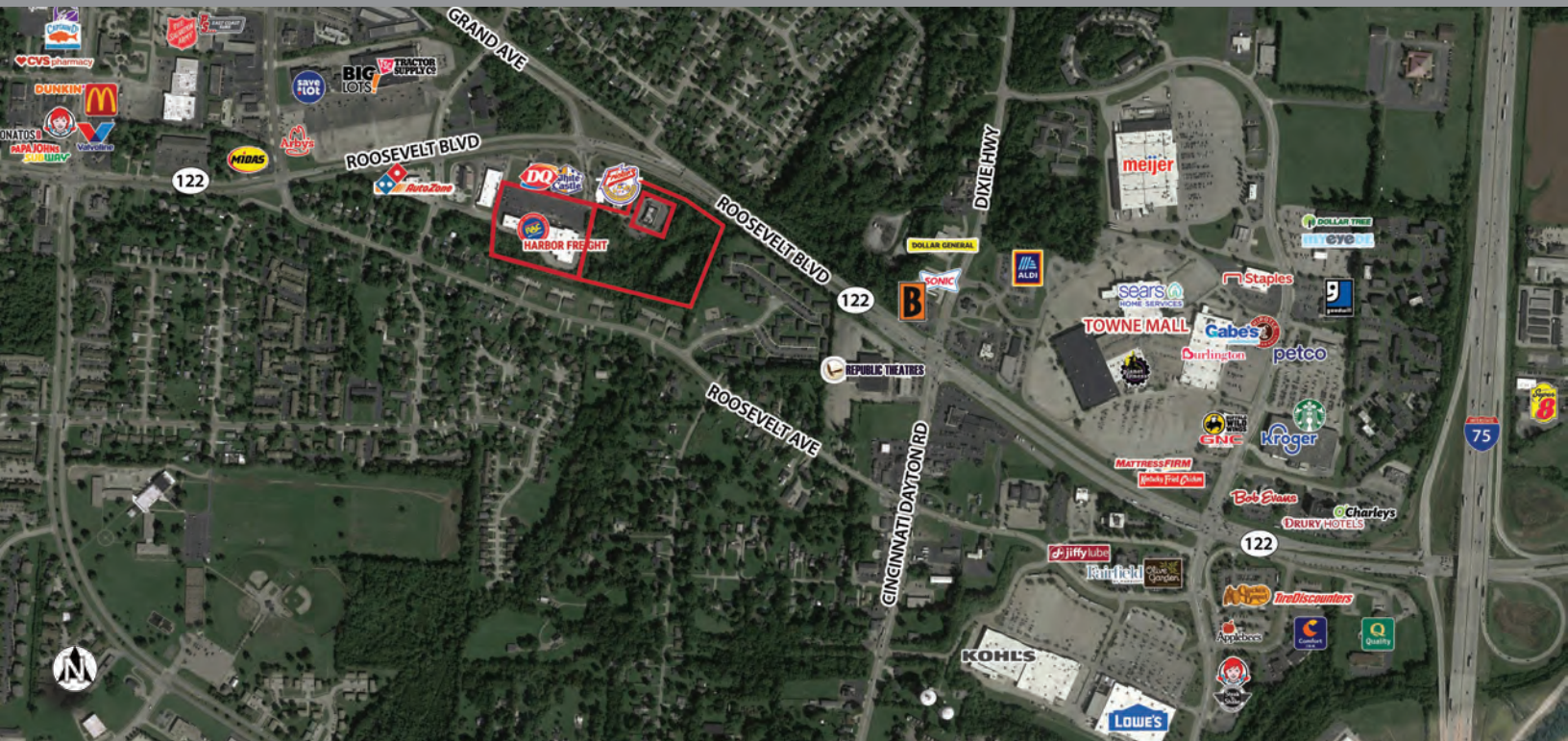


Park East Plaza

4744-4778 Roosevelt Blvd.
Middletown, OH 45044
Butler County



key features

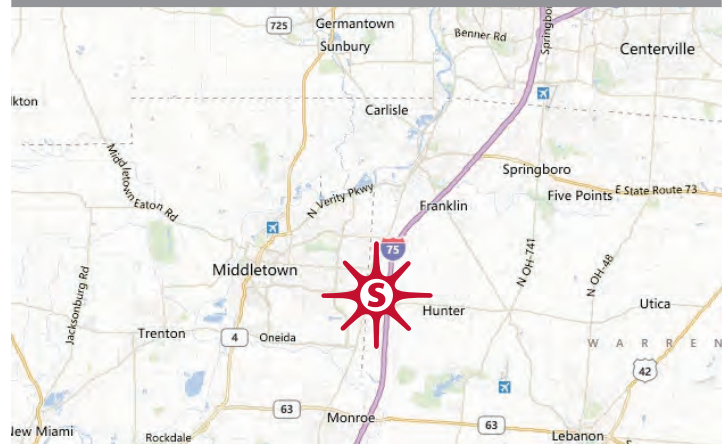
- located in central retail corridor one mile west of I-75
- extensive renovation completed in 2009
- anchored by Harbor Freight
- join ColorTyme, Rent-A-Center, and Taku Japanese Steakhouse
- former restaurant outlot available
- daily traffic counts: 34,260 on Roosevelt Blvd./S.R. 122 and 12,881 on Grand Ave.

demographics

	1 mile	3 miles	5 miles
population	9,205	46,183	89,553
households	4,153	19,586	35,123
avg. household income	\$59,979	\$73,996	\$82,478
daytime population	7,471	31,237	58,944

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

retail space for lease 1,360 – 6,082 sf



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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	TAKU 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	COLORTYME	86.1 x 85	7,320
4778	AVAILABLE	16 x 85	1,360
4794	HARBOR FREIGHT (NAP)	138 x 199 IRR	27,040
OUTLOT			
4900	AVAILABLE - FORMER RESTAURANT	60 x 100	6,082

