

FOR SALE › MULTI-USE

Former Sears

3457 Towne Blvd.

MIDDLETOWN | OHIO 45005

70,000 SF FORMER
ANCHOR AT TOWN MALL
IN MIDDLETOWN, OHIO
WITH 7 ACRES INCLUDING
BUILDING AND PARKING



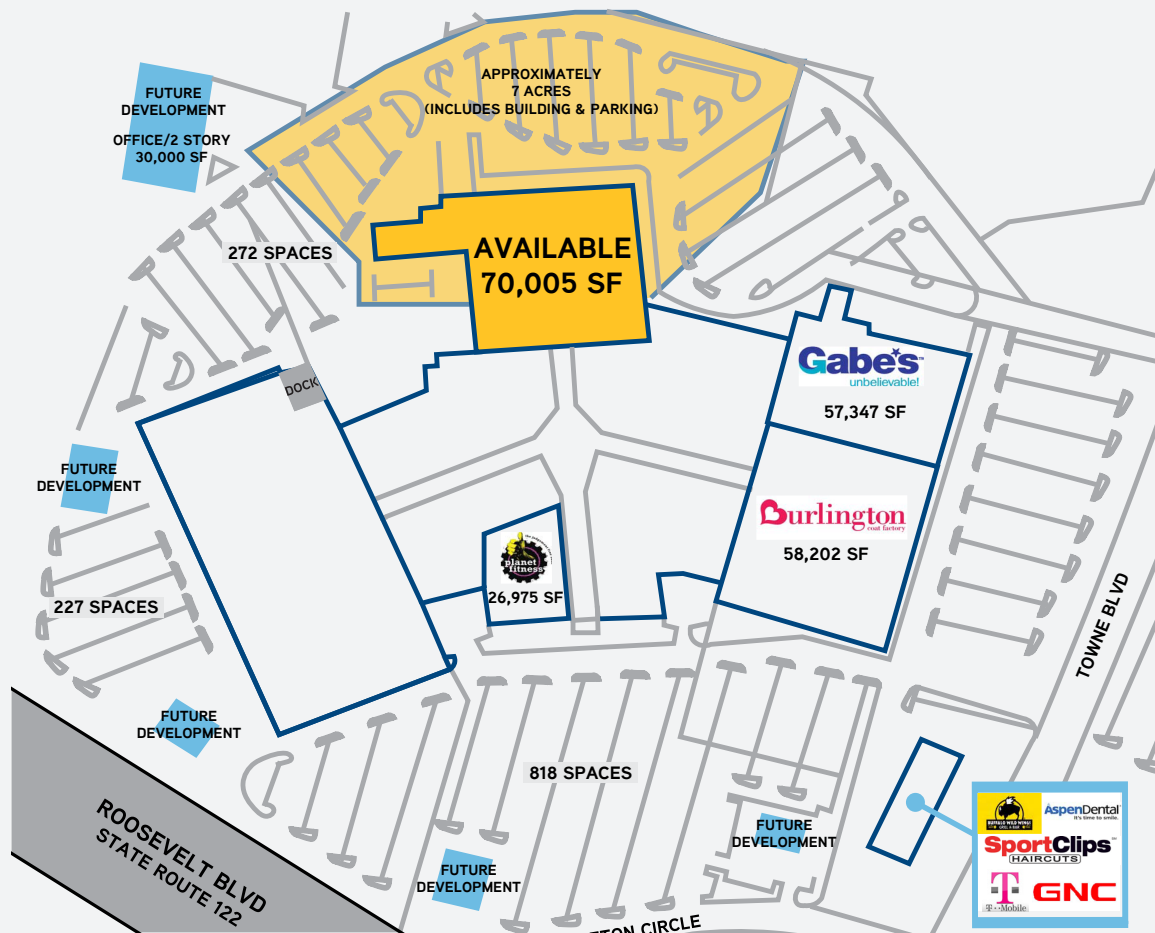
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Property is perfect for:

- Any discount retail/professional
- Back office use (plenty of parking)
- Warehouse/storage/light industrial
- Automotive showroom
- Medical/education
- Sports/recreation

FEATURES

- Former anchor at Towne Mall in Middletown, Ohio
- 70,000 SF total (35' x 34' column spacing)
- 7 acres with plenty of parking with 4 docks and 1 drive-in)
- 12' - 14' clear ceilings
- Air-conditioned
- Auto Care facility independently of main building - 8 drive-thru doors with air lines
- Newly paved ring road with pylon signage
- Located at highly visible location in growing area of Middletown, Ohio
- Over 83,000 people in immediate market earning above average household incomes exceeding \$60,700/year
- Located in very close proximity to I-75
- Half way between Greater Cincinnati and Greater Dayton markets

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DOLLAR GENERAL



meijer

verizon✓

SITE

STAPLES



Gabe's

Burlington



LOVE STAR STEAKHOUSE SALOON



Charley's



KOHL'S

Wendy's

LOWE'S



INTERSTATE 75

Walmart
Save money. Live better.



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