

**MIXED – USE DEVELOPMENT**

**25.06 ACRES**

3722 Towne Blvd, Middletown, OH 45005



**7.67 Acres**



**17.39 Acres**

**+/- 635 Feet**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**MIXED – USE DEVELOPMENT**  
**24.5 ACRES**

3722 Towne Blvd, Middletown, OH

**AVAILABLE:** Development Land  
**PRICING:** \$130,000

- Zoned: R-4 & B-2
- Frontage along I-75. the 3<sup>rd</sup> busiest highway in the US
- Neighbors include Atrium Medical Center, CVS, Kroger Marketplace, Meijer, Walmart, Lowe's, Burlington, Gabe's, Kohl's, Planet Fitness, Kettering Health Network, Staples, and AK Steel
- Possible Tax Incentives from city of Middletown

**TRAFFIC COUNTS:**

- SR 122 – 30,154 AADT
- I-75 – 110,227 AADT





	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	3,981	32,921	89,393
	2025 Projected Population	4,108	33,935	94,536
	2010 Census Population	3,867	32,729	85,844
	2000 Census Population	3,851	32,029	79,408
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	1.2%
	Historical Annual Growth 2000 to 2020	0.2%	0.1%	0.6%
<b>HOUSEHOLDS</b>	2020 Estimated Households	1,750	14,144	35,486
	2025 Projected Households	1,813	14,666	37,848
	2010 Census Households	1,678	13,701	32,944
	2000 Census Households	1,652	13,393	32,279
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	1.3%
	Historical Annual Growth 2000 to 2020	0.3%	0.3%	0.5%
<b>AGE</b>	2020 Est. Population Under 10 Years	10.1%	10.4%	11.1%
	2020 Est. Population 10 to 19 Years	10.7%	11.2%	11.8%
	2020 Est. Population 20 to 29 Years	15.7%	12.9%	14.6%
	2020 Est. Population 30 to 44 Years	14.8%	15.9%	17.7%
	2020 Est. Population 45 to 59 Years	18.3%	19.5%	18.8%
	2020 Est. Population 60 to 74 Years	20.0%	20.2%	17.5%
	2020 Est. Population 75 Years or Over	10.6%	10.0%	8.6%
	2020 Est. Median Age	42.8	43.4	40.2
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	48.1%	48.1%	50.4%
	2020 Est. Female Population	51.9%	51.9%	49.6%
	2020 Est. Never Married	34.0%	28.8%	31.4%
	2020 Est. Now Married	41.7%	45.8%	42.1%
	2020 Est. Separated or Divorced	17.3%	17.7%	18.2%
2020 Est. Widowed	6.9%	7.6%	8.3%	
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	1.7%	3.8%	3.6%
	2020 Est. HH Income \$150,000 to \$199,999	4.0%	5.4%	5.0%
	2020 Est. HH Income \$100,000 to \$149,999	11.7%	14.8%	14.2%
	2020 Est. HH Income \$75,000 to \$99,999	15.8%	14.7%	13.5%
	2020 Est. HH Income \$50,000 to \$74,999	26.3%	19.8%	19.8%
	2020 Est. HH Income \$35,000 to \$49,999	12.9%	13.7%	13.0%
	2020 Est. HH Income \$25,000 to \$34,999	9.4%	9.8%	10.0%
	2020 Est. HH Income \$15,000 to \$24,999	4.3%	7.6%	8.4%
	2020 Est. HH Income Under \$15,000	13.8%	10.6%	12.6%
	2020 Est. Average Household Income	\$73,991	\$73,780	\$69,440
	2020 Est. Median Household Income	\$57,786	\$62,015	\$59,111
2020 Est. Per Capita Income	\$32,549	\$31,745	\$28,481	
	2020 Est. Total Businesses	257	948	2,384
	2020 Est. Total Employees	5,681	13,767	35,497

