



CUSHMAN &
WAKEFIELD



I-75 **DEVELOPMENT** SITE

3.19 ACRES | ASKING \$2,800,000
MIDDLETOWN, OH 45005

- Zoned BC-I, Business Center Interchange
- Full I-75 interchange
- I-75 exposure



NEIGHBORS



DOLLAR GENERAL



meijer



Burlington

petco



MATTRESS FIRM

Kentucky Fried Chicken



Bob Evans

Charleys

DRURY HOTELS

Fairfield

Jiffy Lube



KOHL'S

LOWE'S

Tire Discounters

Applebee's Terhune Dr



Walmart



Red Roof



CVS pharmacy

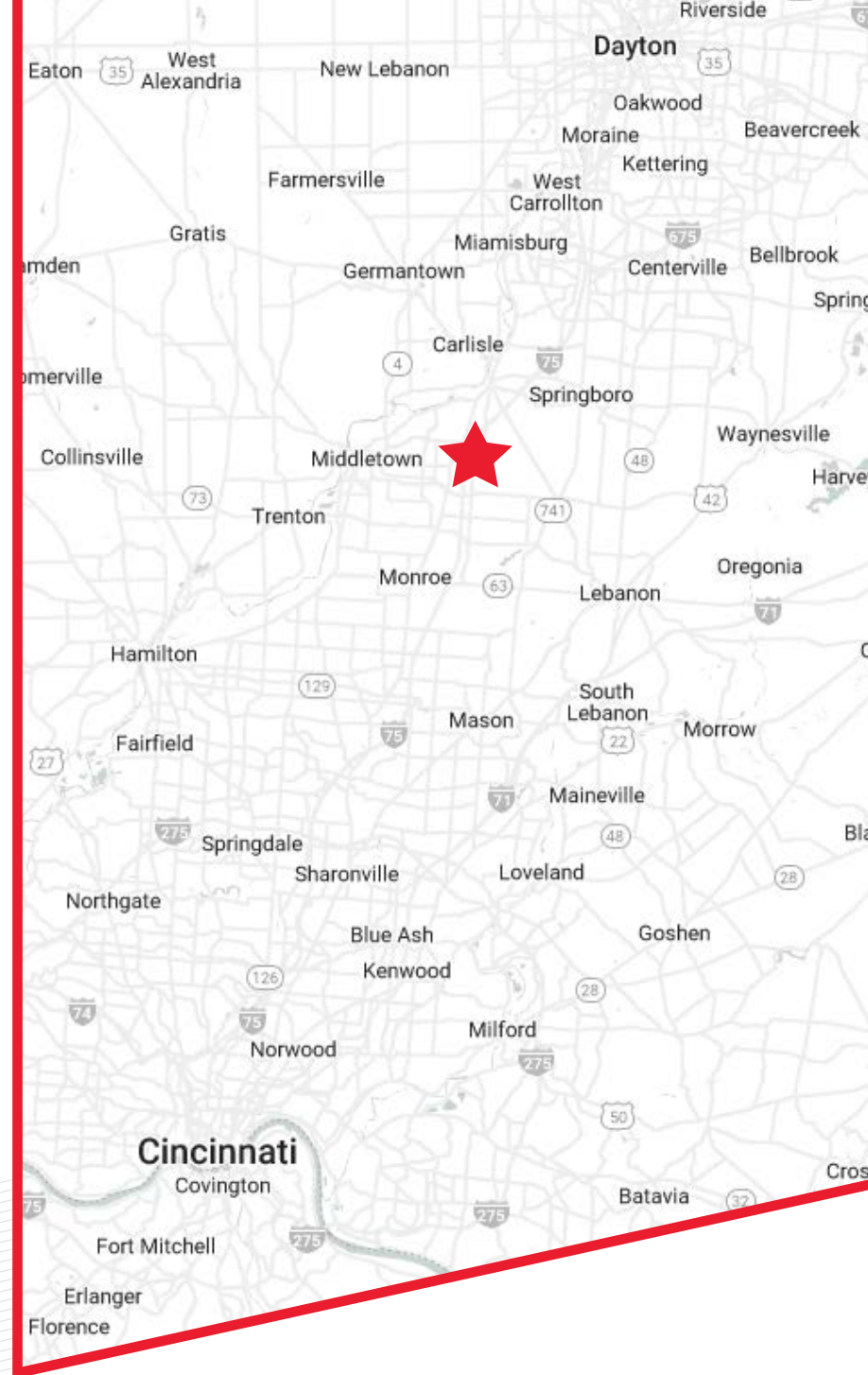


DEMOGRAPHICS

	3 MILE	5 MILE
ESTIMATED POPULATION (2023)	32,949	87,335
PROJECTED POPULATION (2028)	33,427	90,026
ESTIMATED HOUSEHOLDS (2023)	13,972	34,584
PROJECTED HOUSEHOLDS (2028)	14,356	36,116
ESTIMATED AVG. HOUSEHOLD INCOME (2023)	\$83,378	\$82,372
PROJECTED AVG. HOUSEHOLD INCOME (2028)	\$86,465	\$84,453
ESTIMATED MEDIAN HOUSEHOLD INCOME (2023)	\$75,695	\$71,111
PROJECTED MEDIAN HOUSEHOLD INCOME (2028)	\$76,665	\$71,981
MEDIAN AGE	43.1	39.7

TRAFFIC COUNTS

2023 AVG. TRAFFIC COUNT FOR I-75	105,834
2023 AVG. TRAFFIC COUNT FOR COMMERCE DR.	1,166





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