



15+/- ACRES DEVELOPMENT LAND

Market Ave. & Union Rd. • Cincinnati, OH MSA

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

INVESTMENT HIGHLIGHTS //

- Two Parcel Vacant Land Totalling 14.63 Acres Located on a Hard Signalized Corner
- BCH (Business Center Hub Subdistrict) Zoning Allows for Wide Variety of Retail, Office and Mixed-Use Developments
- Proximity to Towne Mall (Under a master development proposal to convert into a walkable destination with a variety of stores, retailers, hockey arena & indoor speedway, and 200 Luxury style Apartments)
- Located within proximity of Premier Health Atrium Medical Center (324-bed hospital | 260-acre medical campus)
- Affluent Demographics | 83,000+ residents within a 5-mile radius and \$119,742 Average Household incomes within 1-Mile
- Easily Accessible & Nearby The I-75 Access Ramp (100,000+ VPD) Just Off of Exit 32 (8,100+ VPD)
- Within Proximity to Main Retail Corridor in Middletown With Many National Retailers and restaurants, such as Walmart, Meijers, Lowe's, Kroger, Aldi, Kohl's, Gabe's, Bob Evans, Cracker Barrel, Apple Bee's, Olive Garden
- Growing Demographics: Population of 45,027 Within 20 Miles | 2% Projected Population Growth By 2026



PROPERTY SUMMARY //



THE OFFERING 15+/- Acres Development Land
PRICE: MARKET BID

OFFERING SUMMARY

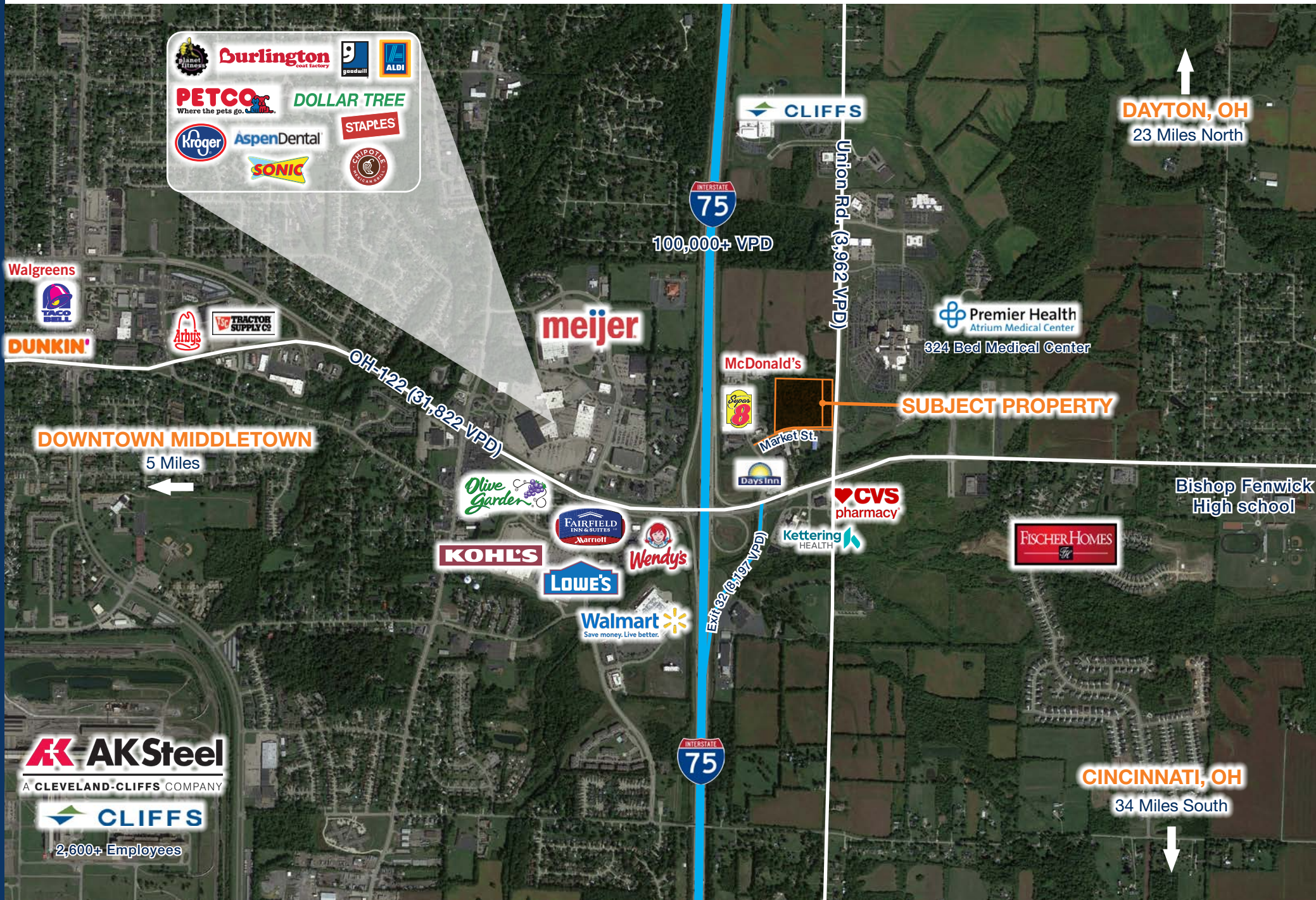
Property Address	Market Ave and Union Rd., Middletown, OH
Square Feet	650,786 Sq.Ft.
Lot Size	14.63 Acres
Zoning	Business Center Hub Subdistrict
Type of Ownership	Fee Simple
Parcel Numbers	07-03-276-017-1 & 07-03-276-018-1

SITE PLAN

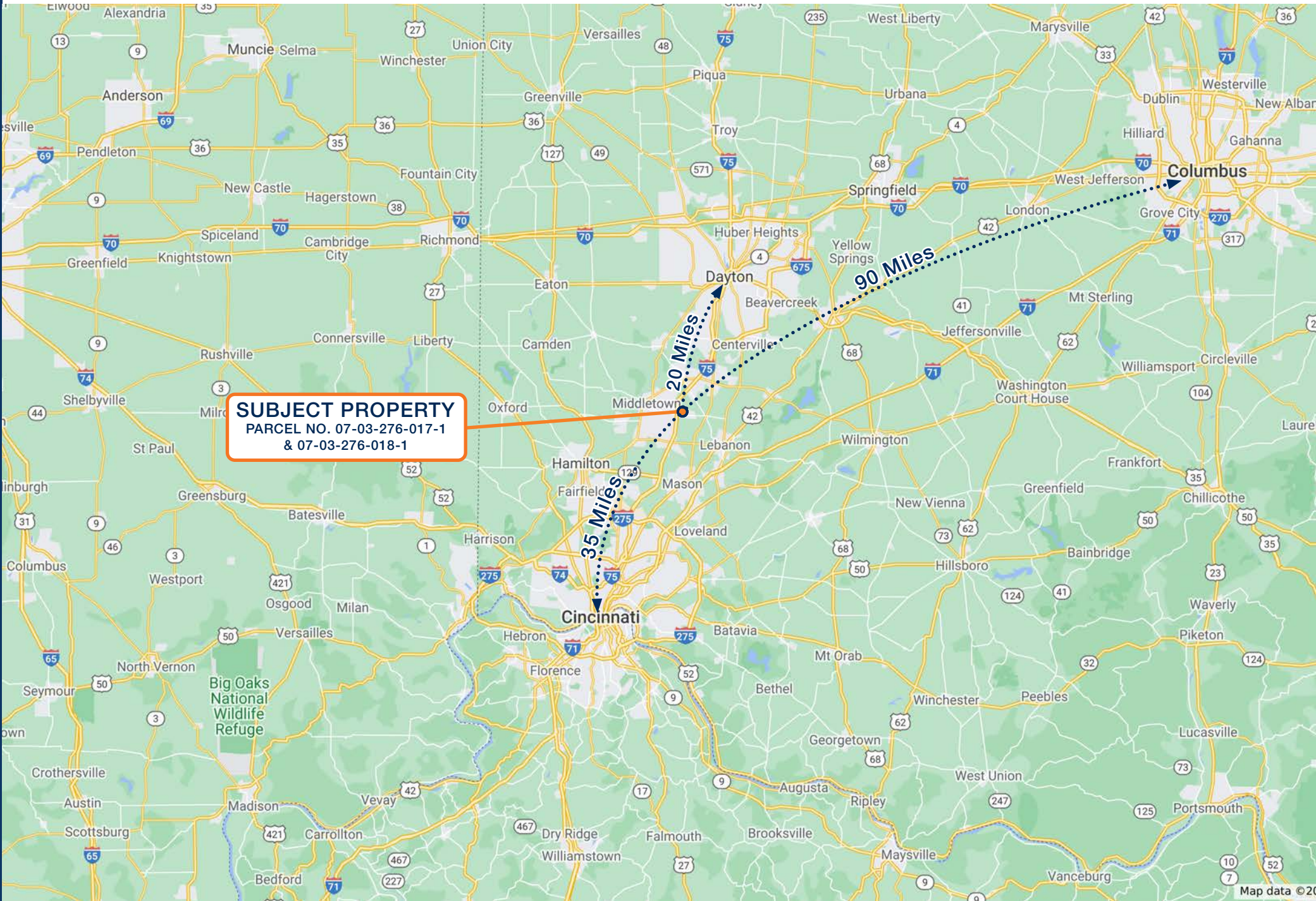
Not to Scale



AERIAL // 10596 HWY. 111



MAP VIEW //MIDDLETOWN, OHIO



Map data © 2020

LOCATION OVERVIEW // MIDDLETOWN, OH

Middletown OH, in the middle of the Cincinnati/Dayton metro area is a city of 48,000+ people in Butler county. The city was the home of AK Steel Holding Corporation (formerly Armco), a major steel works founded in 1900 until offices were moved to West Chester Township, Ohio in 2007, but AK Steel's factory still resides in Middletown. Middletown contains a small municipal airport known as Hook Field, (airport code MWO), but is no longer served by commercial airlines, only general aviation and a skydiving company. A regional campus of Miami University is located in Middletown. In 1957, Middletown was designated as an All-America City.

In 2016, a non-profit called Downtown Middletown Inc. was launched to aid revitalization efforts of Middletown's downtown area. This organization has invested in local businesses by providing promotional materials, marketing consulting, and economic development to help the downtown area thrive as a commercial destination for the area. Downtown Middletown, Inc has provided help to over 10 local area businesses and helped raise over \$80,000 in grants and fundraising efforts for the downtown area. In 2017 Downtown Middletown was named an official Main Street Community, a designation administered by the National Trust for Historic Preservation, a group that works to restore and revitalize historic commercial areas across the country.



Downtown Middletown

DEMOGRAPHIC REPORT // MIDDLETOWN, OH

POPULATION	1 Miles	3 Miles	5 Miles
2026 Projection			
Total Population	1,863	30,823	84,413
2021 Estimate			
Total Population	1,791	29,925	83,574
2010 Census			
Total Population	1,627	27,819	80,701
2000 Census			
Total Population	1,442	26,226	73,902
Daytime Population			
2021 Estimate	2,977	32,185	80,937
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2026 Projection			
Total Households	946	12,842	32,866
2021 Estimate			
Total Households	901	12,410	32,316
Average (Mean) Household Size	2.34	2.39	2.43
2010 Census			
Total Households	815	11,506	30,898
2000 Census			
Total Households	711	10,916	30,082
HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Consumer Exp. Top 10 Categories			
Housing	\$17,815	\$16,817	\$16,875
Shelter	\$9,557	\$9,060	\$9,172
Transportation	\$9,498	\$8,906	\$9,037
Food	\$7,709	\$7,367	\$7,271
Personal Insurance and Pensions	\$5,989	\$5,673	\$5,746
Health Care	\$5,388	\$4,932	\$4,621
Utilities	\$4,058	\$3,872	\$3,808
Entertainment	\$2,757	\$2,374	\$2,297
HH Furnishings and Equipment	\$2,209	\$1,820	\$1,584
Cash Contributions	\$1,960	\$1,805	\$1,831

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2021 Estimate			
\$150,000 or More	7.54%	2.84%	2.19%
\$100,000-\$149,999	4.36%	1.71%	1.27%
\$75,000-\$99,999	8.94%	6.04%	4.26%
\$50,000-\$74,999	6.30%	5.35%	4.80%
\$35,000-\$49,999	9.71%	9.10%	8.63%
Under \$35,000	12.81%	15.56%	14.06%
Average Household Income	\$119,742	\$83,284	\$73,610
Median Household Income	\$74,331	\$59,781	\$54,145
Per Capita Income	\$60,261	\$34,632	\$29,215
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
0 to 4 Years	4.83%	10.36%	12.61%
5 to 14 Years	\$119,742	\$83,284	\$73,610
15 to 17 Years	\$74,331	\$59,781	\$54,145
18 to 19 Years	\$60,261	\$34,632	\$29,215
20 to 24 Years	1.84%	1.92%	2.16%
25 to 29 Years	6.08%	5.95%	7.08%
30 to 34 Years	7.66%	6.56%	7.08%
35 to 39 Years	7.03%	6.36%	6.85%
40 to 49 Years	6.00%	6.05%	6.56%
50 to 59 Years	9.40%	10.65%	11.66%
60 to 64 Years	11.78%	13.69%	12.93%
65 to 69 Years	6.75%	7.15%	6.14%
70 to 74 Years	6.09%	6.05%	5.06%
75 to 79 Years	5.89%	5.07%	4.34%
80 to 84 Years	4.09%	3.57%	3.19%
85 to 89 Years	2.96%	2.60%	2.38%
Age 85+	3.42%	2.94%	2.91%
Median Age	40.36	41.61	38.90

PRESENTED BY

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