

MIDDLETOWN, OH - KOHL'S OUTLOT

6780 Roosevelt Pkwy, Middletown, OH 45044

0.7249 Acres Available for SALE or LEASE



Property Details:

- Located in Middletown, OH, in the heart of Cincinnati-Dayton, OH metroplex (total population over 3 million)
- Easy access from Interstate 75 interchange at State Route 122 (Roosevelt Blvd.)
- Near Kettering Health, Atrium Medical Center, and planned Renaissance Arena District

- Numerous retailers nearby, including:



Demographics:

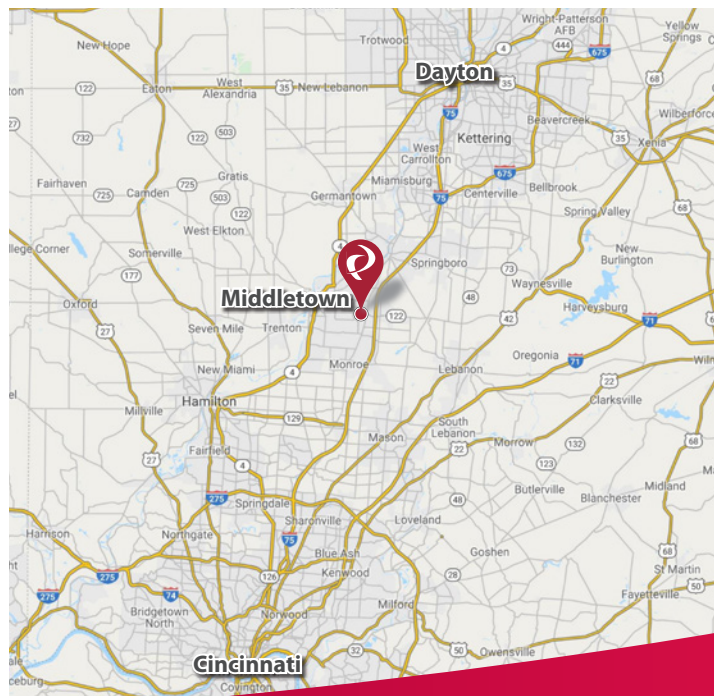
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	6,718	35,407	87,125
Households	2,876	15,096	34,177
Average Household Income	\$64,903	\$82,579	\$82,851
Total Number of Employees	2,895	12,290	27,054

Traffic Counts:

INRIX 2023	ADT
SR 122 (Roosevelt Blvd.)	49,023
I-75 at SR 122 (Roosevelt Blvd.)	117,673

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LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



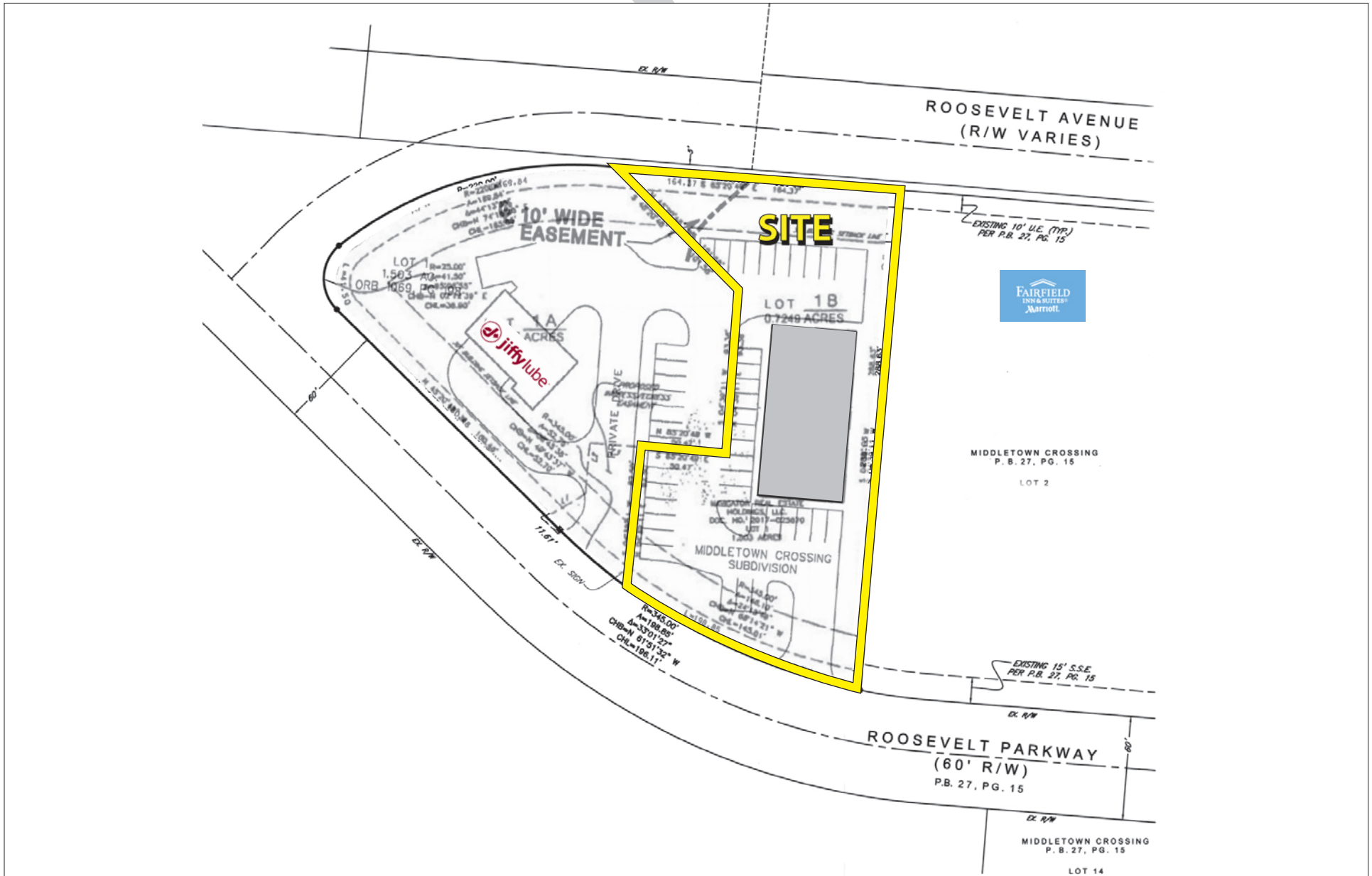
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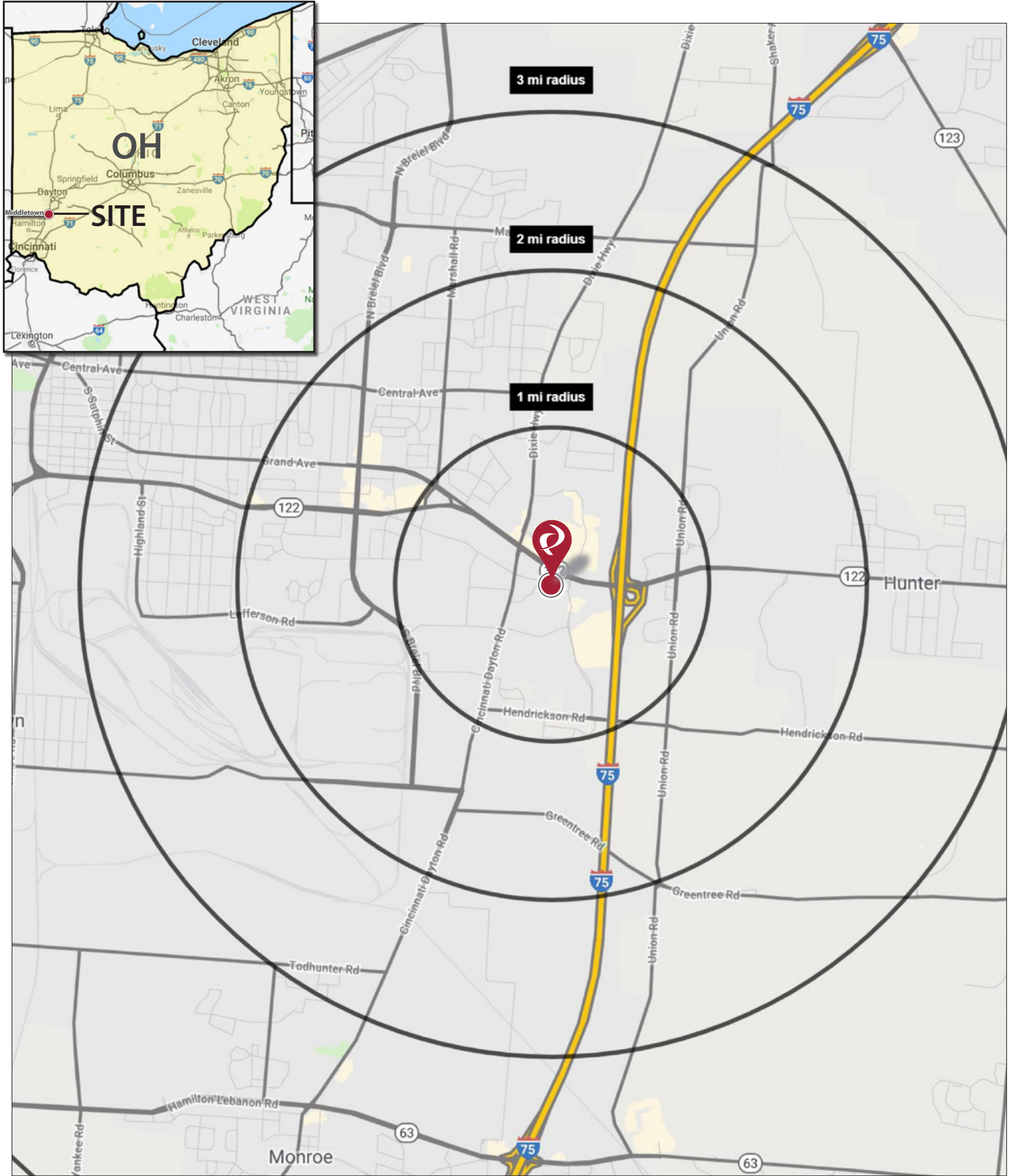
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Proposed Site Plan



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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.4926/-84.333

6780 Roosevelt Pkwy Middletown, OH 45005	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,718	35,407	87,125
2028 Projected Population	6,767	36,003	89,887
2020 Census Population	6,383	34,871	86,124
2010 Census Population	5,595	31,331	80,842
Projected Annual Growth 2023 to 2028	0.1%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.5%	1.0%	0.6%
2023 Median Age	39.7	42.4	39.3
Households			
2023 Estimated Households	2,876	15,096	34,177
2028 Projected Households	2,942	15,521	35,686
2020 Census Households	2,691	14,676	33,371
2010 Census Households	2,330	13,179	30,775
Projected Annual Growth 2023 to 2028	0.5%	0.6%	0.9%
Historical Annual Growth 2010 to 2023	1.8%	1.1%	0.9%
Race and Ethnicity			
2023 Estimated White	78.1%	81.9%	79.2%
2023 Estimated Black or African American	13.0%	9.9%	13.1%
2023 Estimated Asian or Pacific Islander	1.9%	1.5%	1.5%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2023 Estimated Other Races	6.8%	6.5%	6.0%
2023 Estimated Hispanic	6.0%	5.2%	4.7%
Income			
2023 Estimated Average Household Income	\$64,903	\$82,579	\$82,851
2023 Estimated Median Household Income	\$68,844	\$72,964	\$70,789
2023 Estimated Per Capita Income	\$27,947	\$35,290	\$33,256
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.8%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	6.2%	7.5%
2023 Estimated High School Graduate	37.2%	37.2%	38.1%
2023 Estimated Some College	17.6%	20.4%	20.1%
2023 Estimated Associates Degree Only	7.6%	8.1%	8.3%
2023 Estimated Bachelors Degree Only	19.8%	16.4%	14.6%
2023 Estimated Graduate Degree	9.7%	8.9%	8.2%
Business			
2023 Estimated Total Businesses	202	985	2,279
2023 Estimated Total Employees	2,895	12,290	27,054
2023 Estimated Employee Population per Business	14.3	12.5	11.9
2023 Estimated Residential Population per Business	33.2	35.9	38.2

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