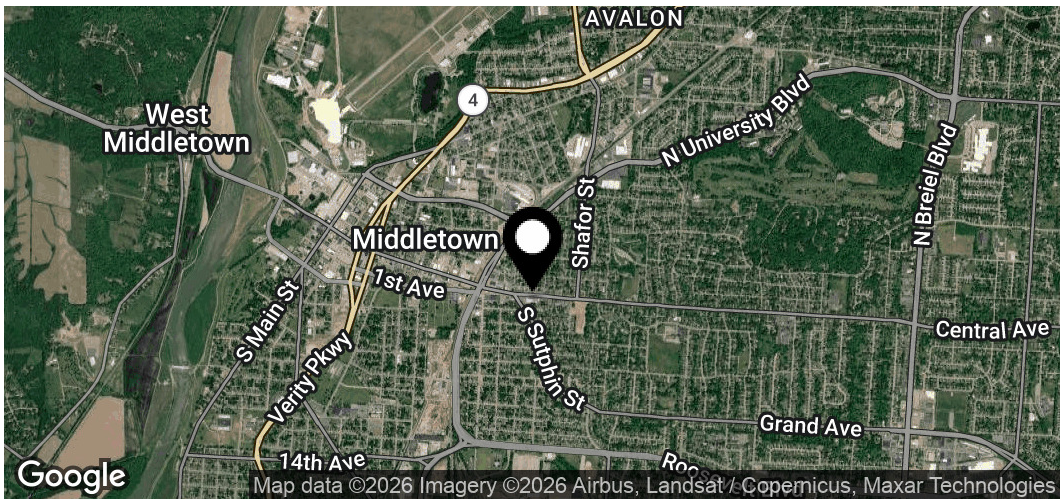


2105 Central Avenue

Middletown, OH 45044

FOR SALE

Executive Summary



Offering Summary

Price	\$189,900
GSF	5,500 SF
# of Floors	2

Property Overview

Nestled on a vibrant street in Middletown, this property is surrounded by neighborhoods, parks, great eateries and other thriving businesses. This highly visible and accessible spot has ideal demographics. Approximately 5550 sq ft offering large open spaces, private offices, conference room, reception area and 2 restrooms. Bright and welcoming large windows provide an abundance of natural light, creating an inviting environment. This modernized and well maintained property offers ideal setting to elevate your business while providing the space you've been looking for.

Dan Schaub
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Additional Photos



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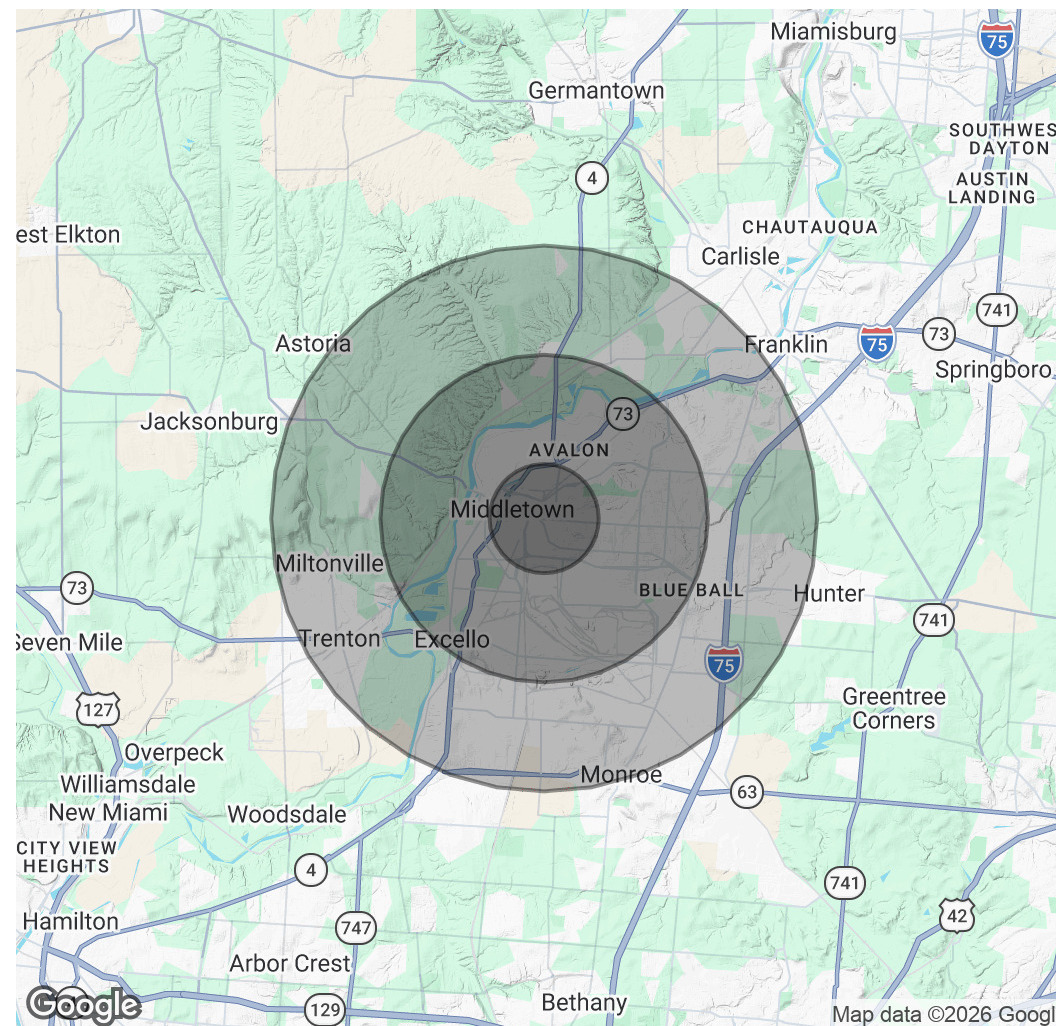
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	13,465	49,480	84,143
Average Age	34.7	38.1	38.7
Average Age (Male)	31	35.9	37.1
Average Age (Female)	37.1	39.2	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,639	20,432	33,427
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$64,444	\$69,541	\$81,801
Average House Value	\$131,504	\$155,510	\$206,484

2023 American Community Survey (ACS)



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