



Development Land For Sale

3722 Towne Blvd,
& I-75
Middletown, OH

24.76+/- Acres

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DEVELOPMENT LAND

24.67 +/- ACRES

3722 TOWNE BLVD, MIDDLETOWN, OH

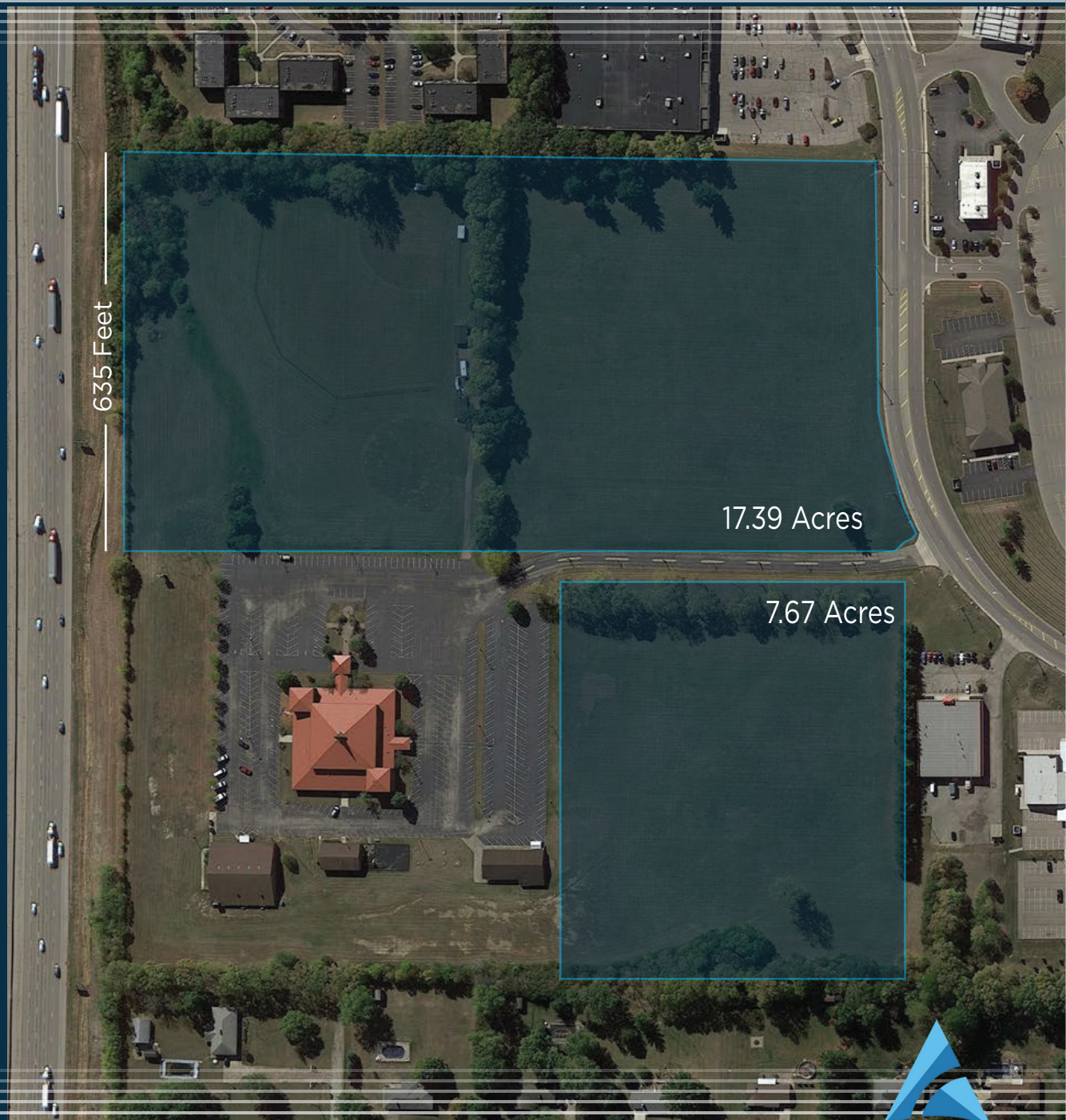
AVAILABLE: 17.39+/- & 7.67+/- ACRES

PRICING: \$135,000 PER ACRE

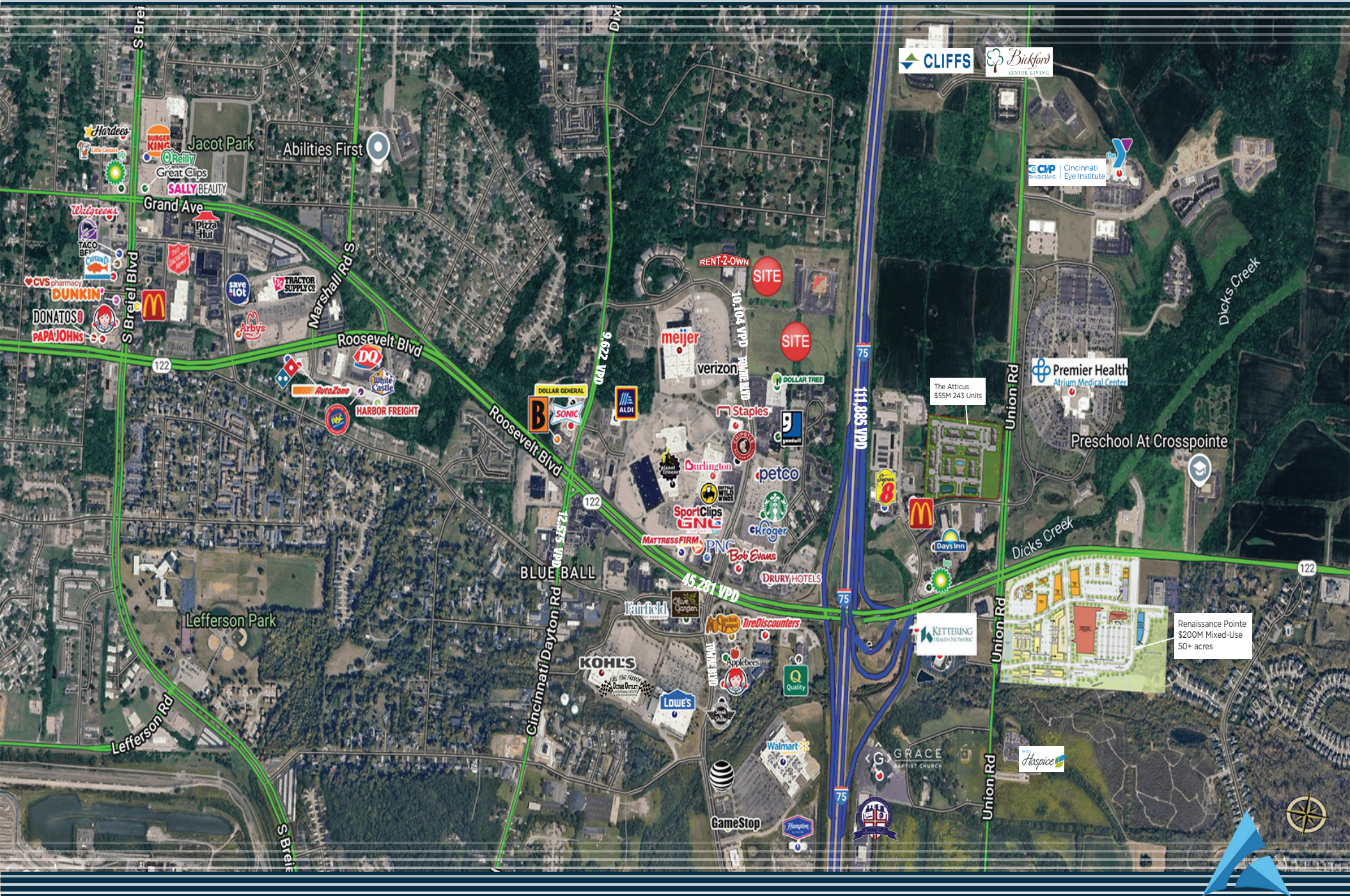
- ZONED R-4 & B-2
- 635 FEET OF FRONTAGE ALONG I-75, THE 3RD BUSIEST HIGHWAY IN THE U.S.
- NEIGHBORS INCLUDE ATRIUM MEDICAL CENTER, KROGER MARKETPLACE, MEIJER, WAL-MART, LOWE'S, BURLINGTON, GABE'S, KOHL'S, PLANET FITNESS, STAPLES, KETTERING HEALTH NETWORK, CLEVELAND CLIFFS (FORMERLY AK STEEL)

TRAFFIC COUNTS:

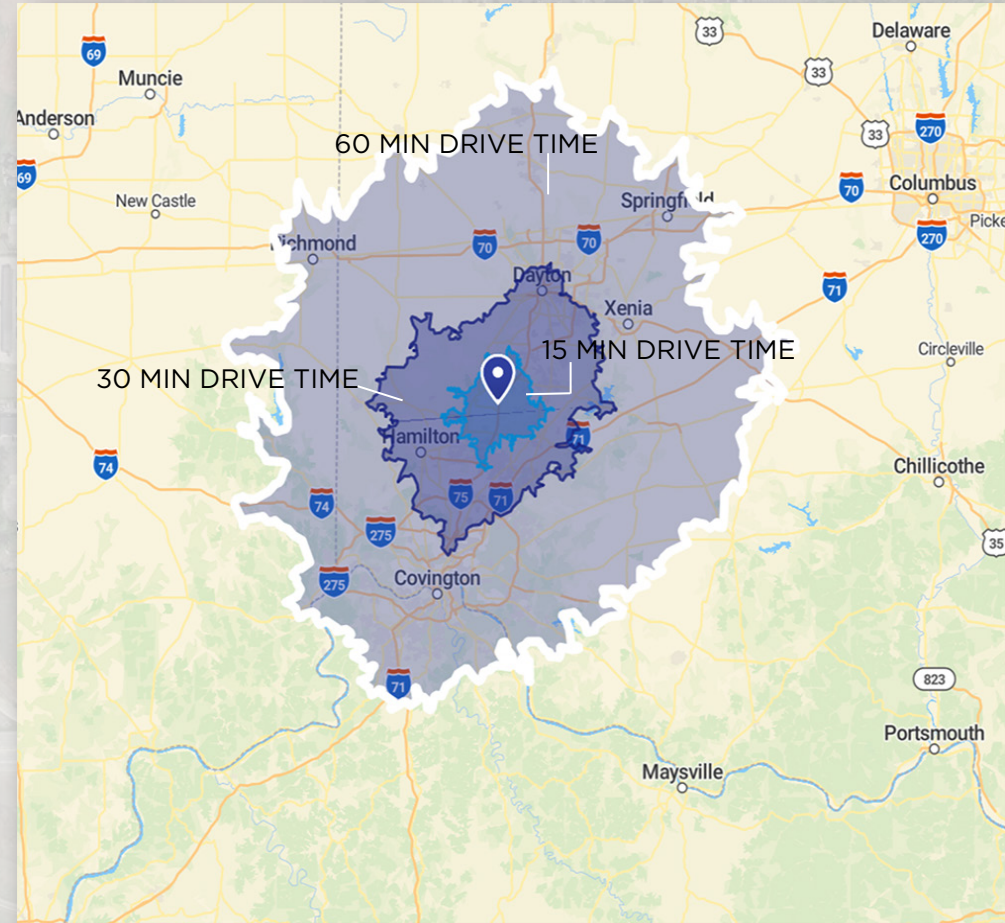
- SR 122 - 45,281 VPD
- I-75 - 111,885 VPD
- TOWNE BLVD - 10,104 VPD



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DEMOGRAPHICS		1 mi radius	3 mi radius	5 mi radius
POP.	2024 Estimated Population	4,459	36,510	93,660
	2029 Projected Population	4,660	37,764	96,950
	2020 Census Population	4,521	35,859	90,212
	Projected Annual Growth 2024 to 2029	0.9%	0.7%	0.7%
HOUSEHOLDS & INCOME	2024 Estimated Households	2,082	15,704	37,766
	2029 Projected Households	2,204	16,485	39,721
	2020 Census Households	1,652	13,393	32,279
	2024 Est. Avg. Household Income	\$84,558	\$88,361	\$82,862
	2029 Projected Avg. Household Income	\$86,662	\$91,604	\$85,717
	2010 Census Avg. Household Income	\$59,829	\$55,628	\$50,958
TOTAL ANNUAL CONSUMER EXPENDITURE	Total Annual Consumer Expenditure			
	Total Household Expenditure	\$113.62M	\$971.83M	\$2.23B
	Total Non-Retail Expenditure	\$59.91M	\$512.99M	\$1.18B
	Total Retail Expenditure	\$53.71M	\$458.84M	\$1.05M
	Apparel	\$3.98M	\$33.99M	\$78.03M
	Contributions	\$3.65M	\$31.86M	\$72.07M
	Education	\$3.26M	\$28.3M	\$64.4M
	Entertainment	\$6.38M	\$54.93M	\$125.41M
	Food and Beverages	\$16.78M	\$142.97M	\$329.16M
	Furnishings and Equipment	\$3.98M	\$34.19M	\$78.04M
	Gifts	\$2.75M	\$23.73M	\$53.86M
	Health Care	\$9.68M	\$83.06M	\$190.44M
	Household Operations	\$4.43M	\$38.15M	\$87.07M
	Miscellaneous Expenses	\$2.16M	\$18.49M	\$42.19M
	Personal Care	\$1.53M	\$13.07M	\$29.96M
	Personal Insurance	\$785.67K	\$6.83M	\$15.47M
	Reading	\$248.84K	\$2.14M	\$4.88M
	Shelter	\$24.02M	\$204.86M	\$471.24M
	Tobacco	\$705.18K	\$5.92M	\$13.88M
	Transportation	\$20.83M	\$177.41M	\$406.65M
	Utilities	\$8.45M	\$71.94M	\$166.12M
INCOME DISTRIBUTION	2024 Est. HH Income \$200,000 or More	3.7%	5.8%	5.2%
	2024 Est. HH Income \$150,000 to \$199,999	8.2%	7.8%	6.5%
	2024 Est. HH Income \$125,000 to \$149,999	9.1%	6.4%	5.9%
	2024 Est. HH Income \$100,000 to \$124,999	10.7%	9.5%	9.3%
	2024 Est. HH Income \$74,999 to \$99,999	10.1%	15.7%	15.8%
	2024 Est. HH Income \$50,000 to \$74,999	21.2%	18.7%	17.3%
	2024 Est. HH Income \$35,000 to \$49,999	16.3%	13.4%	13.0%
	2024 Est. HH Income \$25,000 to \$34,999	9.5%	10.3%	10.7%
	2024 Est. HH Income \$15,000 to \$24,999	2.0%	5.2%	6.2%
	2024 Est. HH Income \$10,000 to \$14,999	4.9%	3.2%	4.4%
	2024 Est. HH Income Under \$10,000	4.3%	4.0%	5.7%
	2024 Est. Per Capita Income	\$39,499	\$38,093	\$33,478
BUSINESS	2020 Est. Total Businesses	271	1,004	2,325
	2020 Est. Total Employees	4,884	12,826	28,084



@2024, Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography -RFULL9

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