

TOWNE MALL SHOPPES

3421 TOWNE BOULEVARD
MIDDLETOWN, OHIO 45005

100% Occupied, 12,881 SF
Neighborhood Strip Center

Tenants include: Aspen Dental, T-Mobile,
GNC, Sport Clips, Buffalo Wild Wings



INVESTMENT OPPORTUNITY



Colliers International | Greater Cincinnati
425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202
P: +1 513 721 4200

Christopher Prosser CCIM
+1 513 562 2232
chris.prosser@colliers.com

Jeffrey Johnston CPA
+1 513 562 2231
jeff.johnston@colliers.com

Steven Timmel CCIM
+1 513 562 2221
steve.timmel@colliers.com

Will Roberts
+1 513 562 2237
will.roberts@colliers.com

VIEW NORTH



HIGHLIGHTS

- › Property provides a national tenant roster including corporate leases.
- › Tenant base is comprised of internet resistant/service oriented tenants providing customers with convenient access on a daily basis.
- › Asset was built in 2016 on an outlot to the Towne Mall Galleria.
- › The center benefits from strong demographics great access to all points within the region via its close proximity to I-75.
- › The asset will be offered free and clear of any existing loans providing the opportunity for a buyer to take advantage of extremely favorable new debt structure.
- › The asset has been professionally managed and maintained by the original developer and represents a high quality offering.

SNAPSHOT

| | |
|---------------|--|
| Address | 3421 Towne Boulevard Middletown, Ohio 45005 |
| Total Sq. Ft. | 12,881 |
| Asking Price | \$4,875,000 |
| Cap Rate | 6.75% |
| In-Place NOI | \$329,426 |
| Occupancy | 100% |
| Year Built | 2016 |
| Acreage | 1.5149 |

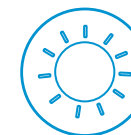
DEMOS



Projected Population
(2018, 5 miles)
85,593



Average Household Income
(2018, 5 miles)
\$64,876



Daytime Population
(2018, 5 miles)
33,491