

**ATTICUS**  
Multi-family Community  
243 Units

**WILLOUGHBY**  
supply

**McDonald's**

**Super 8**  
BY WYNDHAM

**Red Roof**

**Days Inn**  
BY WYNDHAM

**SUBWAY**

**bp**

**Premier Health**  
Atrium Medical Center

**1.7 Acre Outparcel**

# ATTICUS OUTPARCEL

SWC Market Ave & Union Road  
Middletown, Ohio

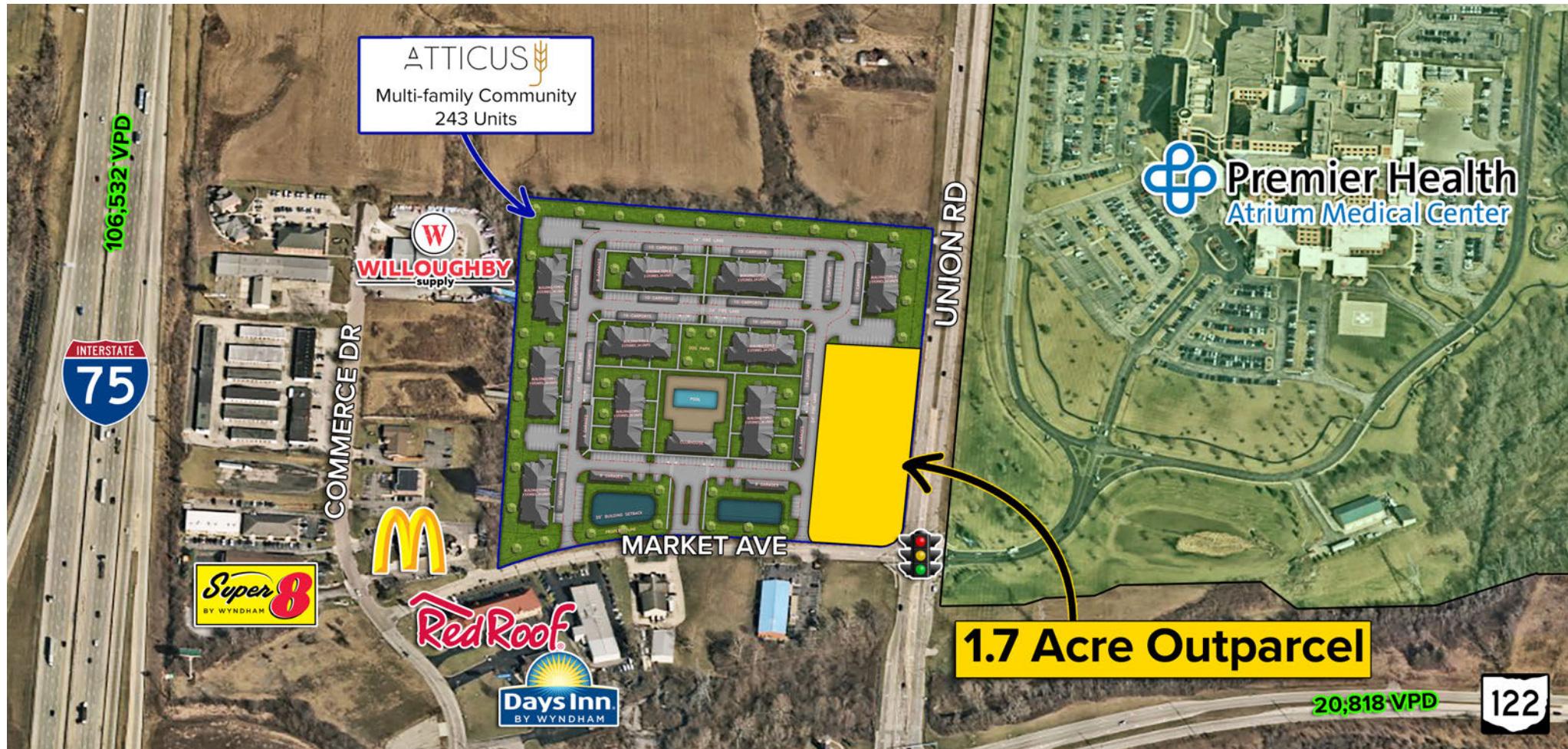


# FOR LEASE, SALE, OR BTS

1.70 Acre Outparcel

# ATTICUS OUTPARCEL

SWC of Market Ave & Union Rd | Middletown, Ohio 45005



## HIGHLIGHTS

- ▶ Across the street from Class A Premier Health Atrium Medical Center (324 beds) with Level III trauma center
- ▶ Outparcel to new Class A 243-unit multi-family development
- ▶ The subject site is entitled site and is located within the medical and business district
- ▶ Directly off of I-75 and SR 122 with 20,818 VPD
- ▶ Immediate area tenants: Lowe's, Meijer, Kroger, Walmart, PetCo, Planet Fitness, Kohl's, Chipotle, Wendy's, Sonic, eight (8) hotels, and more!
- ▶ Conveniently located approximately half-way between Dayton and Cincinnati



**ANCHOR**  
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**POPULATION** 48,449 in Middletown  
2.26 Million in Cincinnati metropolitan area

**TRANSPORTATION** I-75 connects Cincinnati and Dayton and provides quick access to the subject location

**HIGHER EDUCATION**

- Miami University - Middletown
- Wright State University
- Southwestern College of Business
- University of Cincinnati - Raymond Walters College

**ATRIUM MEDICAL CENTER**

- 324-bed, Level III Trauma Center
- Accredited Senior Emergency Center
- Affiliated with Premier Health
- Family-centered care, advanced technology, full range of services
- Accredited chest pain center and advanced primary stroke center
- Certified member of MD Anderson Cancer Center

**ACTIVITIES & ATTRACTIONS**

- Golf: Browns Run Country Club and Shaker Run Golf Course
- Nature: Little Miami Scenic River Trail, Bull's Run Nature Sanctuary & Arboretum, Cox Arboretum & Gardens Metropark
- Kings Island Amusement Park
- Arts: Middletown Arts Center, Sorg Opera Company, Art Central District
- Festivals: Fenwick Festival, Port Middletown Arts & Music Festival, Hocus Pocus Family Fun Festival, Ohio Challenge Hot Air Balloon Festival, Greek Festival



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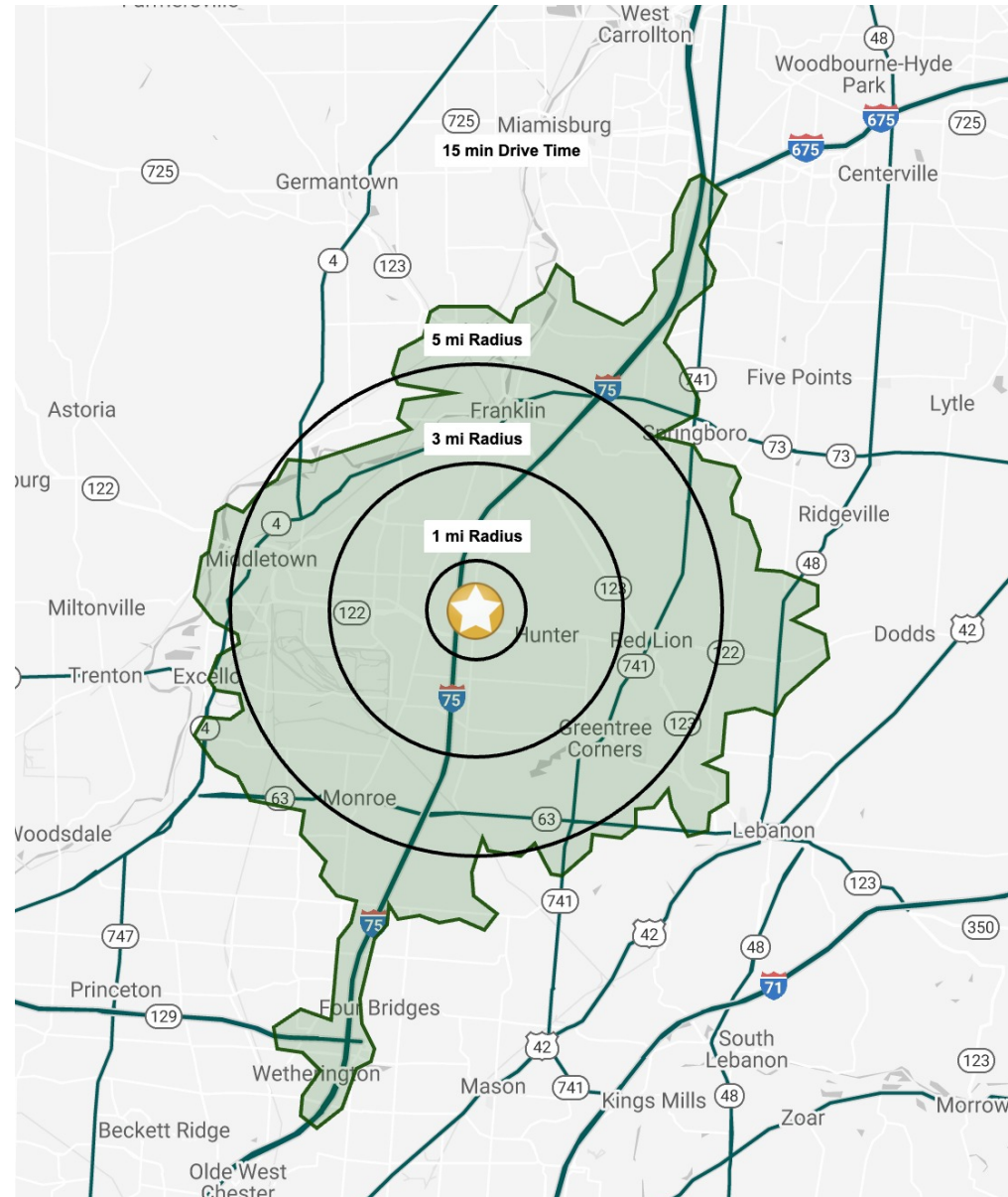
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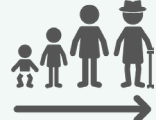





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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	1,834	31,165	86,193	119,496
 MEDIAN AGE	43.0	43.4	39.9	39.6
 AVERAGE HH INCOME	\$89,041	\$86,200	\$82,237	\$90,523
 MEDIAN HH INCOME	\$88,404	\$78,817	\$71,476	\$77,961
 BUSINESSES	192	914	2,225	3,738
 EMPLOYEES	3,799	11,950	27,318	47,887
 EDUCATION: BACHELORS +	35.5%	27.6%	22.3%	25.9%



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