

FREE-STANDING RETAIL BLDG

3445 UNION ROAD, MIDDLETOWN, OH 45005



For Sublease / Free-Standing Retail Building

**WE ARE
THE CENTER
OF RETAIL**



FREE-STANDING RETAIL BLDG

3445 UNION ROAD, MIDDLETOWN, OH 45005

RETAIL SPACE

12,970 SF

SUBLEASE RATE

Call Broker for pricing

COMMENTS

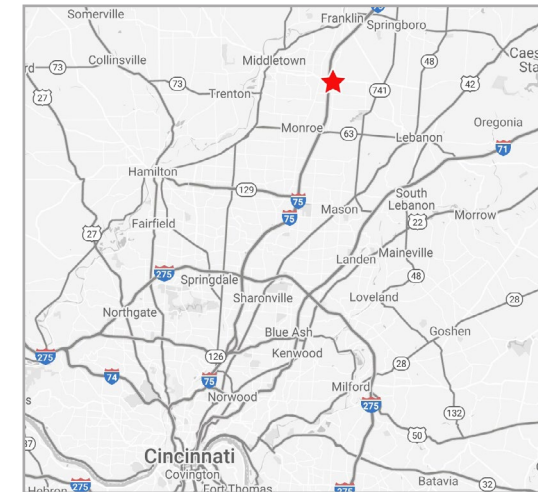
- 12,970 SF former CVS building
- Lease Term expires January 2039
- Two drive-thru lanes
- 65± Parking spaces
- Great for Office or Retail use
- Located on the corner of SR 122 & Union Road
- Monument signage available
- Located next to Kettering Health, Atrium Medical Center and a new “coming soon” development featuring office, retail, restaurant and hospitality space



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	2,349	\$73,314	5,525
3 Miles	31,539	\$84,315	22,862
5 Miles	84,860	\$84,159	57,030



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