

## WILDWOOD SHOPPES

655-675 N University Blvd., Middletown, OH 45042

10,117 – 24,379 SF Available for LEASE



### Property Details:

- Junior box availability between Dollar General and Needler's Fresh Market
- Across from high-volume Napa Auto Parts location (top 5% of stores in Ohio, per Placer-AI)
- 120'+ frontage, vacancies can be combined or demised
- Additional cold storage space available in rear of property
- Middletown is a suburban locale between Cincinnati and Dayton metros, with a population over 50,000

### Demographics:

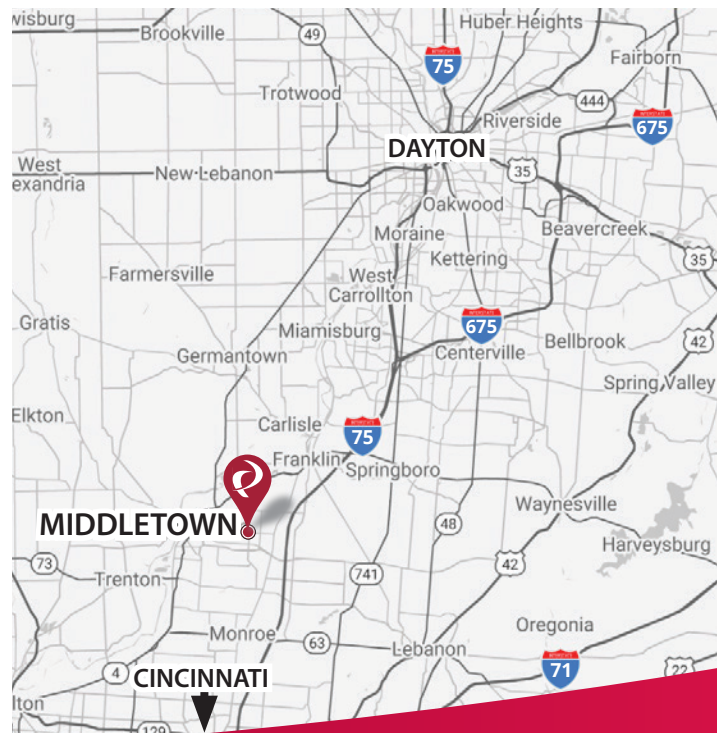
| 2025 Estimates            | 3 Mile   | 5 Mile   | 10 Mile   |
|---------------------------|----------|----------|-----------|
| Population                | 53,864   | 85,828   | 242,344   |
| Households                | 22,372   | 34,679   | 91,082    |
| Average HH Income         | \$77,292 | \$87,331 | \$120,881 |
| Total Number of Employees | 12,761   | 23,338   | 60,577    |

### Surrounding Retailers Include:



Contact:  
Zachary Schunn

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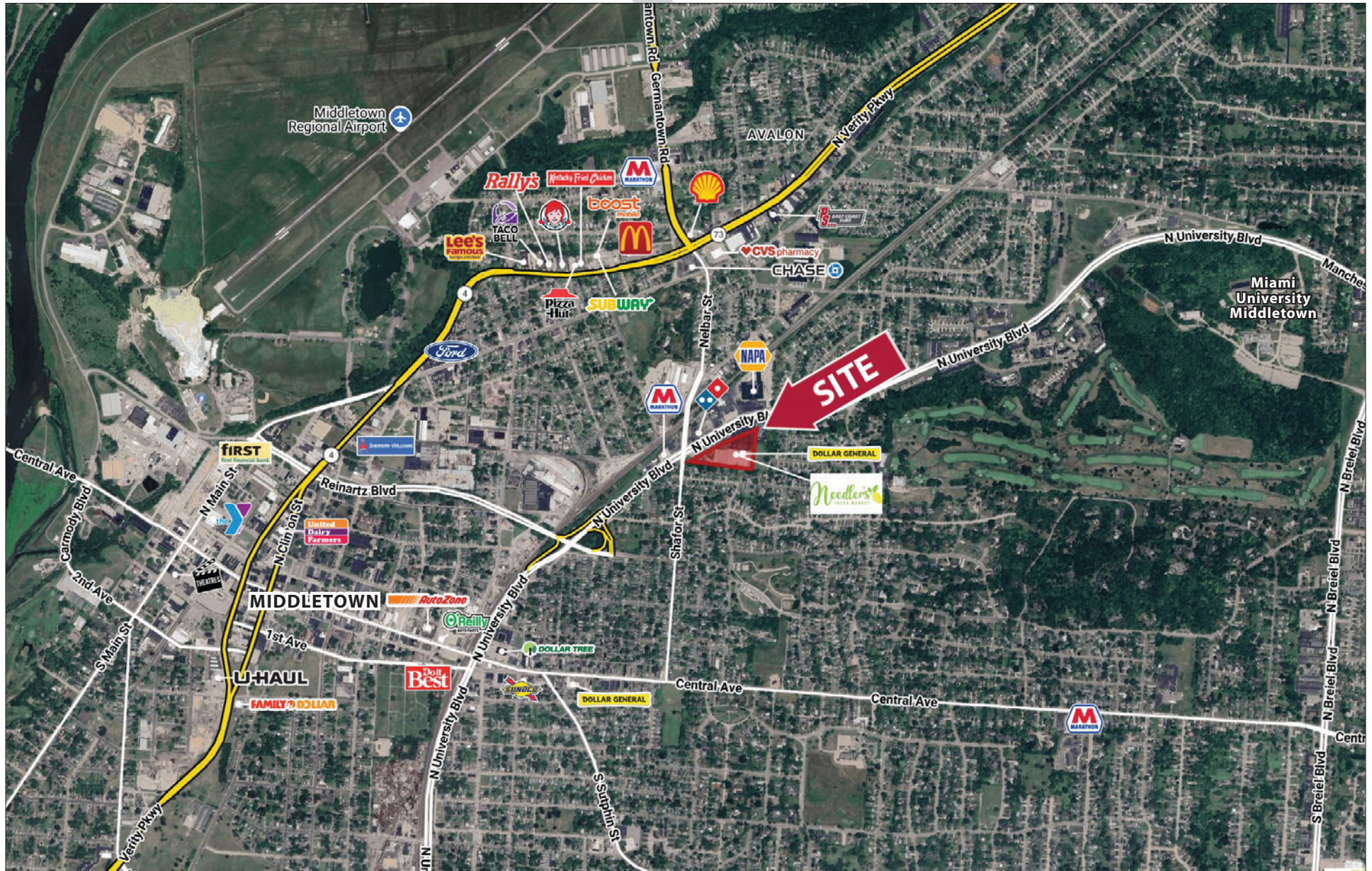
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Aerial



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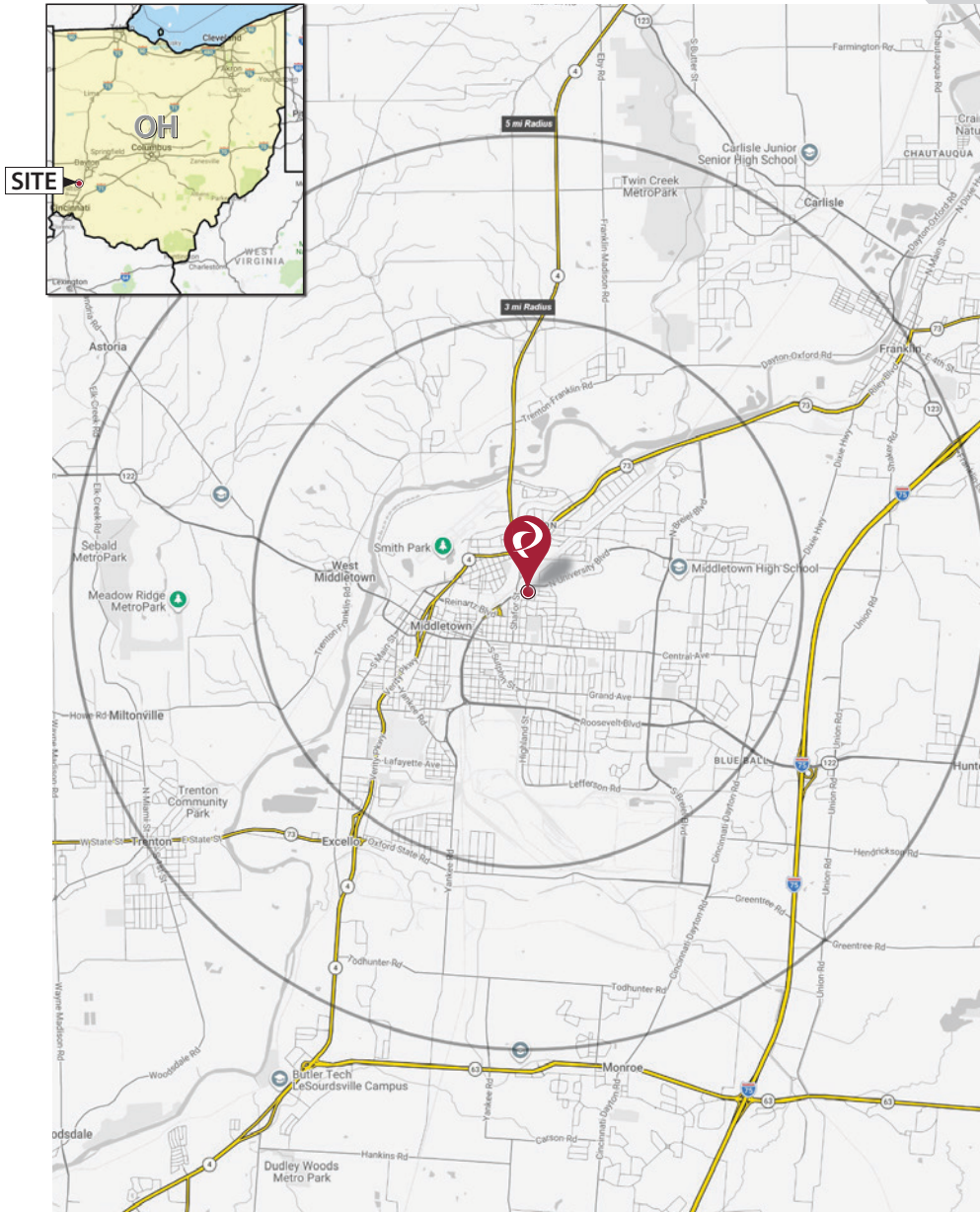
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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.5202/-84.3804

| Wildwood Shoppes 655 N University Blvd<br>Middletown, OH 45042 | 3 mi<br>radius | 5 mi<br>radius | 10 mi<br>radius |
|--|----------------|----------------|-----------------|
| <b>Population</b>  |                |                |                 |
| 2025 Estimated Population                                      | 53,864         | 85,828         | 242,344         |
| 2030 Projected Population                                      | 53,151         | 85,332         | 244,008         |
| 2020 Census Population   | 50,760         | 81,227         | 233,344         |
| 2010 Census Population   | 49,684         | 77,835         | 212,966         |
| Projected Annual Growth 2025 to 2030                           | -0.3%          | -0.1%          | 0.1%            |
| Historical Annual Growth 2010 to 2025                          | 0.6%           | 0.7%           | 0.9%            |
| 2025 Median Age  | 37.7           | 38.8           | 39.2            |
| <b>Households</b>  |                |                |                 |
| 2025 Estimated Households                                      | 22,372         | 34,679         | 91,082          |
| 2030 Projected Households                                      | 22,801         | 35,590         | 94,253          |
| 2020 Census Households   | 21,082         | 32,636         | 86,252          |
| 2010 Census Households   | 20,511         | 31,155         | 77,745          |
| Projected Annual Growth 2025 to 2030                           | 0.4%           | 0.5%           | 0.7%            |
| Historical Annual Growth 2010 to 2025                          | 0.6%           | 0.8%           | 1.1%            |
| <b>Race and Ethnicity</b>                                      |                |                |                 |
| 2025 Estimated White   | 76.4%          | 80.7%          | 81.5%           |
| 2025 Estimated Black or African American                       | 13.3%          | 10.2%          | 8.2%            |
| 2025 Estimated Asian or Pacific Islander                       | 1.4%           | 1.6%           | 3.9%            |
| 2025 Estimated American Indian or Native Alaskan               | 0.2%           | 0.2%           | 0.2%            |
| 2025 Estimated Other Races                                     | 8.7%           | 7.3%           | 6.2%            |
| 2025 Estimated Hispanic  | 7.6%           | 6.2%           | 5.0%            |
| <b>Income</b>  |                |                |                 |
| 2025 Estimated Average Household Income                        | \$77,292       | \$87,331       | \$120,881       |
| 2025 Estimated Median Household Income                         | \$60,107       | \$68,713       | \$96,975        |
| 2025 Estimated Per Capita Income                               | \$32,130       | \$35,344       | \$45,486        |
| <b>Education (Age 25+)</b>                                     |                |                |                 |
| 2025 Estimated Elementary (Grade Level 0 to 8)                 | 3.3%           | 2.7%           | 2.6%            |
| 2025 Estimated Some High School (Grade Level 9 to 11)          | 8.9%           | 7.3%           | 5.2%            |
| 2025 Estimated High School Graduate                            | 39.4%          | 38.5%          | 31.1%           |
| 2025 Estimated Some College                                    | 19.7%          | 20.1%          | 18.6%           |
| 2025 Estimated Associates Degree Only                          | 9.8%           | 10.0%          | 9.3%            |
| 2025 Estimated Bachelors Degree Only                           | 12.7%          | 13.6%          | 20.4%           |
| 2025 Estimated Graduate Degree                                 | 6.3%           | 7.8%           | 12.9%           |
| <b>Business</b>  |                |                |                 |
| 2025 Estimated Total Businesses                                | 1,272          | 2,051          | 5,416           |
| 2025 Estimated Total Employees                                 | 12,761         | 23,338         | 60,577          |
| 2025 Estimated Employee Population per Business                | 10.0           | 11.4           | 11.2            |
| 2025 Estimated Residential Population per Business             | 42.3           | 41.9           | 44.7            |

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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