

FORMER HARDEES PROPERTY

500 S Breiel Blvd, Middletown, OH 45044

3,084 SF on 0.87 Acre, Available For Lease



Property Details:

- Unique opportunity – former QSR with drive-through built in 2017
- Located in the heart of Middletown's retail corridor
- Other nearby QSR's perform very well
- About 1 mile south of Middletown High School
- Middletown is a suburban locale between Cincinnati and Dayton metros, with a population over 50,000

Surrounding Retailers Include:



Demographics:

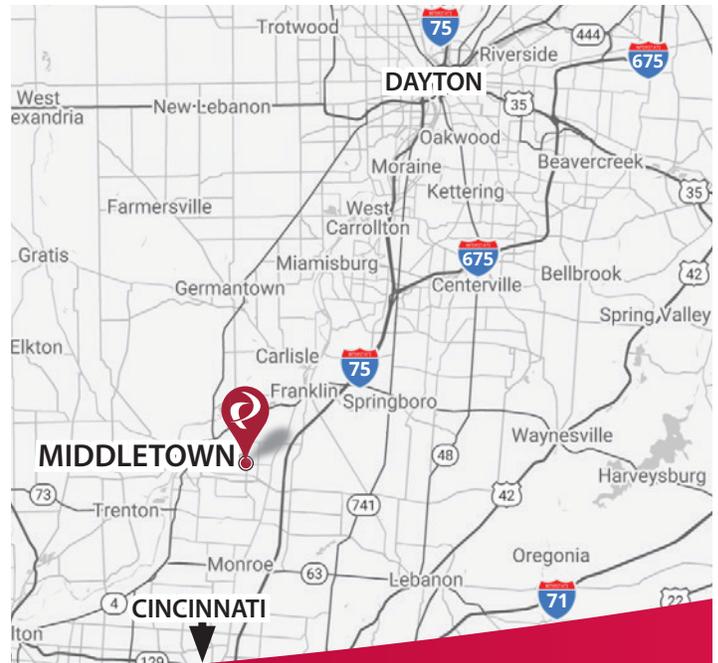
2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	11,592	52,175	91,117	277,178
Households	5,218	21,945	36,984	103,542
Average HH Income	\$72,284	\$80,501	\$92,147	\$127,738
Total No. of Employees	3,320	16,168	26,173	70,805

Traffic Counts:

Inrix 2024	ADT
Breiel Blvd.	16,493
Grand Avenue	10,694

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

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Market Aerial



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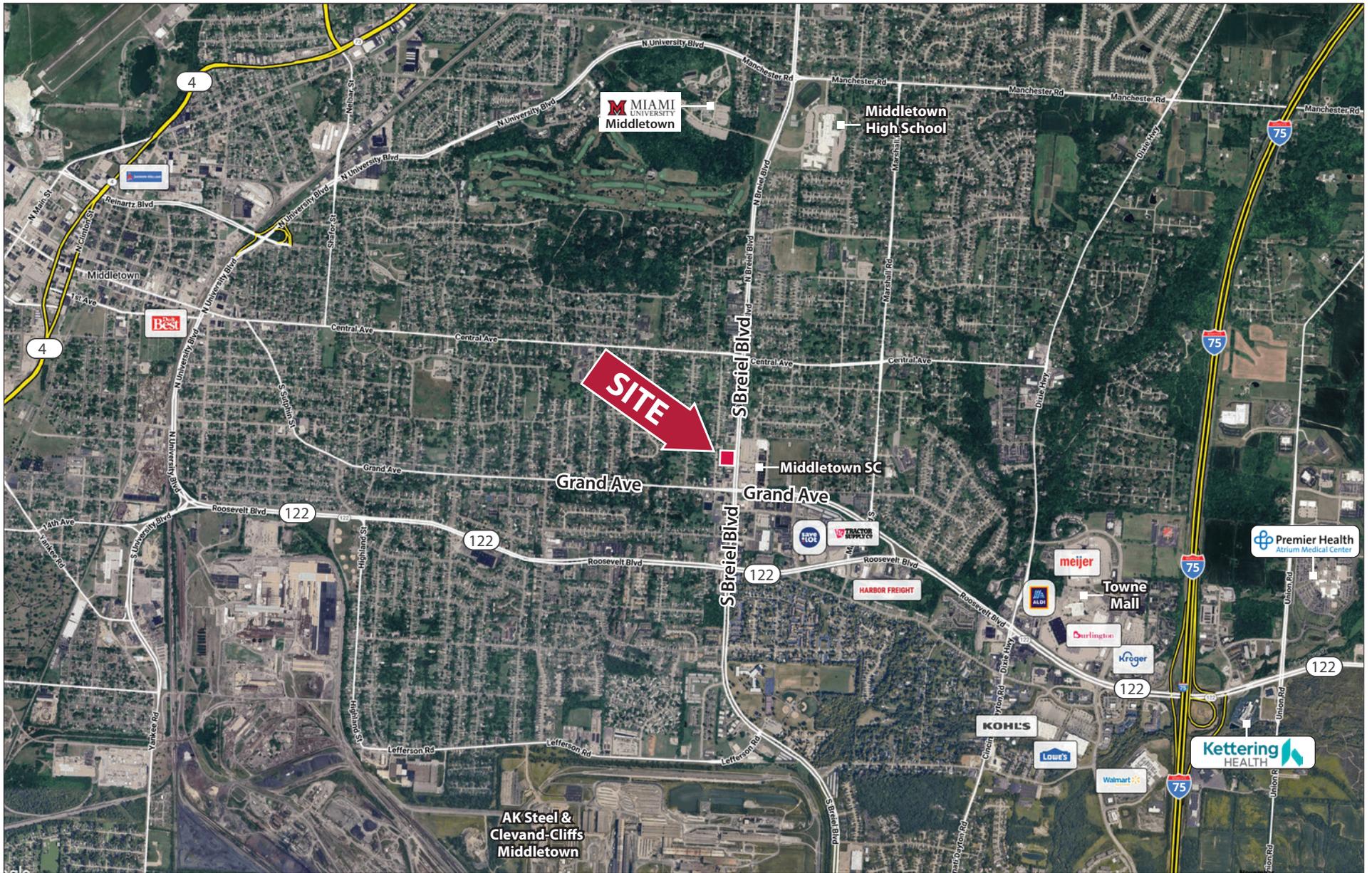
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Overview Aerial



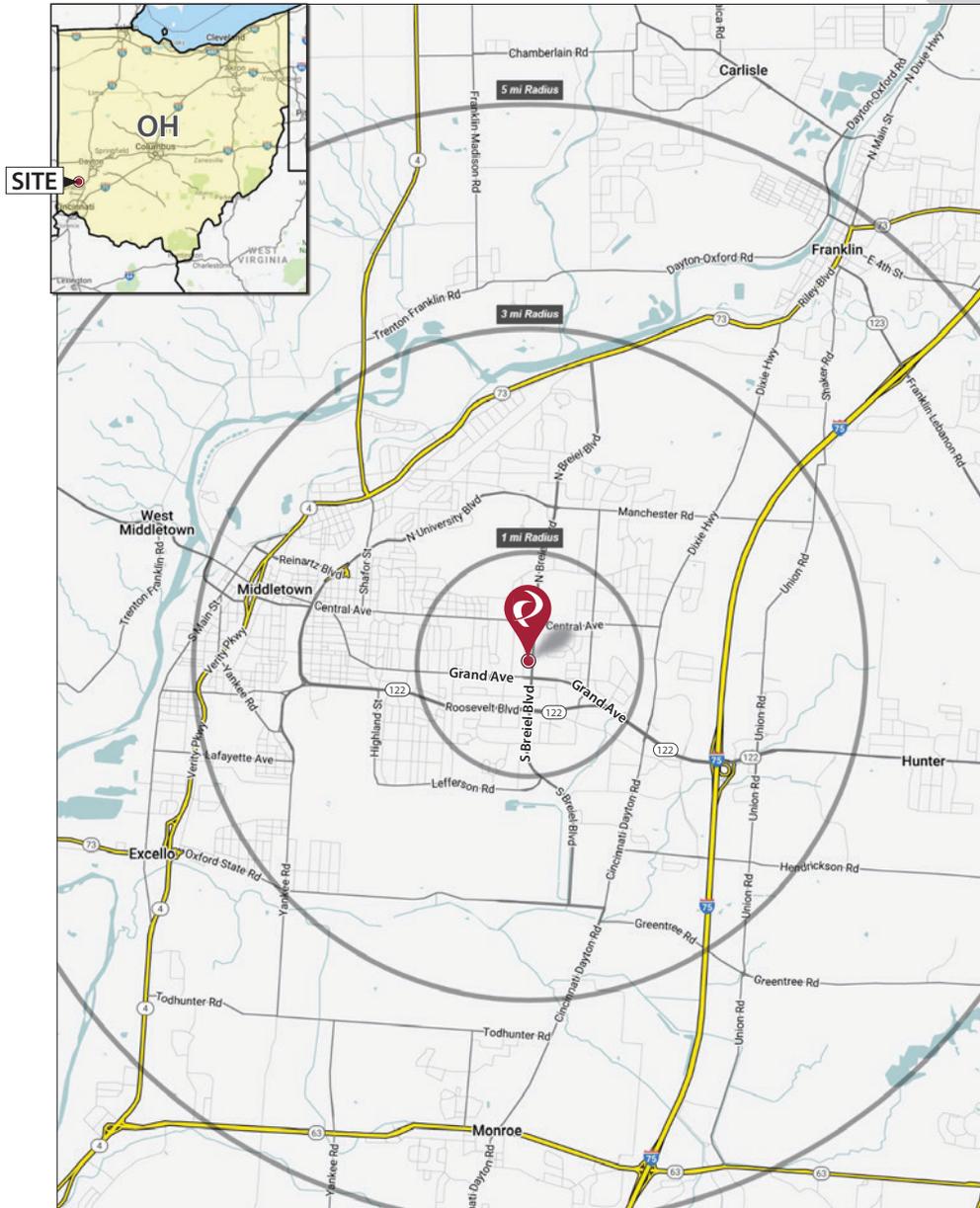
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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.5053/-84.3556

500 S Breiel Blvd Middletown, OH 45044	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	11,592	52,175	91,117	277,178
2030 Projected Population	11,303	51,624	90,925	279,032
2020 Census Population	11,749	49,213	85,933	268,196
2010 Census Population	11,035	47,020	80,231	243,269
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.9%	0.9%
2025 Median Age	38.4	38.3	38.8	39.0
Households				
2025 Estimated Households	5,218	21,945	36,984	103,542
2030 Projected Households	5,241	22,443	38,101	107,241
2020 Census Households	5,203	20,666	34,567	98,164
2010 Census Households	4,887	19,661	32,235	87,902
Projected Annual Growth 2025 to 2030	-	0.5%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	1.0%	1.2%
Race and Ethnicity				
2025 Estimated White	73.0%	77.0%	80.4%	80.8%
2025 Estimated Black or African American	14.6%	12.8%	10.1%	7.9%
2025 Estimated Asian or Pacific Islander	2.0%	1.7%	2.1%	4.9%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2025 Estimated Other Races	10.2%	8.4%	7.2%	6.2%
2025 Estimated Hispanic	9.1%	7.2%	6.1%	5.1%
Income				
2025 Estimated Average Household Income	\$72,284	\$80,501	\$92,147	\$127,738
2025 Estimated Median Household Income	\$59,458	\$62,364	\$72,164	\$101,469
2025 Estimated Per Capita Income	\$32,594	\$33,910	\$37,468	\$47,769
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	4.1%	3.0%	2.7%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	8.3%	8.3%	6.9%	4.7%
2025 Estimated High School Graduate	37.9%	38.6%	37.1%	29.5%
2025 Estimated Some College	20.3%	19.6%	19.5%	18.1%
2025 Estimated Associates Degree Only	11.2%	9.4%	9.7%	9.0%
2025 Estimated Bachelors Degree Only	12.0%	13.6%	15.3%	21.8%
2025 Estimated Graduate Degree	6.4%	7.5%	8.9%	14.4%
Business				
2025 Estimated Total Businesses	346	1,421	2,291	6,308
2025 Estimated Total Employees	3,320	16,168	26,713	70,805
2025 Estimated Employee Population per Business	9.6	11.4	11.7	11.2
2025 Estimated Residential Population per Business	33.5	36.7	39.8	43.9

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