

NAI Bergman

660 N University Blvd
Middletown, OH 45042

FOR SALE/LEASE

Office | 11,352 SF

\$7.25 Modified Gross
Sale Price Upon Request



660 N University Blvd

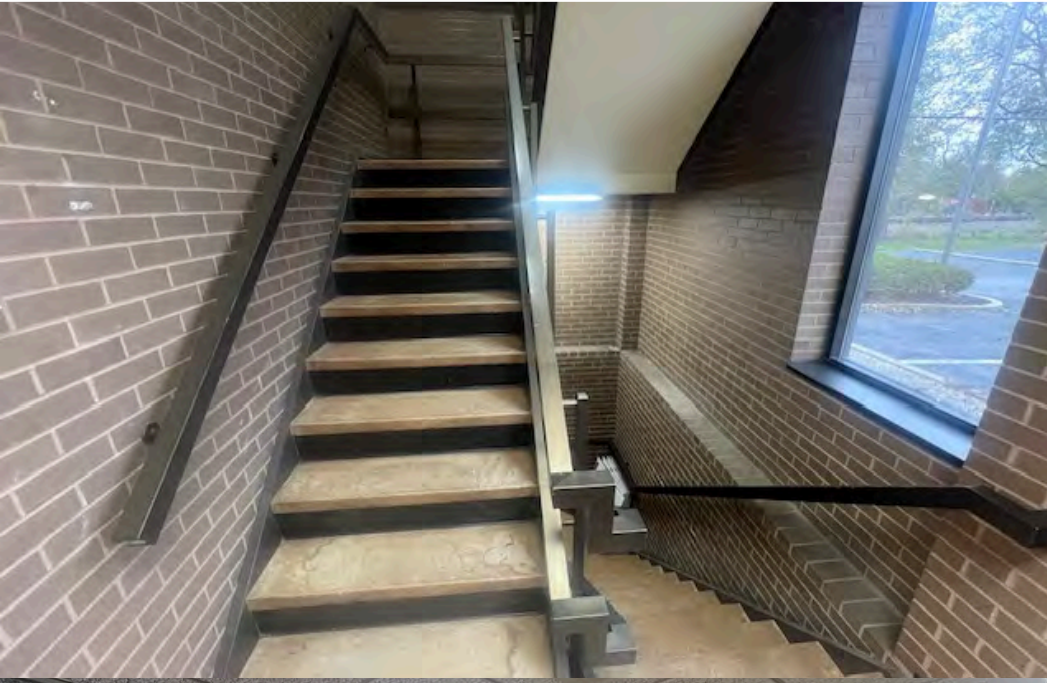
660 N University Blvd is a freestanding former bank branch with a flexible layout suitable for single or multiple tenants. The building features a spacious main level with private offices, three drive-thru lanes plus an ATM lane, and a fully finished basement for additional usable space. Large windows, ample parking, and multiple access points make it well suited for office, medical, retail, or service uses.

Property Highlights

- Lease Rate: \$7.25 SF/yr Modified Gross
- 3 Drive Thru Lanes
- Ample Parking
- Zoned B-2
- 2 Vaults
- 2 Kitchenettes
- Multiple Bathrooms
- Full Surveillance and Security System
- Fully Finished Basement

BUTLER
HERITAGE
Federal Credit Union

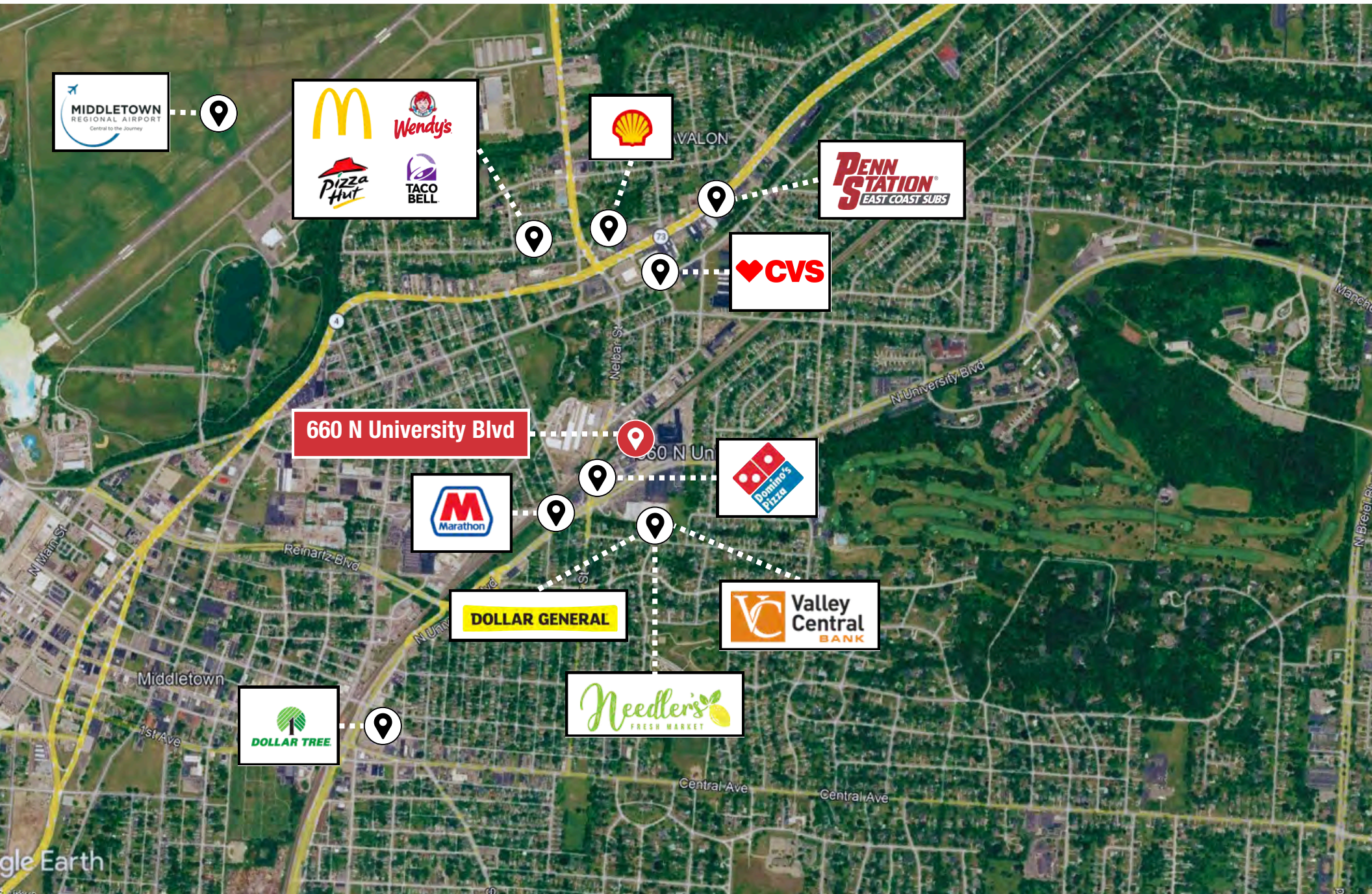






RETAILER MAP

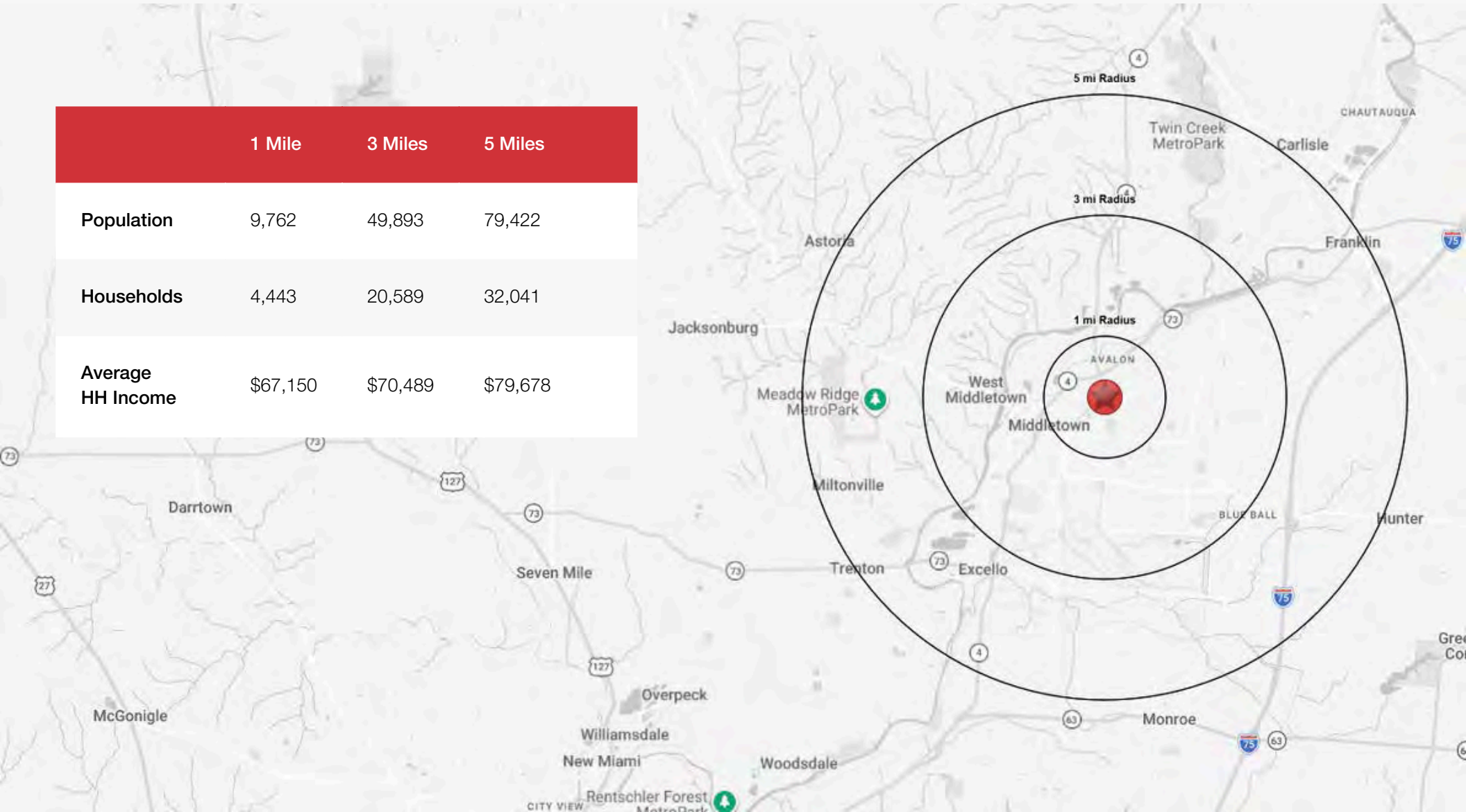
660 N University Blvd | 06



DEMOGRAPHICS

660 N University Blvd | 07

	1 Mile	3 Miles	5 Miles
Population	9,762	49,893	79,422
Households	4,443	20,589	32,041
Average HH Income	\$67,150	\$70,489	\$79,678



THANK YOU



STAY CONNECTED



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