

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:

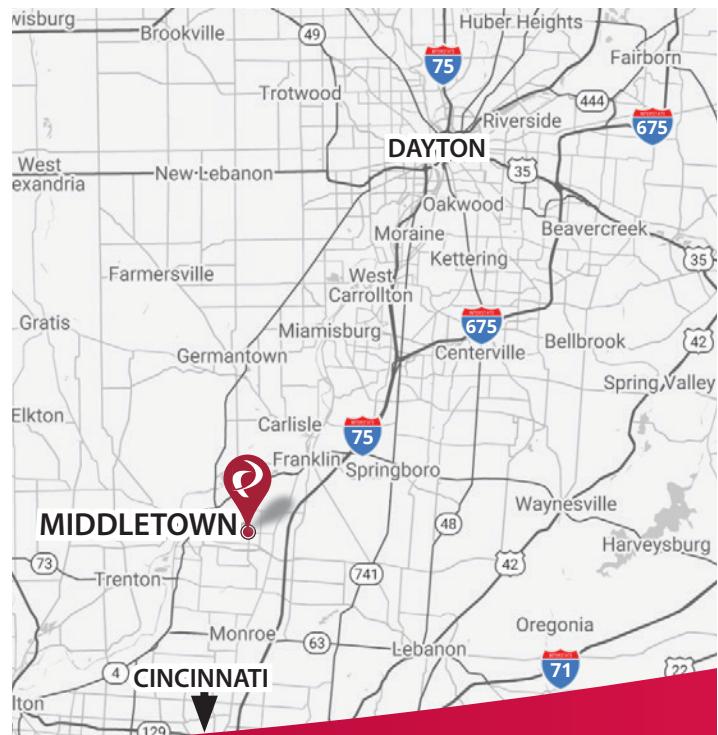
2025 Estimates	3 Mile	5 Mile	10 Mile
Population	53,864	85,828	242,344
Households	22,372	34,679	91,082
Average HH Income	\$77,292	\$87,331	\$120,881
Total Number of Employees	12,761	23,338	60,577

Surrounding Retailers Include:



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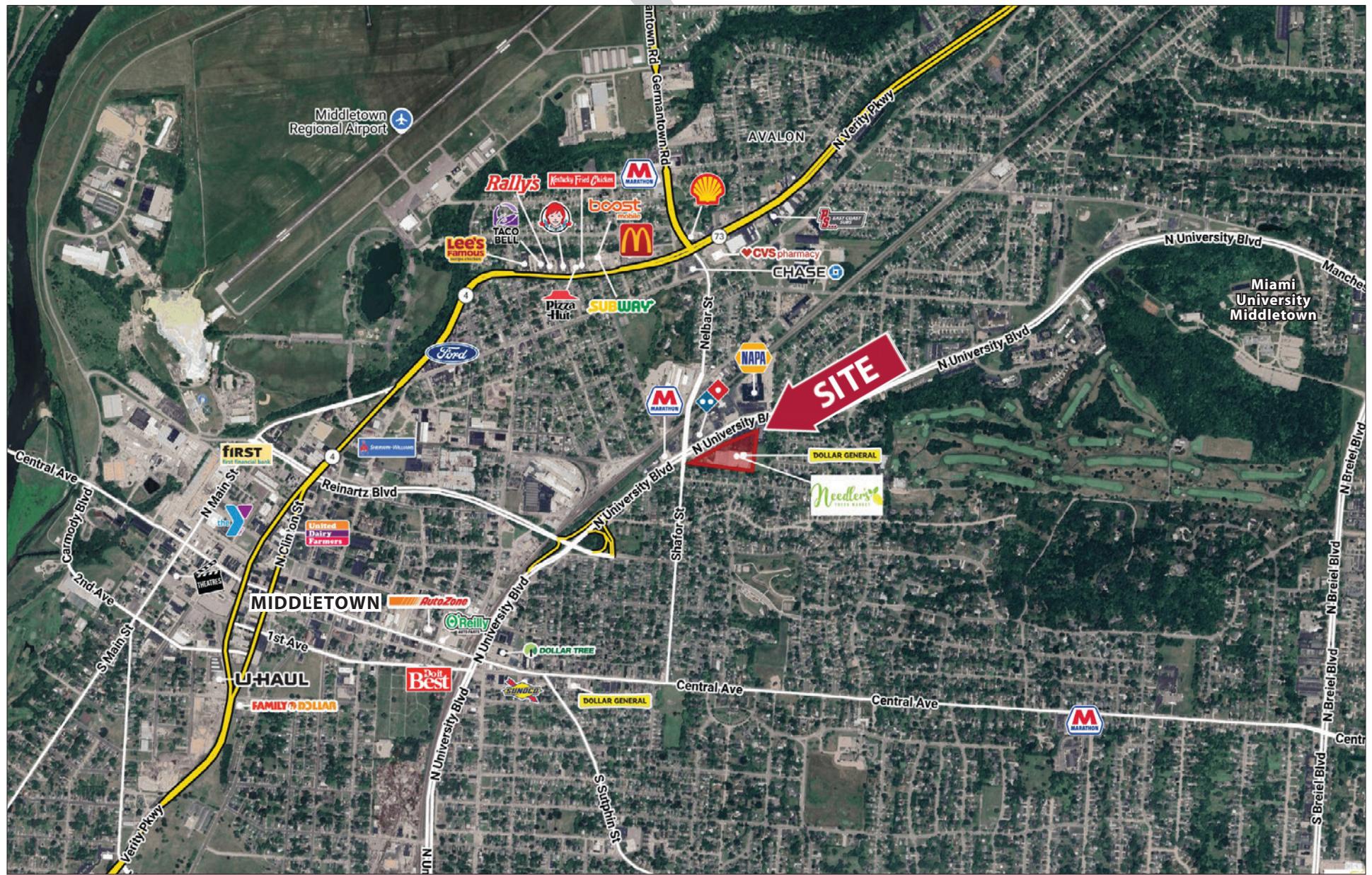
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Aerial

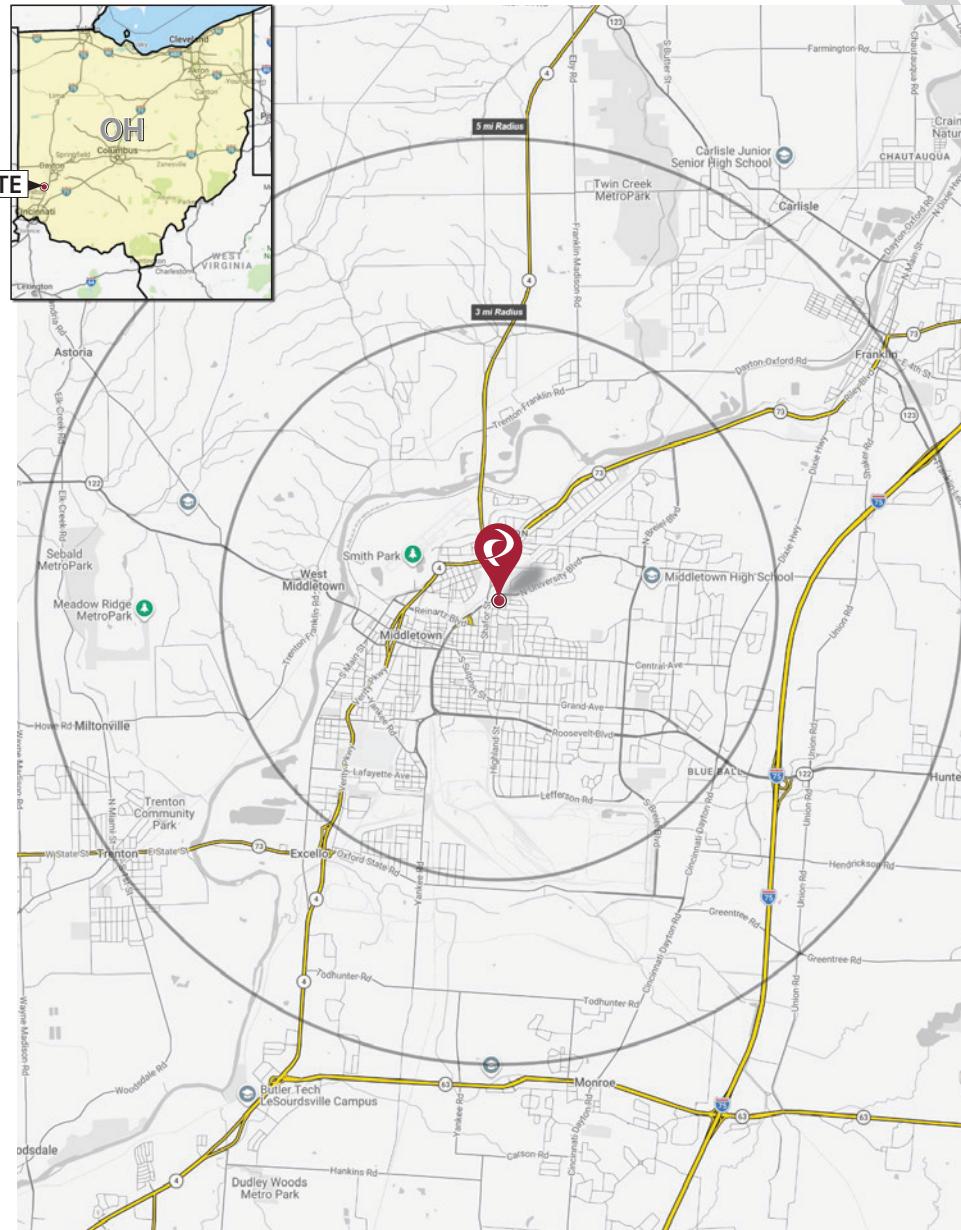


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Market Map and Demographics



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

Middletown, OH 45042

Population

	3 mi radius	5 mi radius	10 mi radius
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

Households

	3 mi radius	5 mi radius	10 mi radius
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%

Race and Ethnicity

	3 mi radius	5 mi radius	10 mi radius
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%

Income

	3 mi radius	5 mi radius	10 mi radius
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

Education (Age 25+)

	3 mi radius	5 mi radius	10 mi radius
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%

Business

	3 mi radius	5 mi radius	10 mi radius
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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