



FOR LEASE | 6581 TERHUNE DR.
MIDDLETOWN, OH 45044

Property Highlights

- 1,496 SF Space Available
- Prime Endcap Retail, Restaurant, Office, or Showroom Space
- Strong Demographics and Residential Backup
- 1/2 Mile to I-75 Interchange & 2/10's of a Mile to State Route 122
- Pylon Sign at Entrance & Abundant Paved Parking
- Highly Desirable Pickup / Drive-Thru Window
- Fully Built-Out as a Restaurant or Café Space
- Central Air and Heating, Private Restrooms & Drop Ceilings
- After Hours HVAC Available & Security System
- Ideal for Retail, Restaurant, Bank, Credit Union, Coffee, QSR, Pizza, Smoothie, Fast Food, Nail Spa, Salon, Cell Phone Sales & Repair, Tax Service, and More!
- Surrounded by National & Regional Retail, Restaurants, Fuel & More!

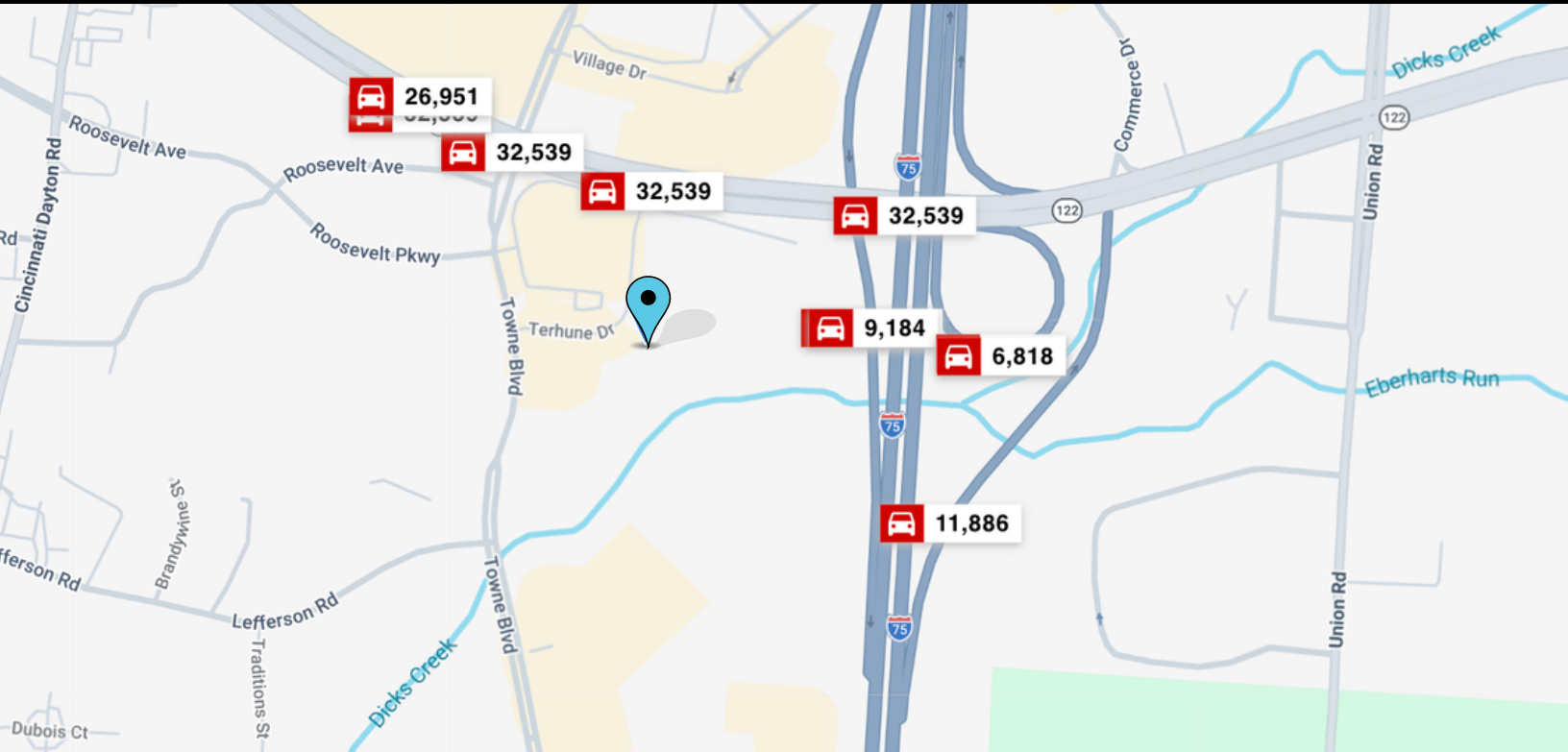
RETAIL/RESTAURANT SPACE FOR LEASE IN MIDDLETOWN, OH



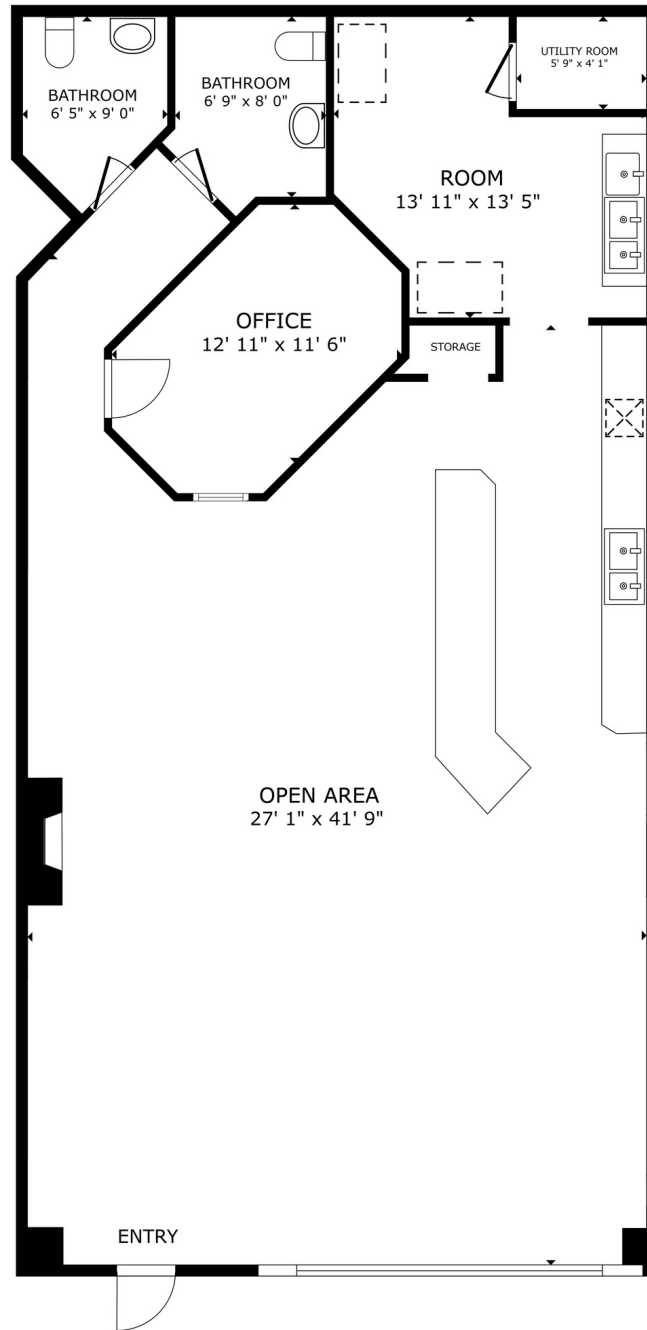
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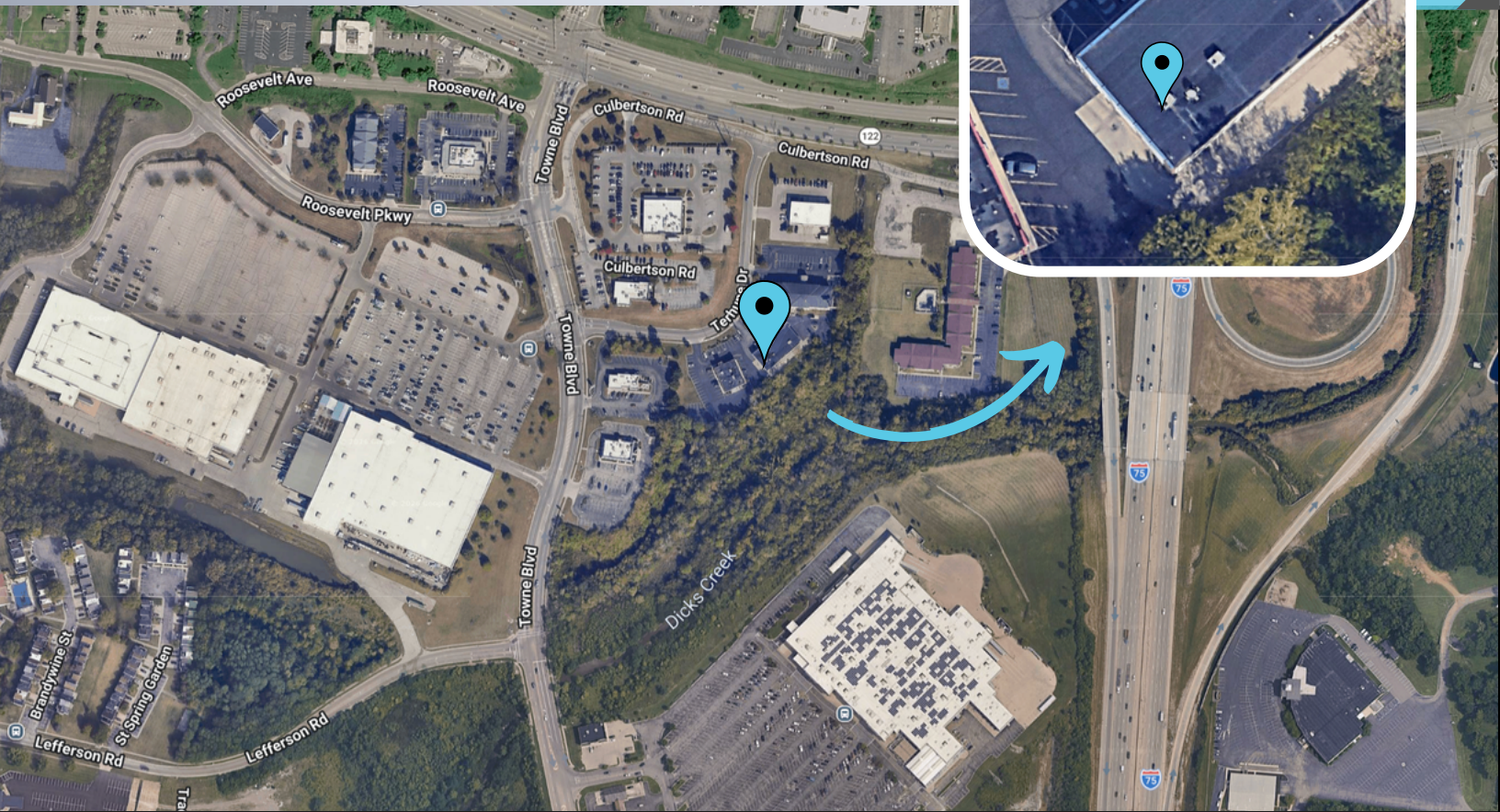


RETAIL/RESTAURANT SPACE FOR LEASE IN MIDDLETOWN, OH



FLOOR PLAN





**6581 TERHUNE DR. | FOR
MIDDLETOWN, OH 45044 | LEASE**

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,940	36,253	90,127
HOUSEHOLDS	2,155	14,928	35,490
HH INCOME	\$59,459	\$67,028	\$65,308



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