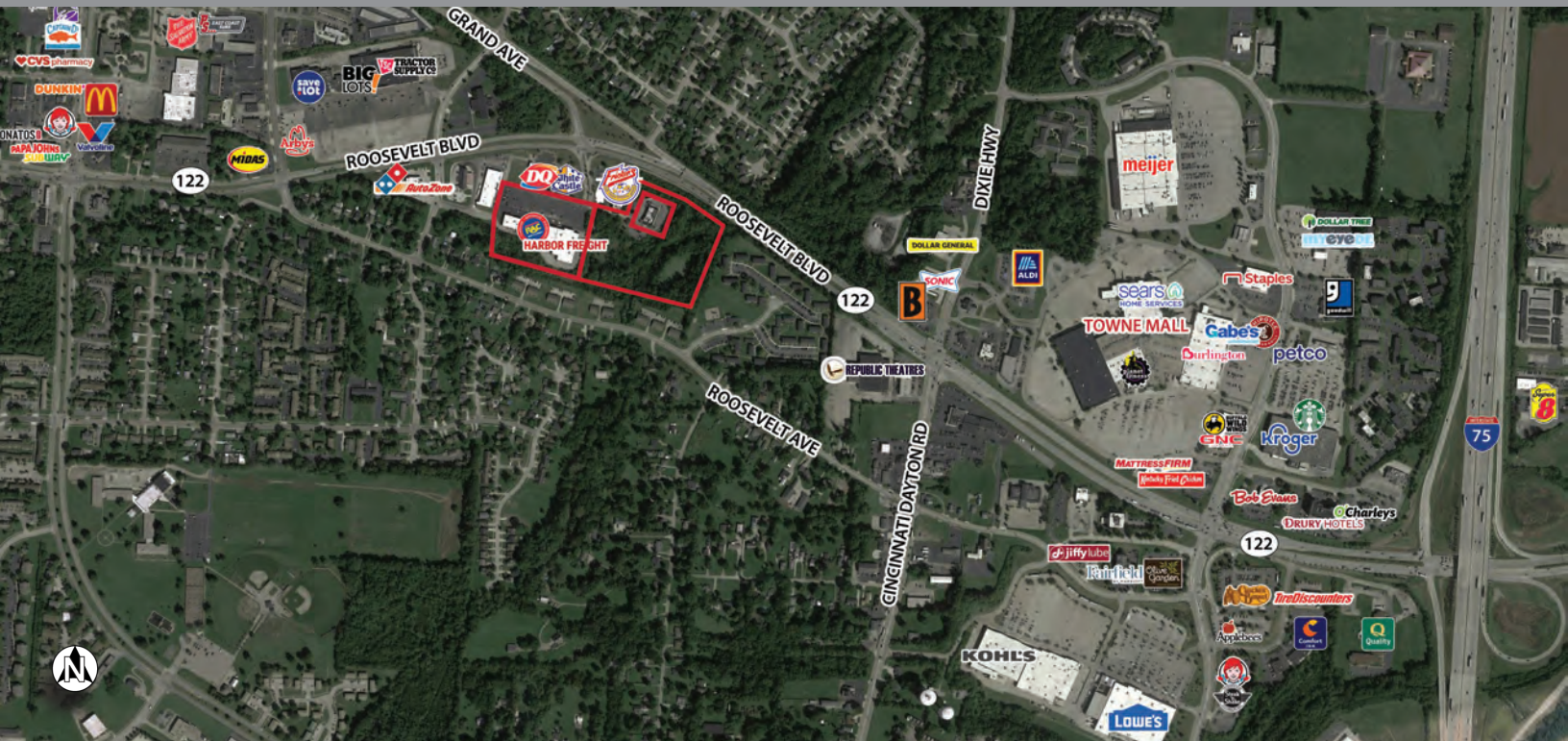


Park East Plaza

4744-4900 Roosevelt Blvd.
Middletown, OH 45044
Butler County



key features

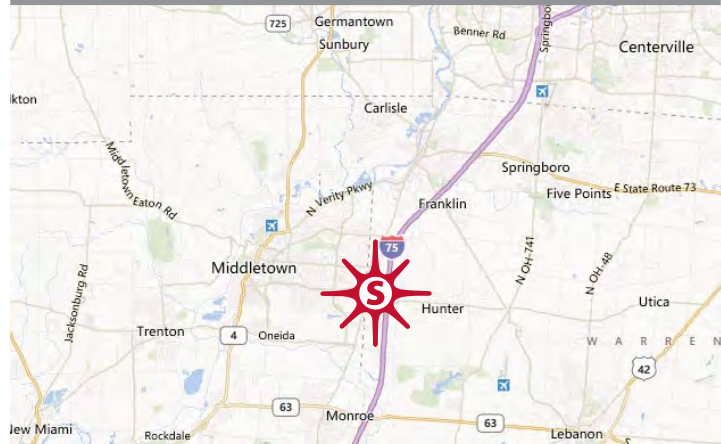
- located in central retail corridor one mile west of I-75
- anchored by Harbor Freight
- join Rent-A-Center, Watami Japanese Steakhouse, and more
- former restaurant outlot available
- daily traffic counts: 36,378 on Roosevelt Blvd./S.R. 122; 13,159 on Grand Ave.; and 113,319 on I-75

demographics

	1 mile	3 miles	5 miles
population	9,280	48,027	92,928
households	4,233	20,133	36,545
avg. household income	\$69,451	\$84,608	\$92,282
daytime population	7,331	31,240	58,769

2025 estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,934 – 7,320 sf



Tim Lee 317.524.7838 tlee@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com

sandor

Park East Plaza

4744-4900 Roosevelt Blvd.
Middletown, OH 45044
Butler County

UNIT	TENANT	DIMS.	S.F.
4744A	KWIK KUTS	15 x 65	975
4744	AVAILABLE	32.8 x 65	2,136
4750	WATAMI 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	AVAILABLE	86.1 x 85	7,320
4778	JET'S PIZZA	16 x 85	1,360
4794B	OAK ST. HEALTH (NAP)	63 x 199 IRR	11,968
4794A	HARBOR FREIGHT (NAP)	75 x 199 IRR	15,072
OUTLOT			
4900	AVAILABLE - FORMER RESTAURANT	60 x 100	6,082

