



FOR SALE> MULTI-USE Former Sears |

3457 TOWNE BLVD
MIDDLETOWN | OHIO | 45005

CONTACT US

NORM KHOURY

TEL: 513 562 2271
norm.khoury@colliers.com

TODD COCHRAN

TEL: 937 723 2913
todd.cochran@colliers.com

BEN DAVIS

TEL: 513 562 2203
ben.davis@colliers.com

PETE NICHOLS

TEL: 937 572 8425
pete.nichols@colliers.com

Site Specs

- › Burlington, Planet Fitness and Gabe's opened within the last year
- › New Buffalo Wild Wings, Aspen Dental, Sport Clips, GNC and T-Mobile in outlot
- › Space is in excellent condition, clean and mechanicals in working order

AERIAL



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SITE PLAN





Former Sears

›FOR SALE

Property Features

- › Former anchor at Towne Mall, 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, OH
- › Property is perfect for:
 - › Any discount retail/professional
 - › Back office use (plenty of parking)
 - › Warehouse/storage/light industrial
 - › Automotive showroom
 - › Medical/education
 - › Sports/recreation
- › 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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DAYTON | OHIO
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COLLIERS INTERNATIONAL
GREATER CINCINNATI
10 West Second Street, Suite 200
Dayton, OH 45402
M 937 449 0097
www.colliers.com/ohio