



FOR SALE

5744 S.R. 122
Middletown, OH 45005
Commercial Land
3 Acres



P: 937.492.4423 E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE

COMMERCIAL LAND
Middletown, OH - 3 Acres



Sale Price: Undisclosed

Building Specifications

Acreage	3 Acres
Zoning	BC-HHO; Business Center Hub Subdistrict
Renaissance Pointe Development	Yes
Utilities Available	Yes
.5 Miles to I-75	Yes
Parcel Number	0833100037



About Middletown

This site has potential to be a strong location for a business, it sits directly on a well-traveled state route, and across from the Renaissance Point Middletown Development. The Renaissance Point Development will be bringing 200 new jobs. Additionally, the site will be used for a 288-unit apartment complex and a rumored hotel chain, bringing even more people to the development site. Its proximity to I-75 provides easy access to both Dayton and Cincinnati, making it convenient for customers, commuters, and deliveries. The property is zoned for commercial use, allowing flexibility for many types of businesses.

Location Information

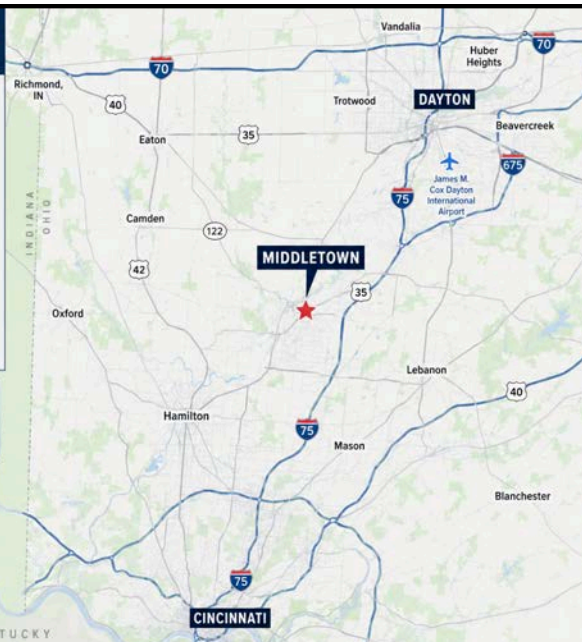


MIDDLETOWN, OH AND SURROUNDING AREA

Strategically located in Southwest Ohio, Middletown offers excellent access to major highways, a skilled workforce, and a pro-business environment.

DRIVING DISTANCES

Hamilton, OH	12 Miles
Dayton, OH	25 Miles
Cincinnati, OH	30 Miles
Beckett Ridge, OH	35 Miles
Wilmington, OH	40 Miles
Columbus, OH	95 Miles



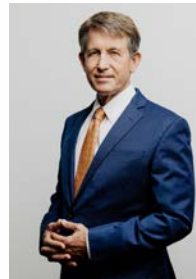
Demographics

Population

Middletown	52,146
Butler County	399,542

Income

Average HH Income	\$79,000
Median HH Income	\$57,102



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com