

RETAIL SPACE FOR LEASE

CROSSROADS MARKET

4421 Roosevelt Blvd., Middletown, OH 45044



Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL SPACE FOR LEASE

CROSSROADS MARKET

4421 Roosevelt Blvd., Middletown, OH 45044

FOR LEASE: 2,922 SF | \$14.00 PSF + NNN (\$2.50)

1,810 SF | \$12.00 PSF + NNN (\$2.50)

- 1,810 SF Space available beginning August 1st
- Great visibility
- Attractive facade
- Access to Elliott Drive traffic light
- Abundant parking
- Space in move-in condition
- Flexible design
- Drive-thru available

TRAFFIC COUNT:

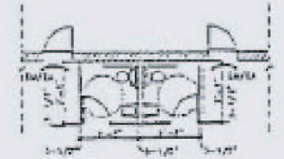
- Roosevelt Blvd. - 23,737 VPD



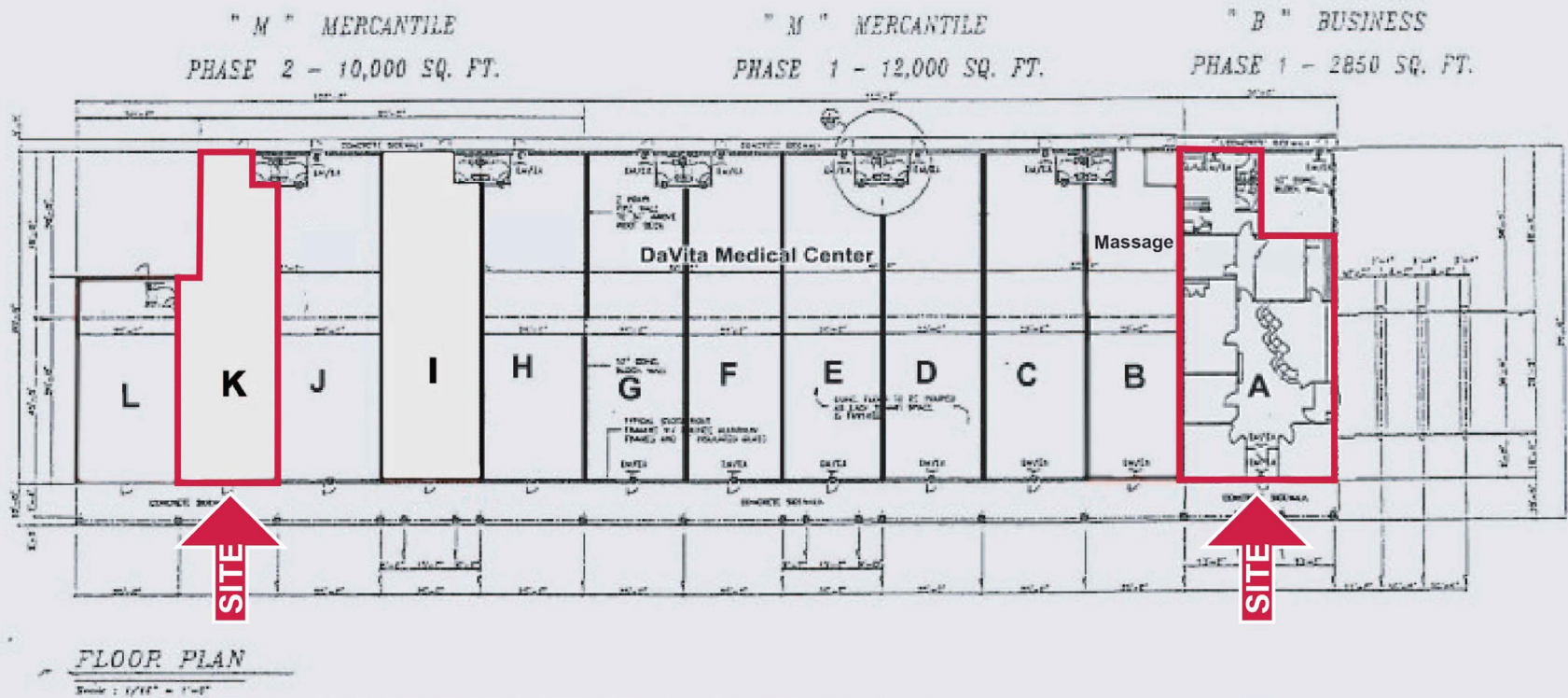
Calculated Square Footage
For Martin Realty, Inc.
Shopping Center/Bank

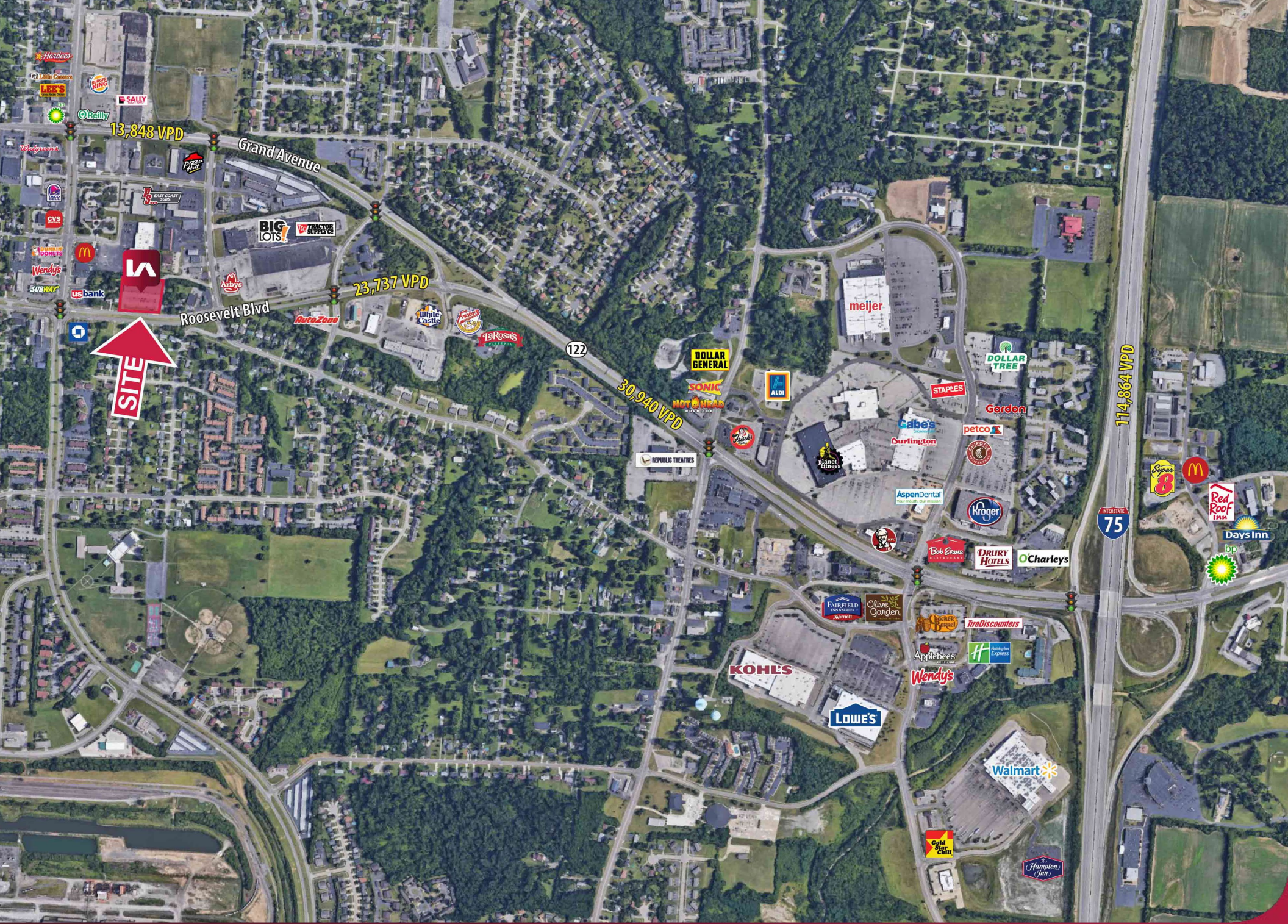
- Suite A - 2,922 sq. ft.
- Suite B - 1,935.5 sq. ft.
- Suite C - 1,975 sq. ft.
- Suite D - 1,975 sq. ft.
- Suite E - 1,975 sq. ft.
- Suite F - 1,975 sq. ft.
- Suite G - 1,935.5 sq. ft.
- Suite H - 2,014.5 sq. ft.
- Suite I - 1,975 sq. ft.
- Suite J - 1,975 sq. ft.
- Suite K - 1,810 sq. ft.
- Suite L - 1,200.5 sq. ft.

Crossroads Market

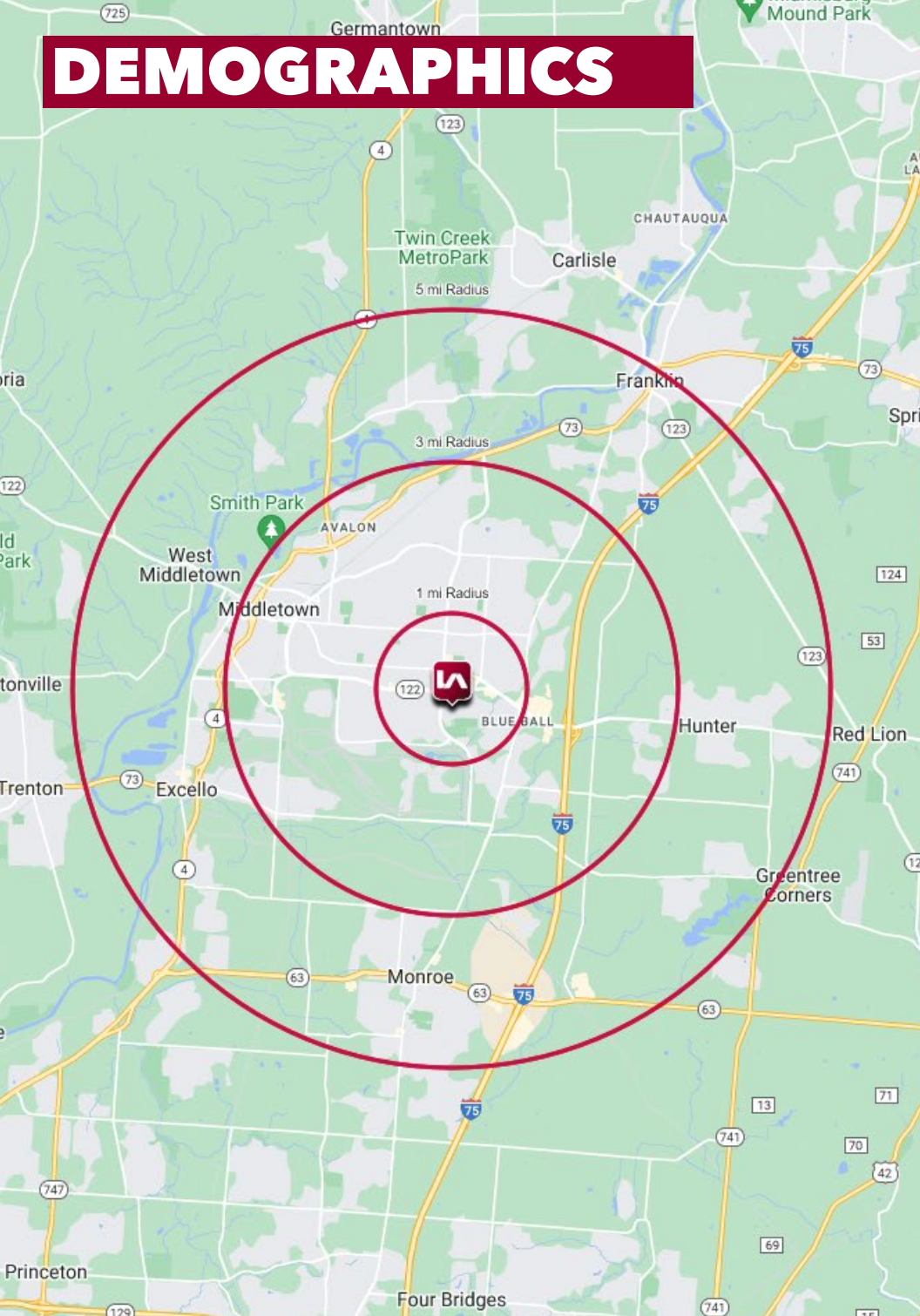


1 RESTROOM DETAIL
A-B NO SCALE





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	10,885	52,523	89,374
2030 Projected Population	10,634	51,853	88,877
2020 Census Population	11,049	49,677	85,359
2010 Census Population	10,349	47,275	79,626
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.8%
HOUSEHOLDS			
2025 Estimated Households	4,939	22,080	35,874
2030 Projected Households	4,958	22,469	36,723
2020 Census Households	4,897	20,839	33,858
2010 Census Households	4,588	19,767	31,463
Projected Annual Growth 2025 to 2030	-	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.9%
AGE			
2025 Est. Population Under 10 Years	12.9%	12.4%	12.4%
2025 Est. Population 10 to 19 Years	11.4%	12.2%	12.6%
2025 Est. Population 20 to 29 Years	15.7%	14.3%	13.6%
2025 Est. Population 30 to 44 Years	18.3%	18.1%	18.8%
2025 Est. Population 45 to 59 Years	17.1%	17.7%	17.9%
2025 Est. Population 60 to 74 Years	17.4%	17.4%	16.7%
2025 Est. Population 75 Years or Over	7.2%	7.9%	8.0%
2025 Est. Median Age	37.1	38.4	38.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.6%	49.1%	49.6%
2025 Est. Female Population	51.4%	50.9%	50.4%
2025 Est. Never Married	39.1%	36.3%	34.3%
2025 Est. Now Married	34.0%	36.1%	40.7%
2025 Est. Separated or Divorced	18.2%	18.5%	16.6%
2025 Est. Widowed	8.6%	9.1%	8.3%
INCOME			
2025 Est. HH Income \$200,000 or More	1.7%	4.9%	6.8%
2025 Est. HH Income \$150,000 to \$199,999	3.9%	5.6%	7.7%
2025 Est. HH Income \$100,000 to \$149,999	12.8%	14.7%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	11.3%	12.8%	13.3%
2025 Est. HH Income \$50,000 to \$74,999	23.6%	19.8%	18.2%
2025 Est. HH Income \$35,000 to \$49,999	14.8%	14.4%	12.2%
2025 Est. HH Income \$25,000 to \$34,999	11.0%	9.6%	8.4%
2025 Est. HH Income \$15,000 to \$24,999	8.0%	6.5%	6.1%
2025 Est. HH Income Under \$15,000	12.8%	11.8%	9.8%
2025 Est. Average Household Income	\$66,783	\$81,175	\$92,306
2025 Est. Median Household Income	\$54,928	\$62,848	\$72,441
2025 Est. Per Capita Income	\$30,352	\$34,178	\$37,118
2025 Est. Total Businesses	338	1,409	2,275
2025 Est. Total Employees	3,538	16,188	26,624