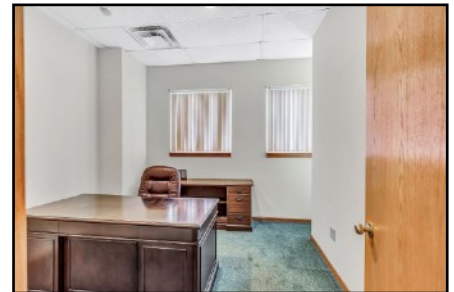


FOR SALE

640 N. University Blvd
Middletown, OH 45042



Property Highlights

- 3,500 SF office finish - can be converted back to retail/restaurant
- 7+ privates, reception/waiting area, kitchenette, conference room, & storage areas
- 1.02 acres
- 158' frontage
- Pylon sign
- High visibility on N. University Blvd - 11K + VPD
- B-2 zoning ([Click here zoning code](#))
- Ample and convenient parking
- Offered at: \$280,000.00 (\$80.00 PSF)

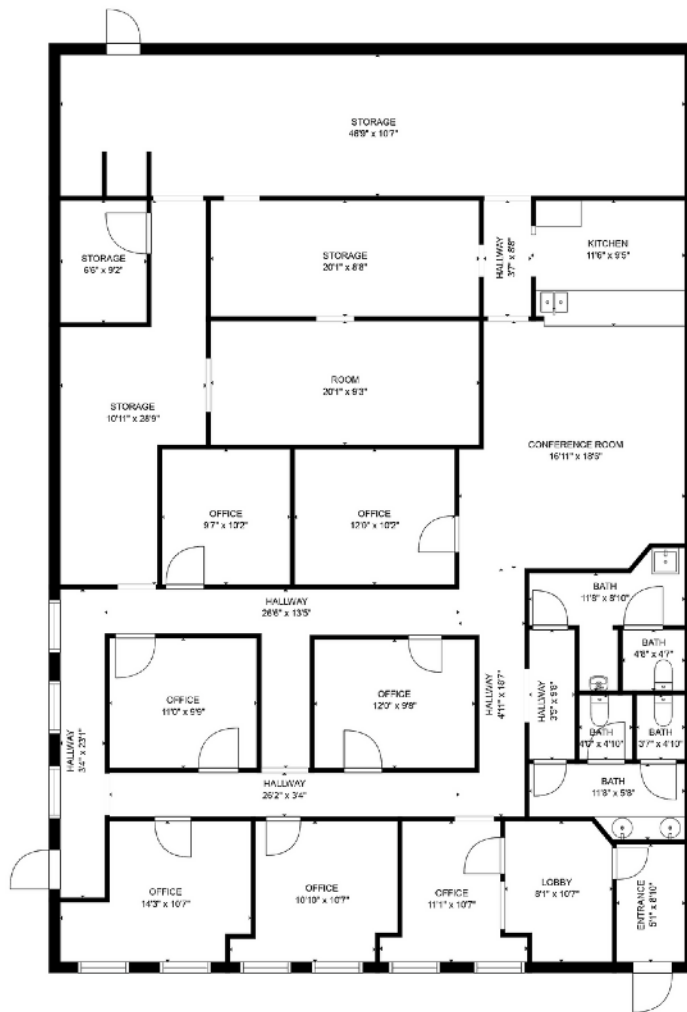


North Ridge Realty Group

7182 Liberty Centre Drive, Suite M | West Chester, OH | 45069 | 513.860.5050

John Stretch | c: 513.623.6505 | john@nrrg.com

Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com



Property Details

Location	Middletown, OH (Butler County)
Building Type	Single-tenant retail/office
Year Built	2006
Parcel ID(s)	Q6532040000004
Taxes	\$2,789.29/half
Zoning	B-2
Offered at	\$280,000.00 (\$80.00 PSF)

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Demographic Summary Report

640 N University Blvd, Middletown, OH 45042

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Office** % Leased: **100%**
 GLA: **3,500 SF** Rent/SF/Yr: -
 Year Built: **2006**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	12,090	51,784	83,357
2022 Estimate	11,884	50,591	80,512
2010 Census	11,903	49,623	77,291
Growth 2022 - 2027	1.73%	2.36%	3.53%
Growth 2010 - 2022	-0.16%	1.95%	4.17%
2022 Population by Hispanic Origin	326	2,320	2,954
2022 Population	11,884	50,591	80,512
White	10,371 87.27%	41,468 81.97%	69,635 86.49%
Black	994 8.36%	6,931 13.70%	7,787 9.67%
Am. Indian & Alaskan	35 0.29%	132 0.26%	210 0.26%
Asian	63 0.53%	408 0.81%	655 0.81%
Hawaiian & Pacific Island	7 0.06%	43 0.08%	54 0.07%
Other	413 3.48%	1,610 3.18%	2,170 2.70%
U.S. Armed Forces	0	0	0
Households			
2027 Projection	5,165	21,293	33,216
2022 Estimate	5,077	20,813	32,099
2010 Census	5,097	20,482	30,881
Growth 2022 - 2027	1.73%	2.31%	3.48%
Growth 2010 - 2022	-0.39%	1.62%	3.94%
Owner Occupied	2,596 51.13%	11,582 55.65%	20,079 62.55%
Renter Occupied	2,480 48.85%	9,231 44.35%	12,020 37.45%
2022 Households by HH Income	5,075	20,814	32,098
Income: <\$25,000	1,425 28.08%	5,989 28.77%	7,359 22.93%
Income: \$25,000 - \$50,000	1,462 28.81%	5,458 26.22%	7,752 24.15%
Income: \$50,000 - \$75,000	983 19.37%	3,943 18.94%	6,266 19.52%
Income: \$75,000 - \$100,000	599 11.80%	2,443 11.74%	4,413 13.75%
Income: \$100,000 - \$125,000	326 6.42%	1,379 6.63%	2,740 8.54%
Income: \$125,000 - \$150,000	60 1.18%	575 2.76%	1,285 4.00%
Income: \$150,000 - \$200,000	172 3.39%	697 3.35%	1,484 4.62%
Income: \$200,000+	48 0.95%	330 1.59%	799 2.49%
2022 Avg Household Income	\$54,176	\$57,318	\$66,924
2022 Med Household Income	\$42,164	\$43,503	\$53,137



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2/15/2023

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