

Park East Plaza

4744-4900 Roosevelt Blvd.
 Middletown, OH 45044
 Butler County



key features

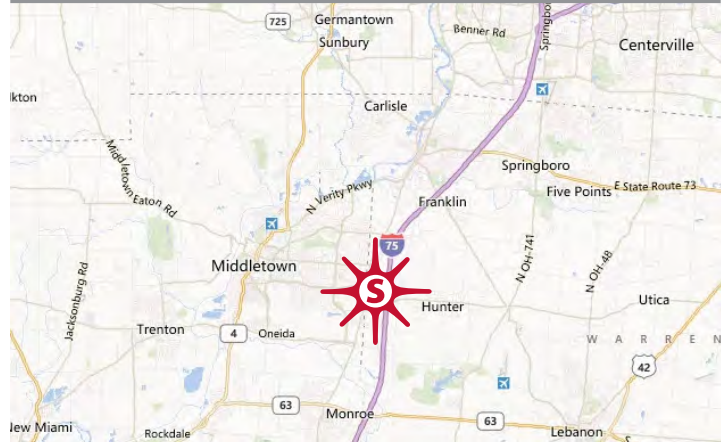
- located in central retail corridor one mile west of I-75
- anchored by Harbor Freight
- join Rent-A-Center, Oak St. Health, and more
- former restaurant outlet available
- daily traffic counts: 36,378 on Roosevelt Blvd./S.R. 122; 13,159 on Grand Ave.; 11,513 on Cincinnati Dayton Rd.; and 118,837 on I-75

demographics

	1 mile	3 miles	5 miles
population	9,280	48,027	92,928
households	4,233	20,133	36,545
avg. household income	\$69,451	\$84,608	\$92,282
daytime population	7,331	31,240	58,769

2025 estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,934 – 7,320 sf



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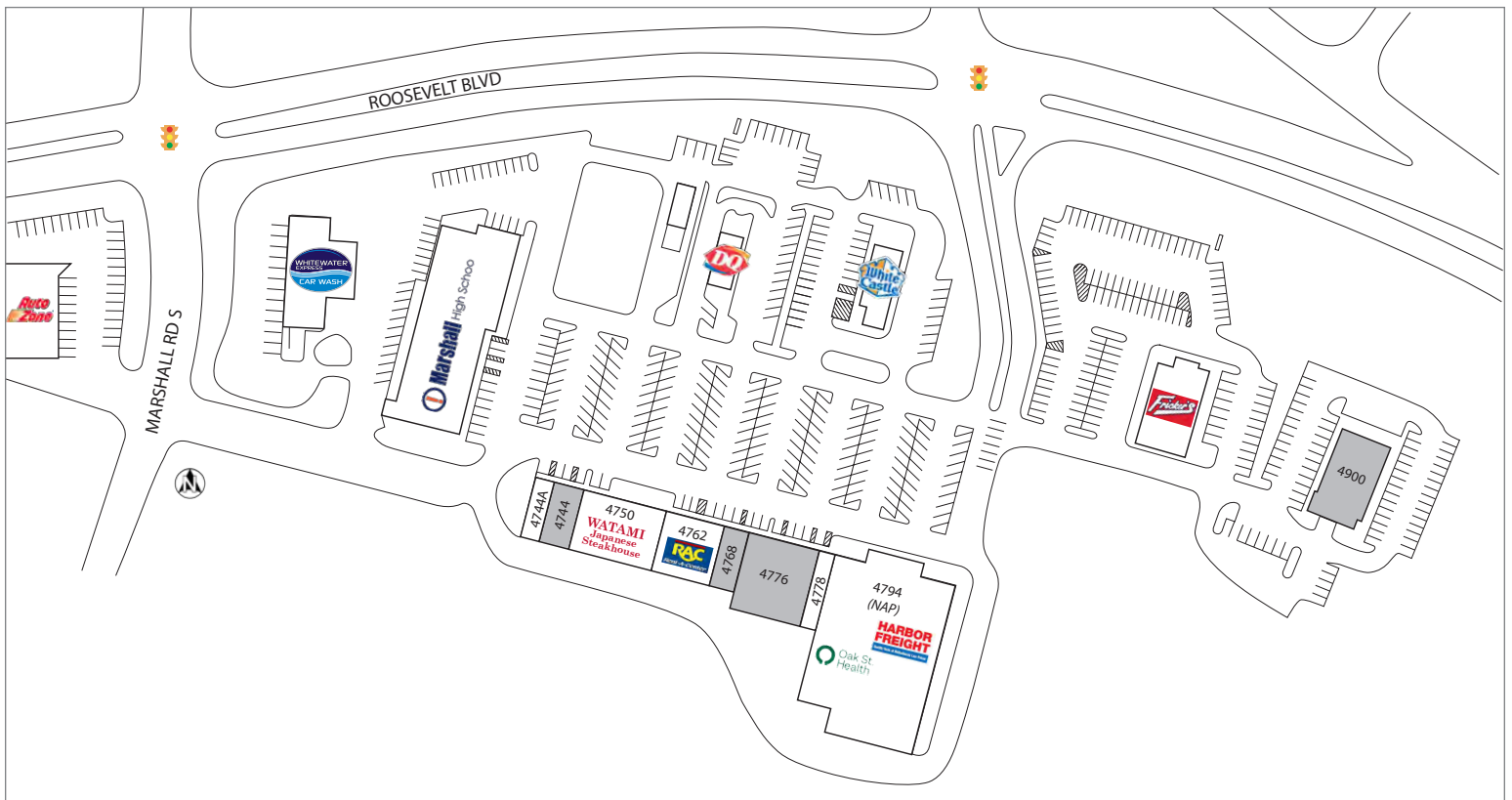
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UNIT	TENANT	DIMS.	S.F.
4744A	KWIK KUTS	15 x 65	975
4744	AVAILABLE	32.8 x 65	2,136
4750	WATAMI JAPANESE STEAKHOUSE	100.2 x 65	6,516
4762	RENT-A-CENTER	70.4 x 65	4,577
4768	AVAILABLE	30 x 65	1,934
4776	AVAILABLE	86.1 x 85	7,320
4778	JET'S PIZZA	16 x 85	1,360
4794B	OAK ST. HEALTH (NAP)	63 x 199 IRR	11,968
4794A	HARBOR FREIGHT (NAP)	75 x 199 IRR	15,072

OUTLOT

4900	AVAILABLE - FORMER RESTAURANT	60 x 100	6,082
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