

Middletown, Ohio

6770 Roosevelt Pkwy

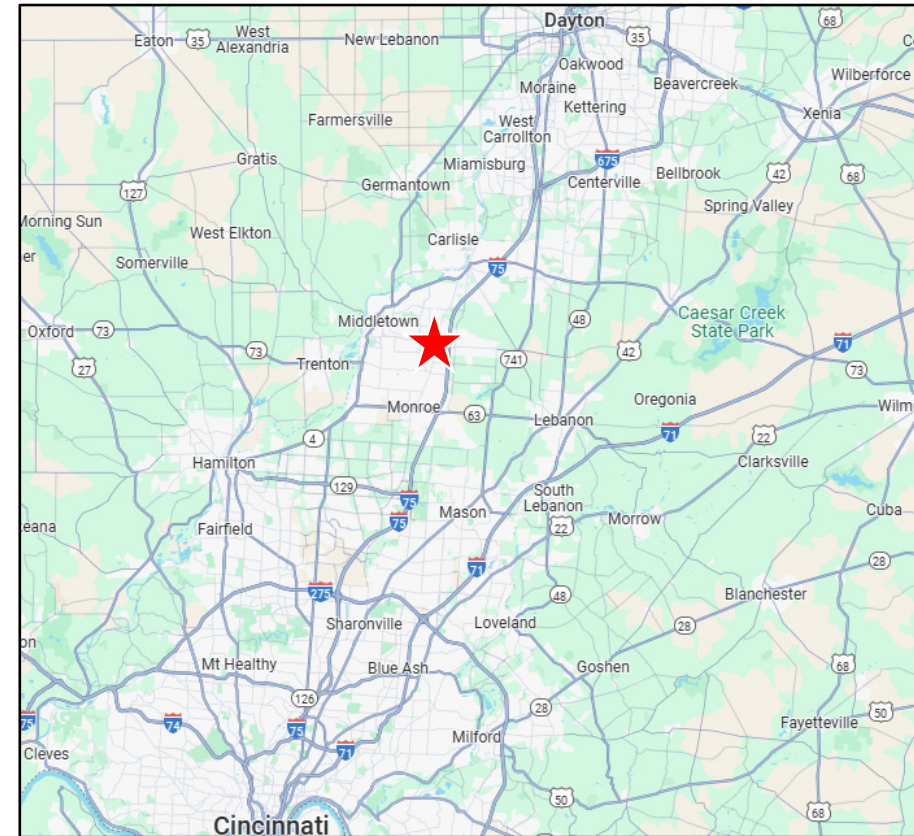


AVAILABLE



Highlights:

- 0.725 acre parcel
- 146 ft of frontage on Roosevelt Pkwy
- Zoned B2
- 2023 real estate taxes were \$2,729.03
- Asking price is \$350,000



Location:

- Accessible from a major throughfare via a lighted intersection in a dense retail area
- 0.4 miles from Interstate 75
- Located adjacent to Fairfield Inn and Jiffy Lube
- 11,655 average daily traffic on Towne Blvd and 36,643 average daily traffic on State Route 122
- Area retailers include Kohl's, Lowe's Home Improvement, Wendy's, Walmart Supercenter, Kroger Marketplace, Aldi, and Meijer

The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

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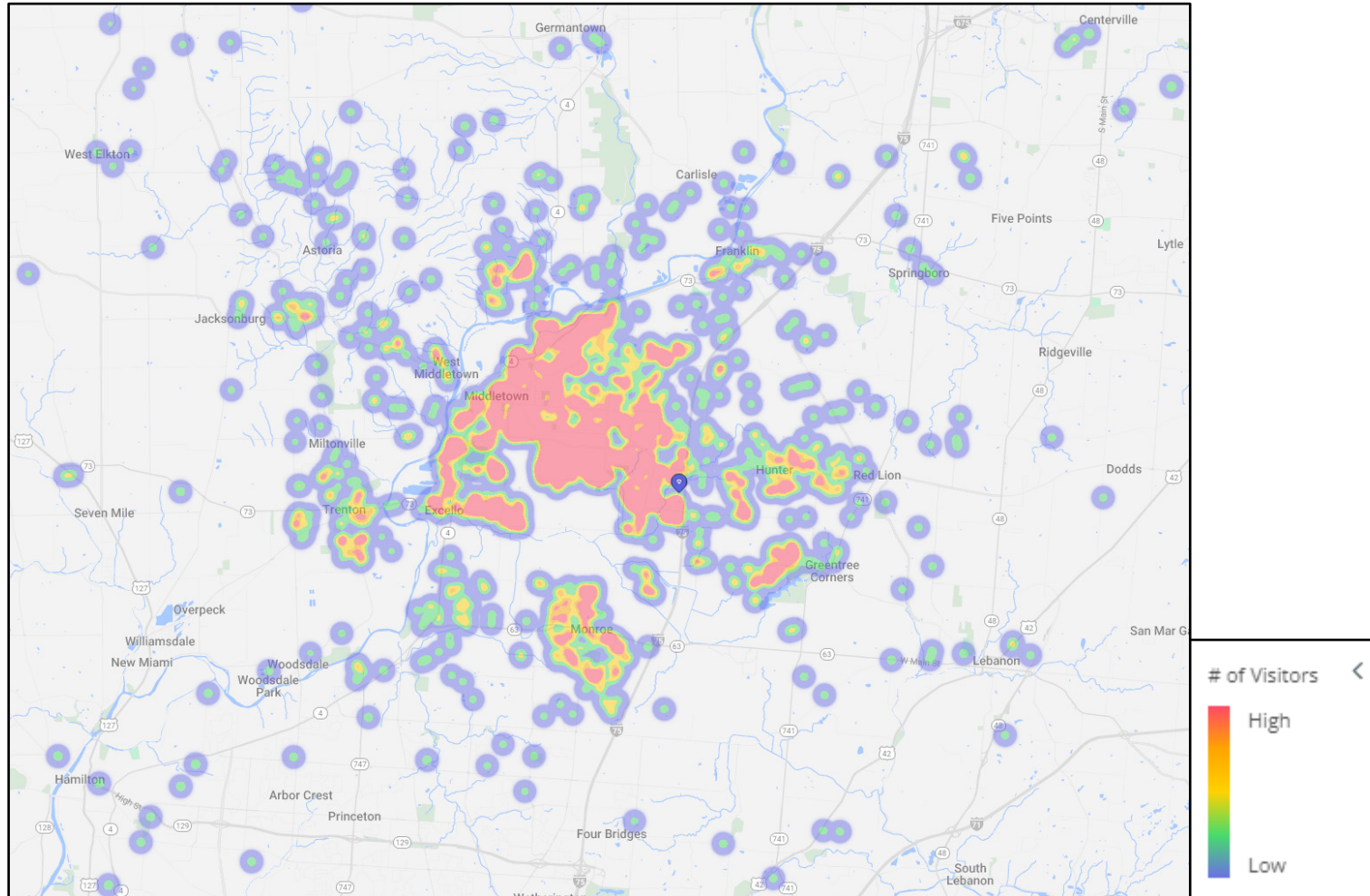
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Trade area map of the Walmart Supercenter:

This data represents the approximate home location and density of customers who visited Walmart Supercenter at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Walmart / 2900 Towne Blvd, Middletown, OH 45044 | Based on Home Location, by Visitors | Min. Visits: 12 | Nov 1st 2023 to Oct 31st 2024 |

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc.

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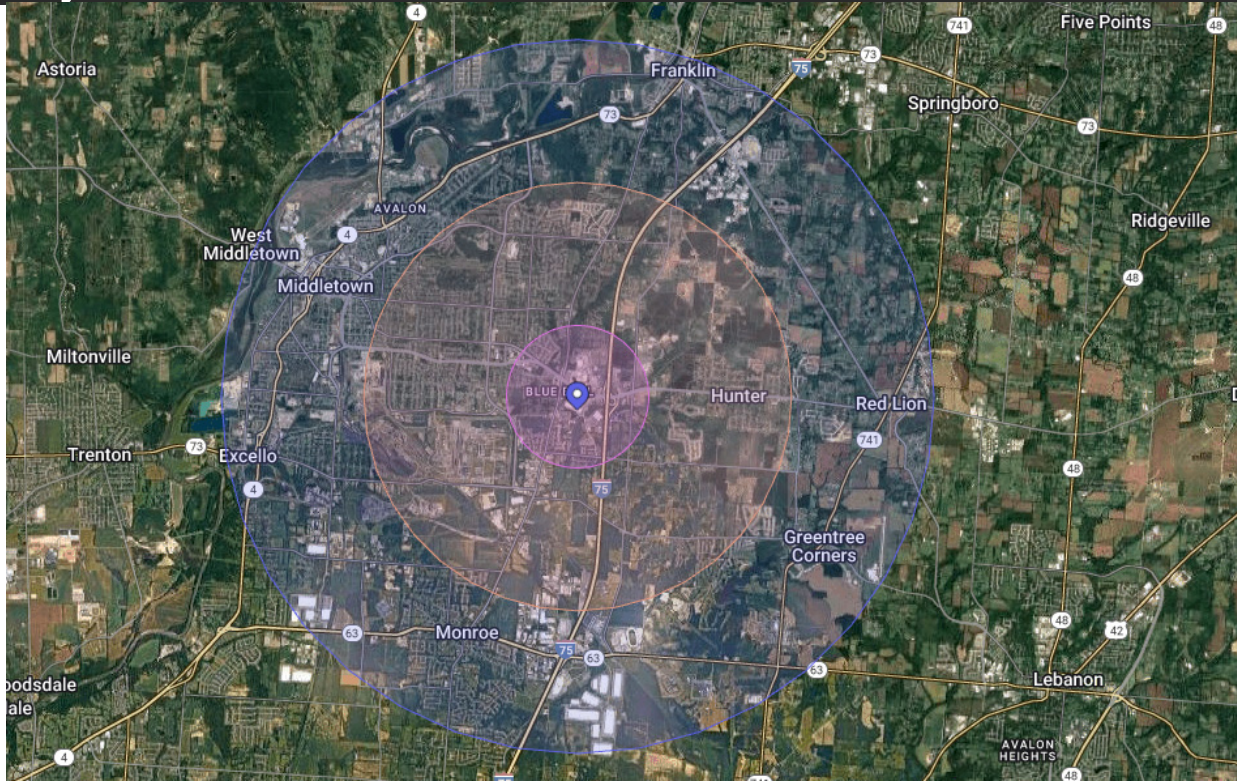
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Search Group or Attribute | 1 Mile | 3 Mile | 5 Mile

Overview			
Population	6,770	40,099	84,343
Household Median Income	\$54,791.94	\$69,648.89	\$63,539.68
Daytime Population	8,494	37,648	79,725

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