



For sale

120 S Breiel Blvd, Middletown, OH 45044

Asking Price: \$295,000

 **JLL** SEE A BRIGHTER WAY

Middletown, OH

Position your business in the heart of the Cincinnati-Dayton corridor. Middletown is undergoing a renaissance, fueled by major investments like the \$200M Renaissance Pointe and a revitalized downtown. Capitalize on direct I-75 access and a pro-business climate in a community primed for success.

Direct access to I- 75.



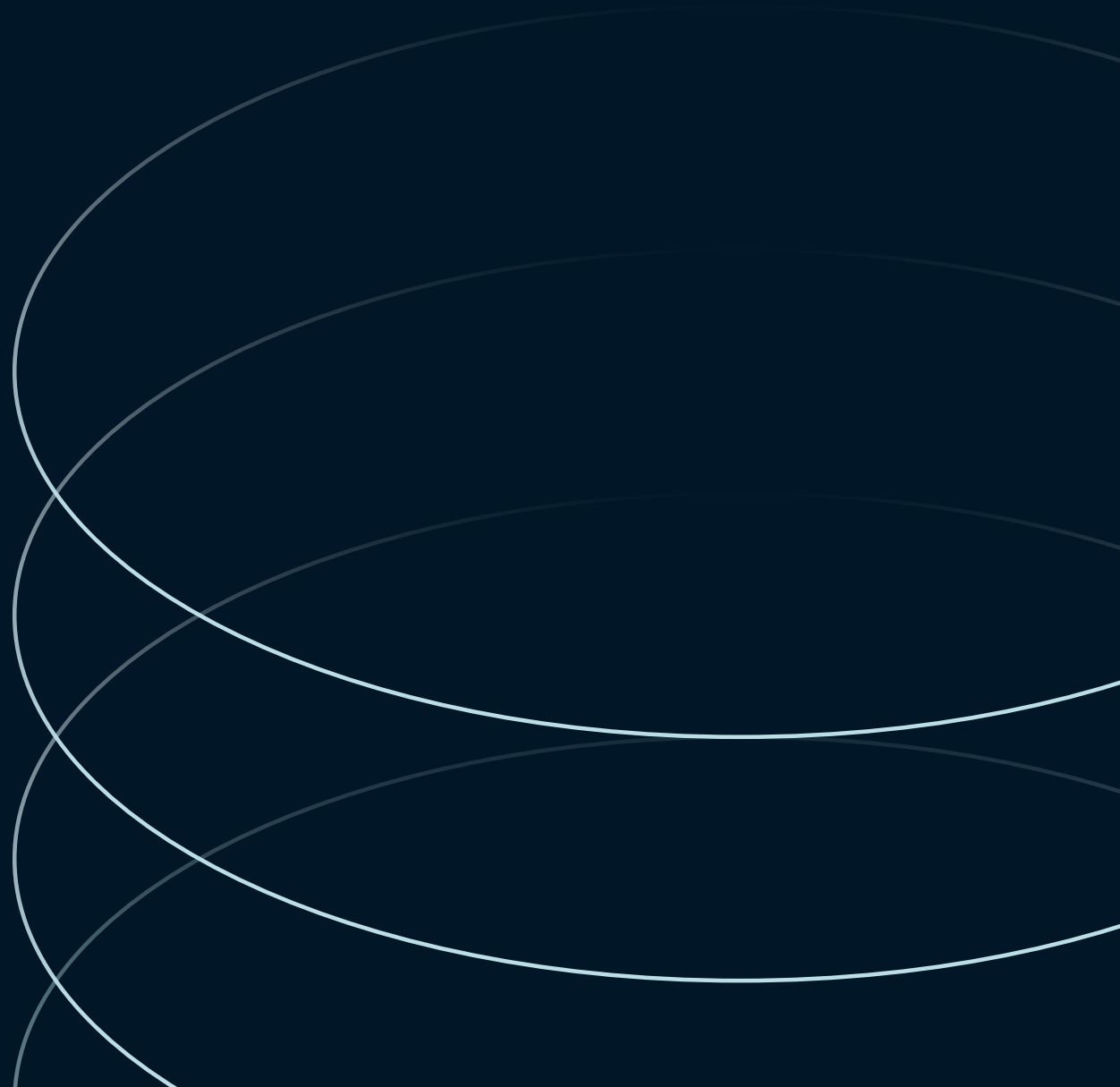
Property Overview & Demographics

A unique opportunity for professional office or medical space in a thriving Middletown corridor. This two-story, 3,300-square-foot office building, constructed in 1972, offers a prime location with excellent visibility and access. Situated on a 0.40-acre lot, the property provides ample parking and a professional setting for your business.



| | |
|----------------------|----------------|
| Location | Middletown, OH |
| Size | 3,300 s.f. |
| Typical floor | 1,650 |
| Stories | 2 |
| Built | 1972 |
| Asking Price | \$295,000 |

| | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| Total Population | 10,223 | 51,670 | 89,859 |
| Total Households | 4,594 | 21,807 | 36,476 |
| Median Age | 42.8 | 39.7 | 39.9 |



Todd Pease

Senior Vice President
todd.pease@jll.com
513 290 5408

Britney Aviles

Associate
britney.aviles@jll.com
859 743 7034