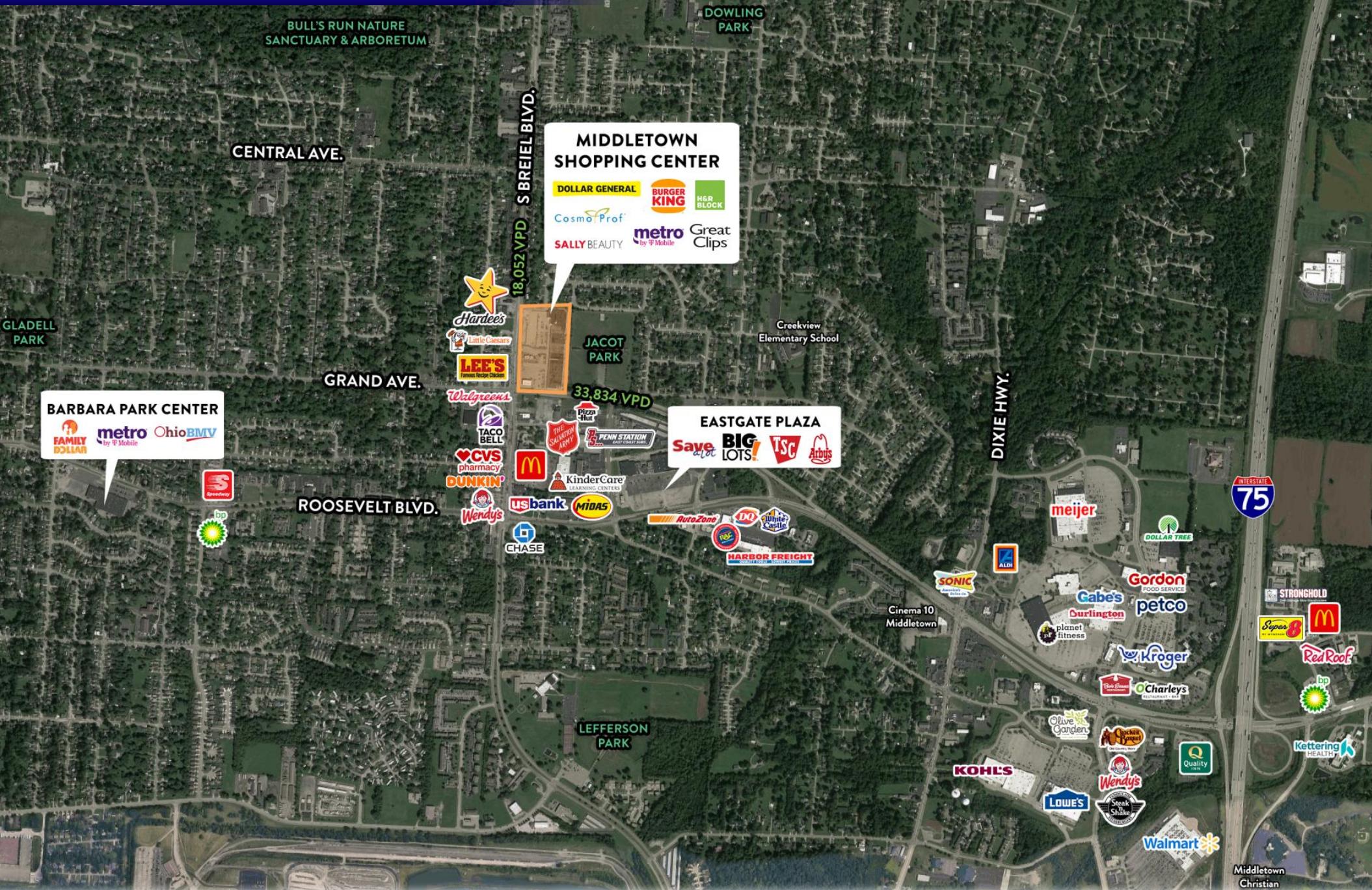
PROPERTY IMAGES - STOREFRONTS



PROPERTY IMAGES - AERIALS



MARKET AERIAL



AREA DETAILS

Middletown Shopping Center is conveniently located at the signalized intersection of Grand Avenue and South Breiel Boulevard.

Middletown, Ohio is a dynamic mid-sized city located in Butler and Warren Counties along the rapidly growing I-75 corridor, approximately 35 miles north of Cincinnati and 25 miles south of Dayton. This strategic position places Middletown at the center of one of the most active logistics, manufacturing, and retail trade corridors in the Midwest, offering investors strong regional accessibility and sustained consumer draw.

The city has a population of more than 50,000 residents, with a regional trade area exceeding 250,000 people within a 10-mile radius. The area has benefited from continued housing growth and significant reinvestment, including infrastructure upgrades, new single-family and multifamily developments, and the revitalization of Middletown's historic downtown. The city's cost of living remains well below the national average, helping attract both workforce and employers to the region.

Middletown's economy is anchored by major employers such as Atrium Medical Center (Premier Health), AK Steel (now Cleveland-Cliffs), and Miami University's regional campus, as well as a strong base of logistics and light industrial operations that support regional distribution. The corridor benefits from excellent transportation access via I-75, State Route 122, and nearby regional airports in both Dayton and Cincinnati.

Retail fundamentals remain healthy, with stable occupancy and a balanced mix of national and regional retailers serving the daily needs of Middletown's established neighborhoods. The city's steady population base, coupled with continued regional growth along I-75, supports consistent retail demand and long-term investment stability.

Middletown's central location, diverse employment drivers, and affordability continue to make it an attractive and reliable sub-market for neighborhood retail investment within the Cincinnati-Dayton metropolitan region.

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
Population	10,228	47,680	84,701

Households

Households	4,557	20,075	34,124
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Average Household Income

Average Household Income	\$61,260	\$64,855	\$71,414
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CONTACTS



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Disclaimer: Paran Realty Group has performed its best effort to gather and accurately share information about this investment opportunity. Statements made in this brochure and financial summaries are not statements of historical fact and are forward-looking statements, which are made in good faith by management. Forward-looking statements include projections of revenues, income or loss, capital structure and other financial items; plans and objectives of management; statements regarding future events, actions or economic performance; and, statements of assumptions underlying such statements. Various risks and uncertainties may cause actual results to differ materially from those indicated by our forward-looking statements.



JOE DEL BALSO

Managing Director

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Having joined Paran in March of 1999, Joe Del Balso brings over 25 years of experience in the commercial real estate industry to his role at the company. With a focus on neighborhood shopping centers, Joe is highly proficient in site selection, lease analysis, lease negotiations, construction analysis, disposition, retail site selection and development, third-party leasing and management, tenant relations, shopping center and single-tenant asset leasing, land sales, and investment sales and acquisitions. As a licensed commercial real estate broker, his expertise successfully brings together landlords and tenants in addition to buyers and sellers to maximize the client experience.

Joe began his career with Paran as a leasing agent, was promoted to Director of Leasing, and is now the Managing Director. Before joining Paran, Joe was self-employed in the retail service industry. Joe is a graduate of Cleveland State University with a Bachelor of Arts in Business Administration majoring in Marketing.



HOWARD FORMAN

Retail Leasing & Acquisitions

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Howard is a licensed commercial real estate broker who brings extensive market knowledge and a strong leasing and sales record of more than 32 years in retail real estate. Howard specializes in retail leasing, sales, land assemblage, shopping center project leasing, retail site selection, and corporate restaurant disposition.

Howard is a member of the International Council of Shopping Centers and annually attends the Ohio, Midwest-Chicago, and National Las Vegas retail commercial real estate deal-making shows. Through a broad, established network of national commercial tenants and his communication with local tenants, Howard connects businesses with the space they need for their operation. Howard is licensed in Ohio, and previously practiced in Texas. He earned the title of CPA in 1985 and graduated from The Ohio State University with a BSBA in accounting in 1982.