

KITTYHAWK PLAZA

4461-4498 MARIE DRIVE | MIDDLETOWN, OH 45044



SITE PLAN

GRAND AVENUE



CURÔ•BRKG

AGENT HAS OWNERSHIP INTEREST IN PROPERTY

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ABOUT THE PROPERTY

PROPERTY HIGHLIGHTS

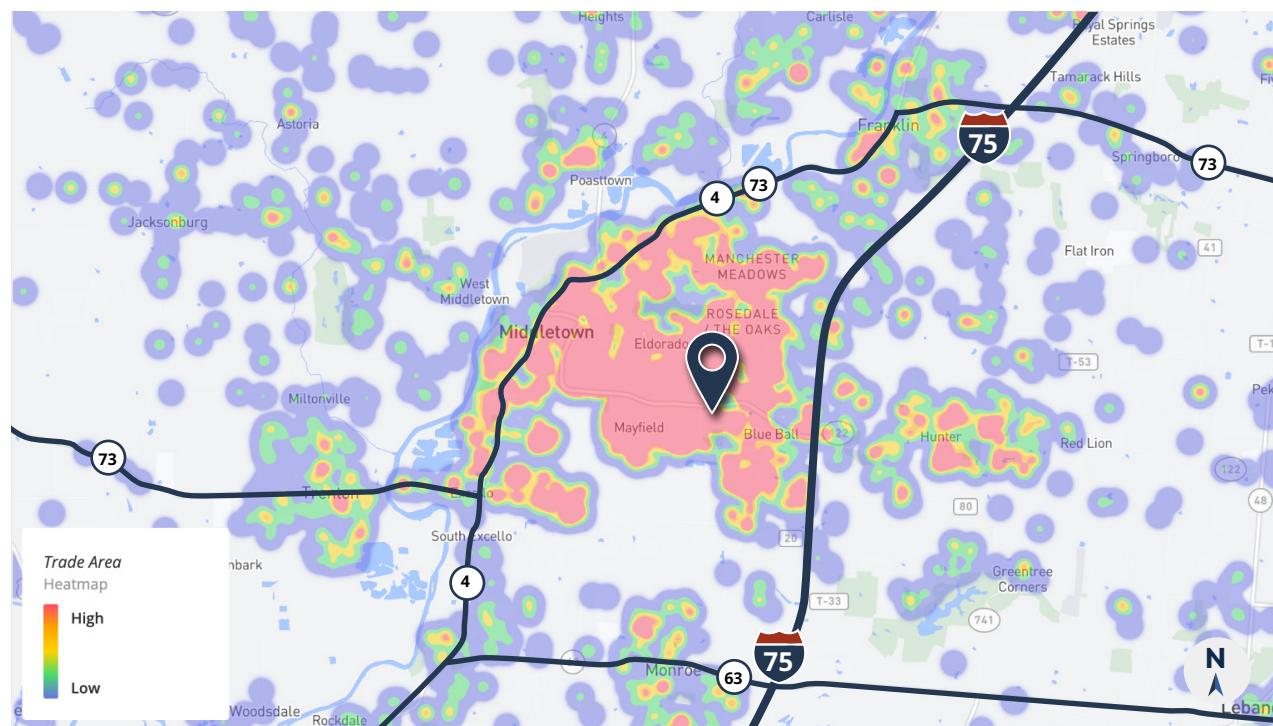
- » Combine Suites 4470 & 4474 or 4482-4492 for expanded space and flexibility.
- » Excellent visibility with dual access from Marie and Elliott Drive.
- » Strategically positioned in one of Middletown's thriving retail hubs.
- » Just 5 minutes from I-75, with exposure to over 105,000 vehicles daily.
- » Spacious open layouts ideal for a variety of office, retail or service concepts.

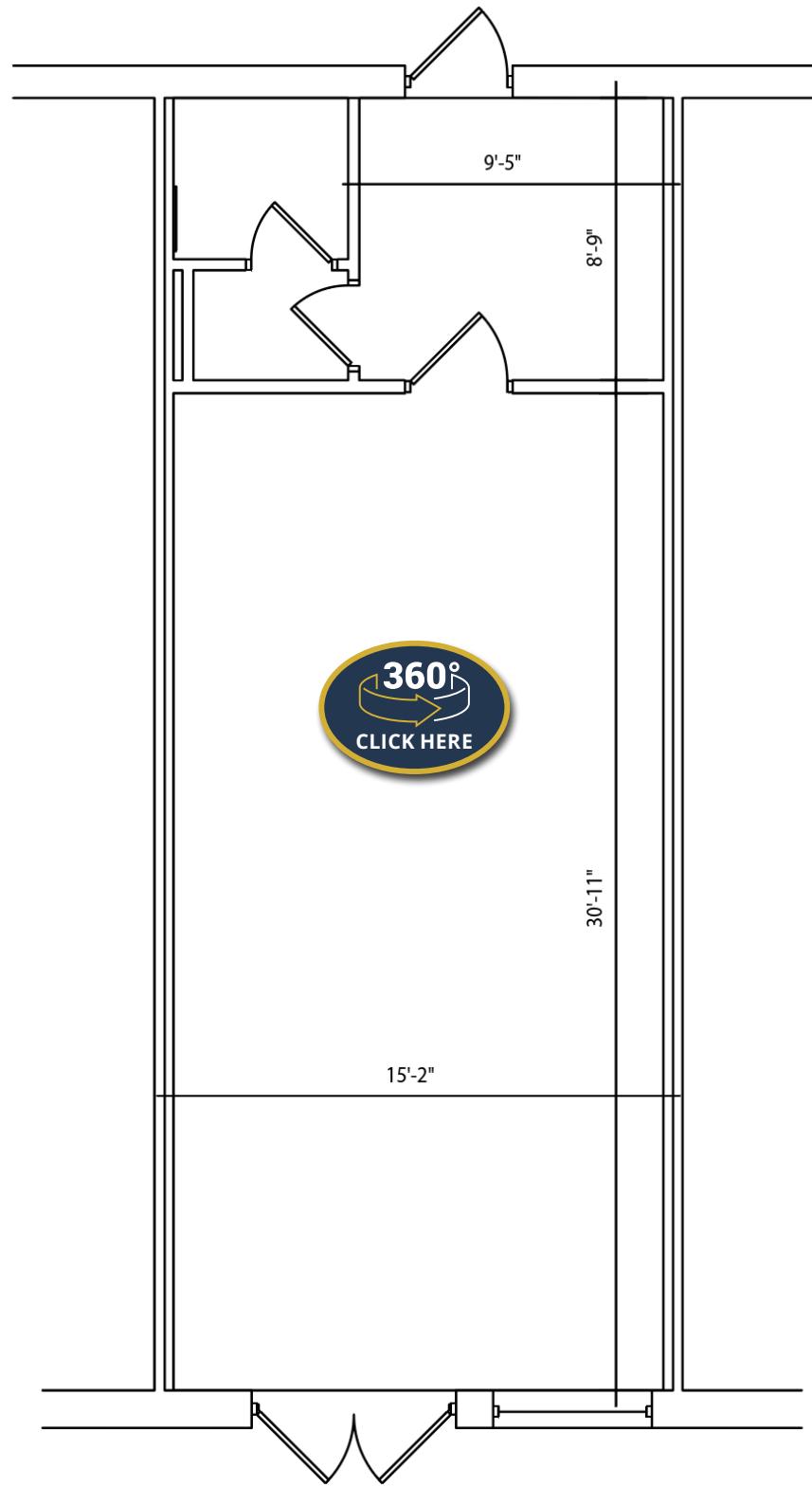
DEMOGRAPHICS

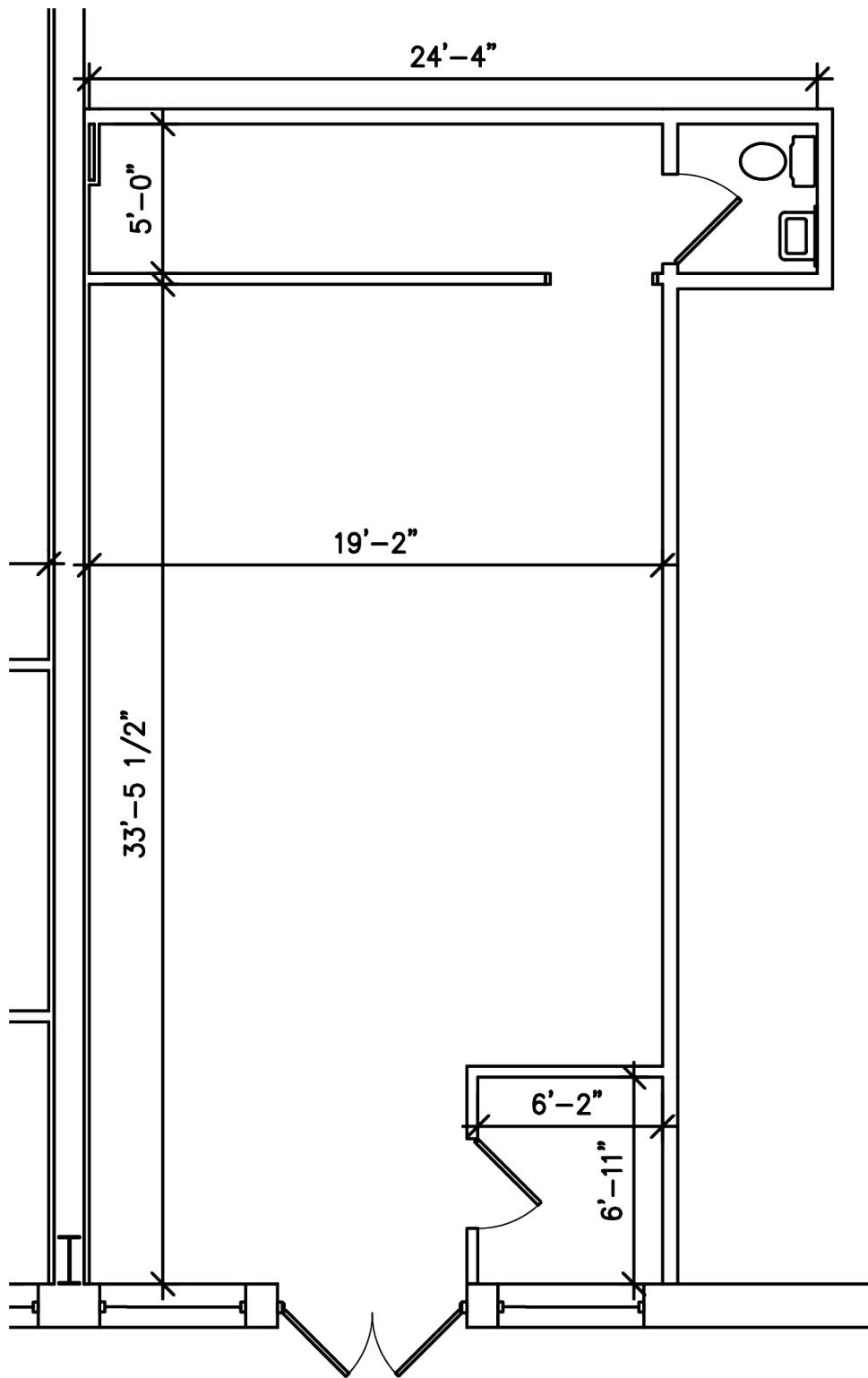


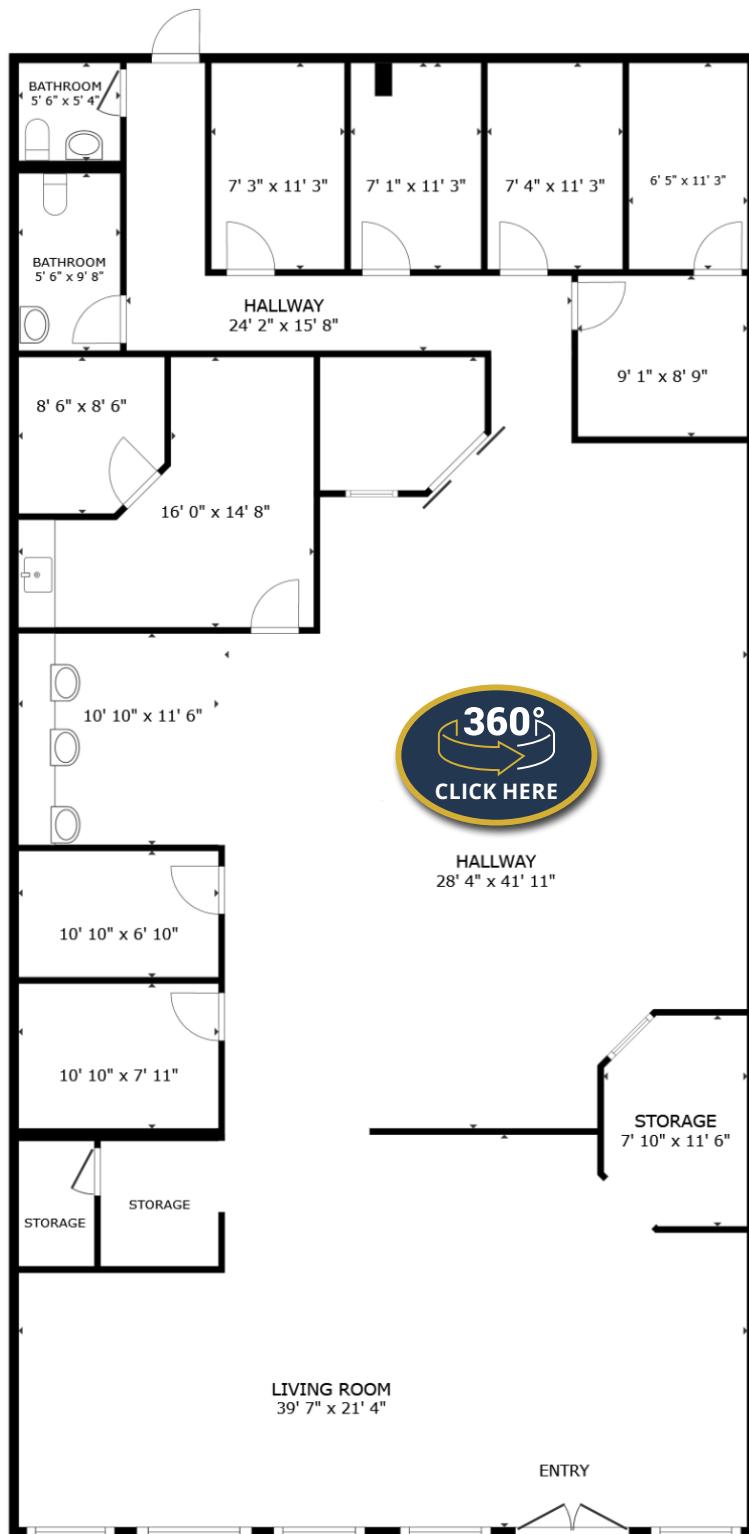
	1 MILE	3 MILES	5 MILES
POPULATION	10,662	47,414	89,894
HOUSEHOLDS	4,821	19,973	36,129
AVG HH INCOME	\$52,482	\$57,713	\$67,894
TOTAL EMPLOYEES	4,963	22,411	43,826

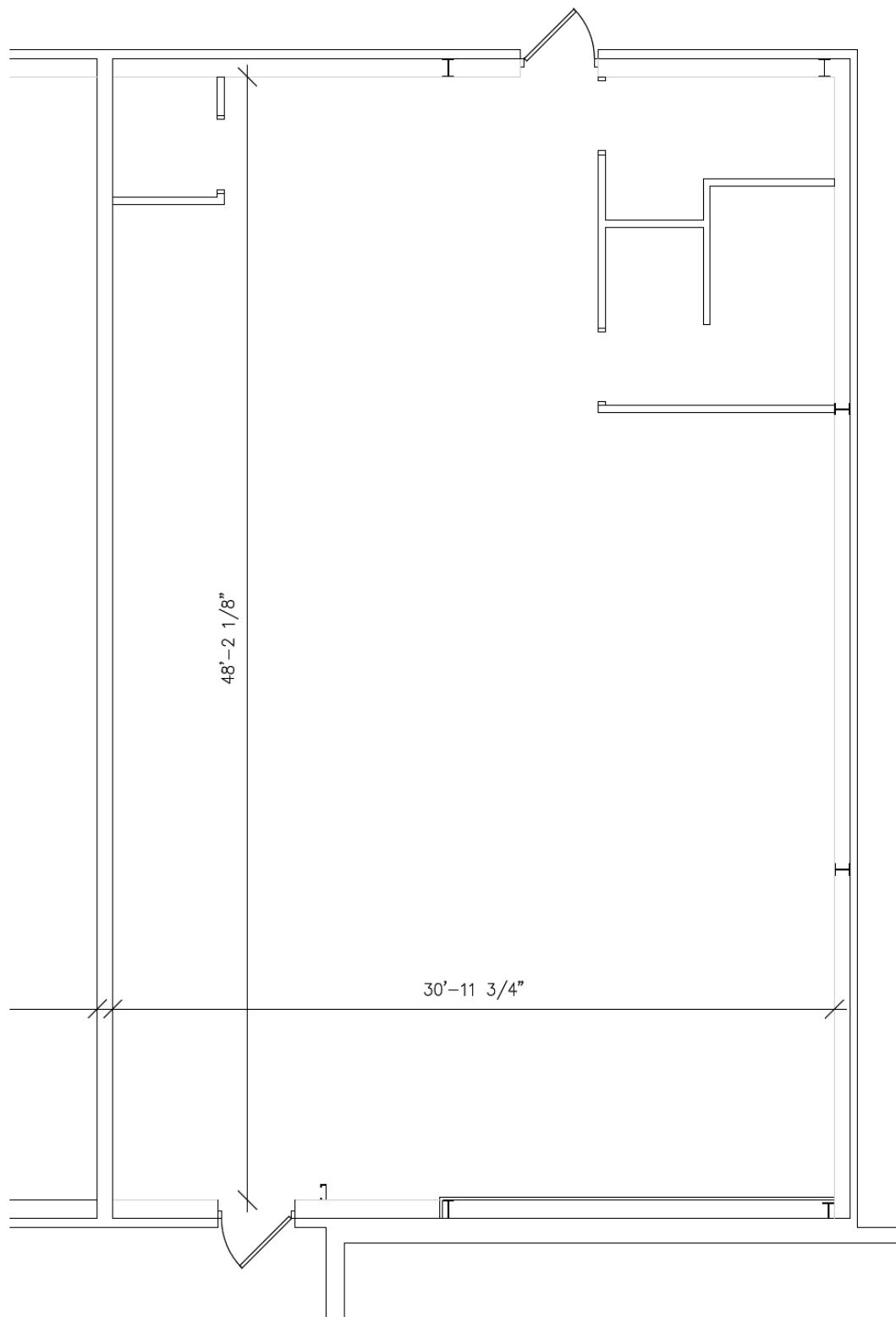
Info provided by US Census 2024

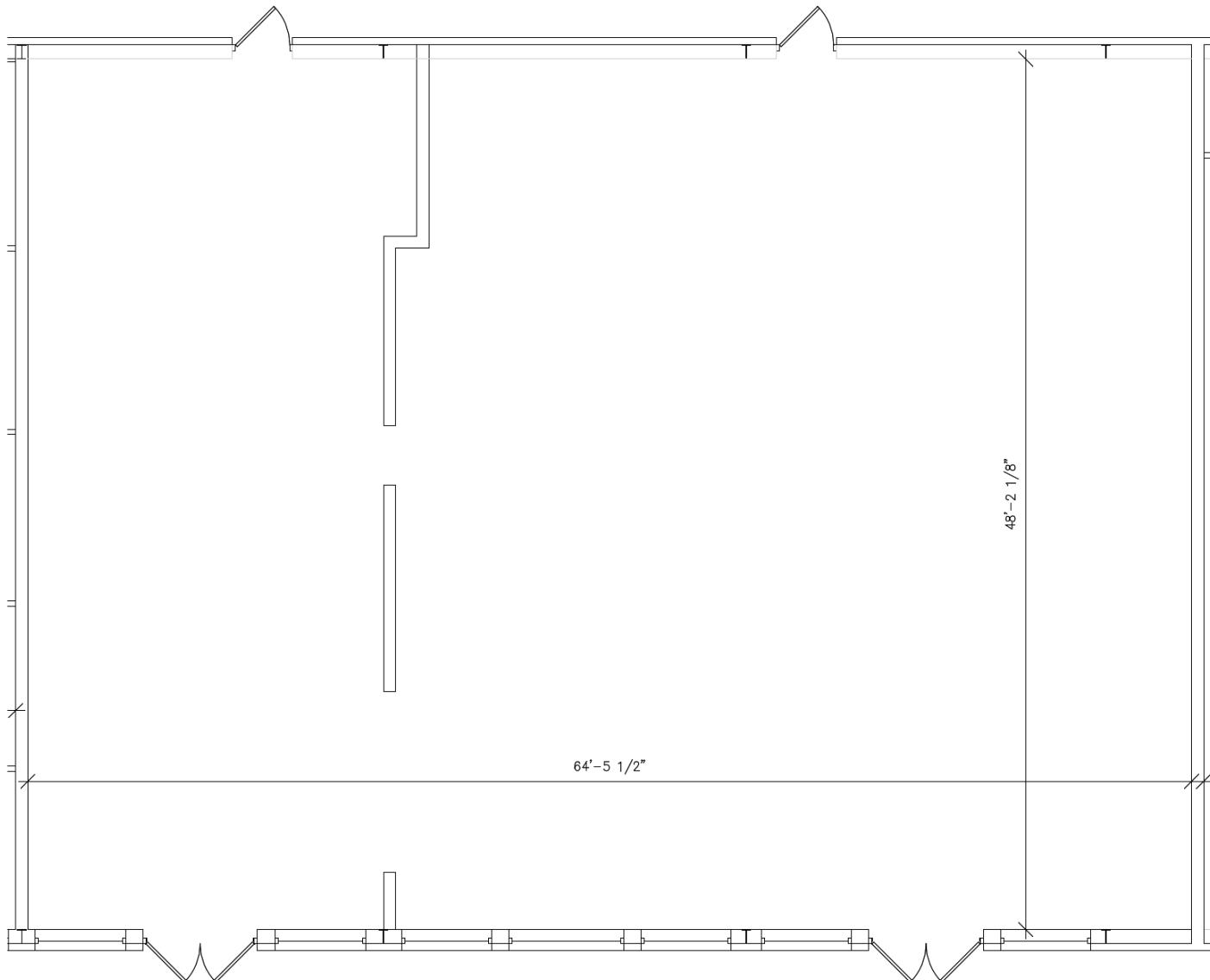


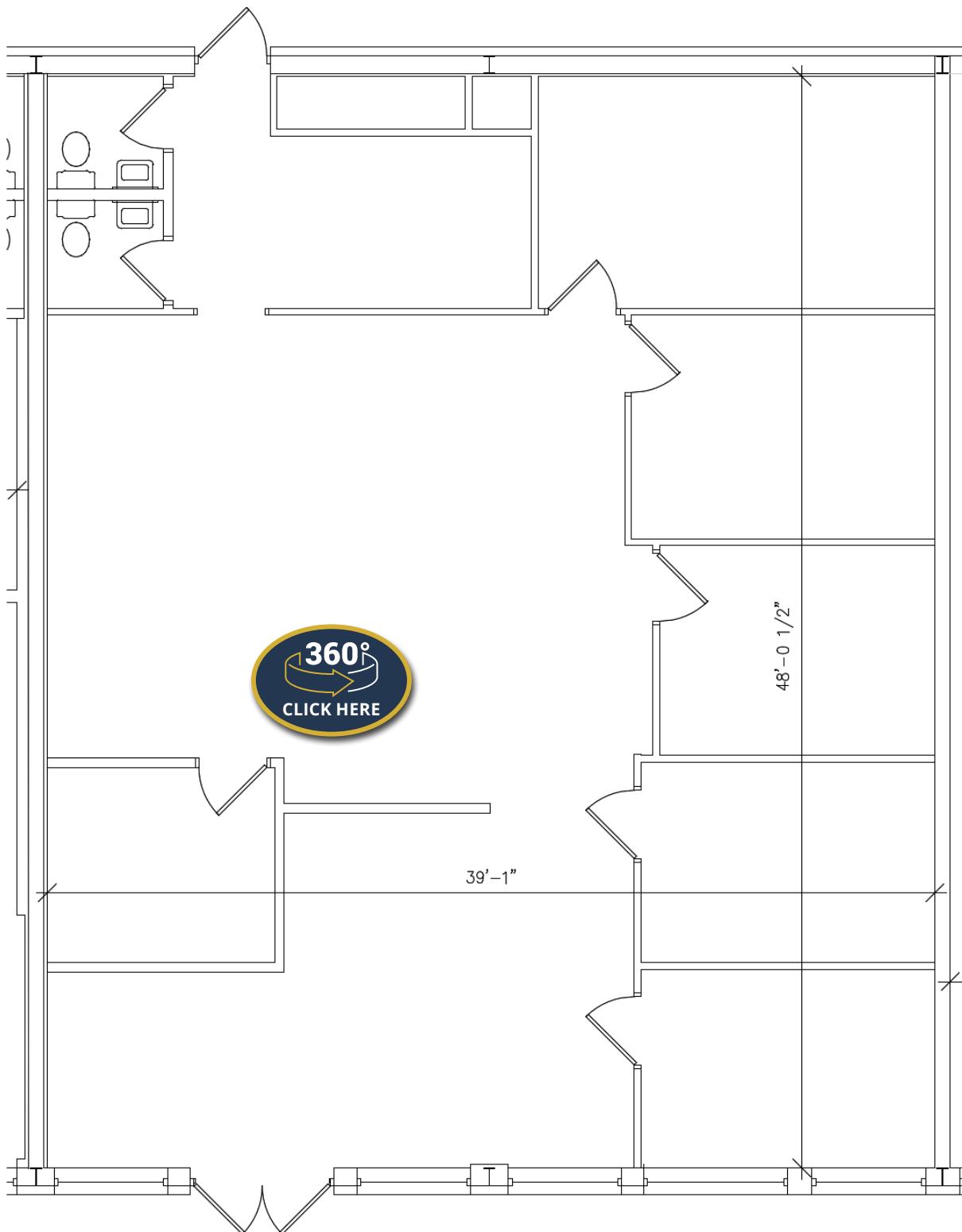




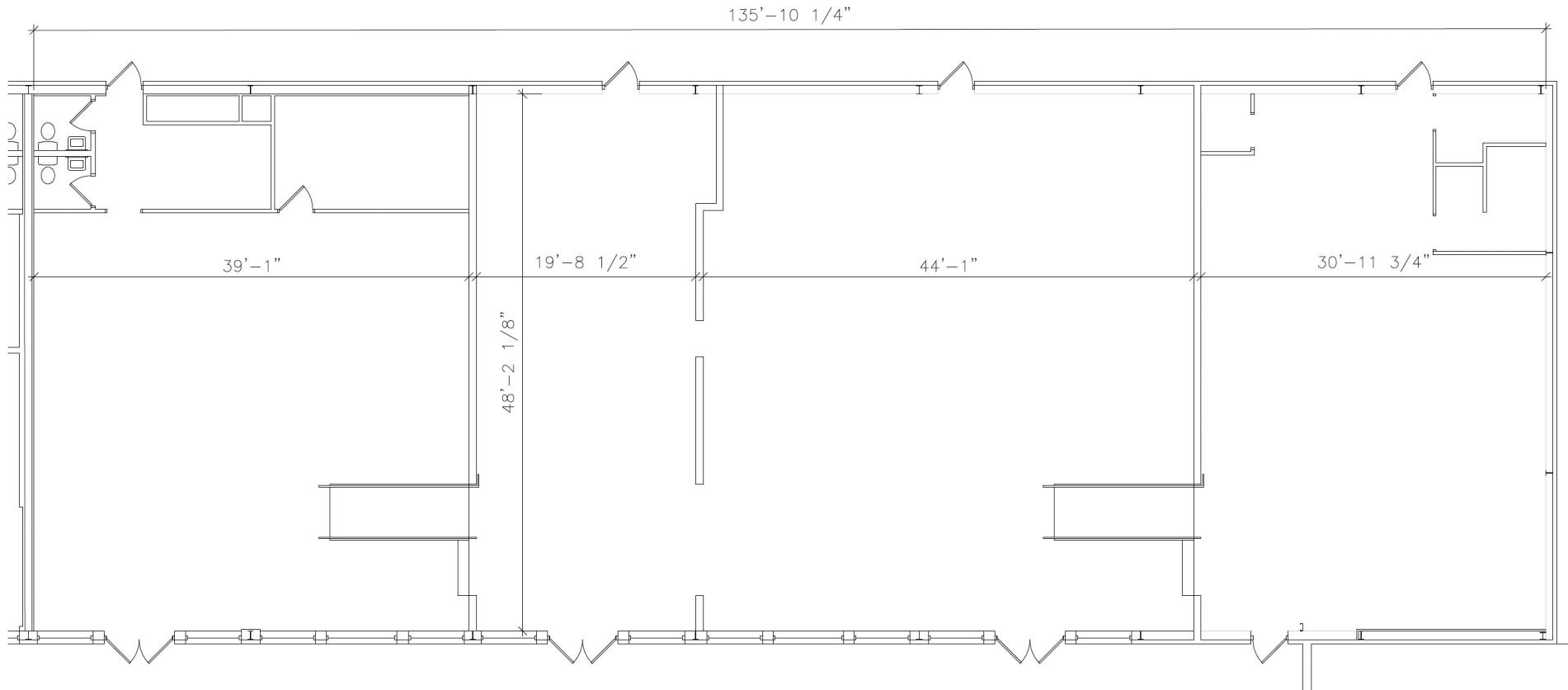












EXTERIOR PHOTOS



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IN THE AREA - MIDDLETOWN



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