

1 North Main Street Tower

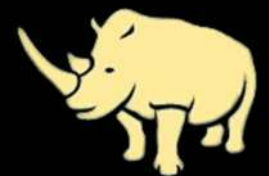
1 North Main Street
Middletown, Ohio 45042

69,662 Square Feet

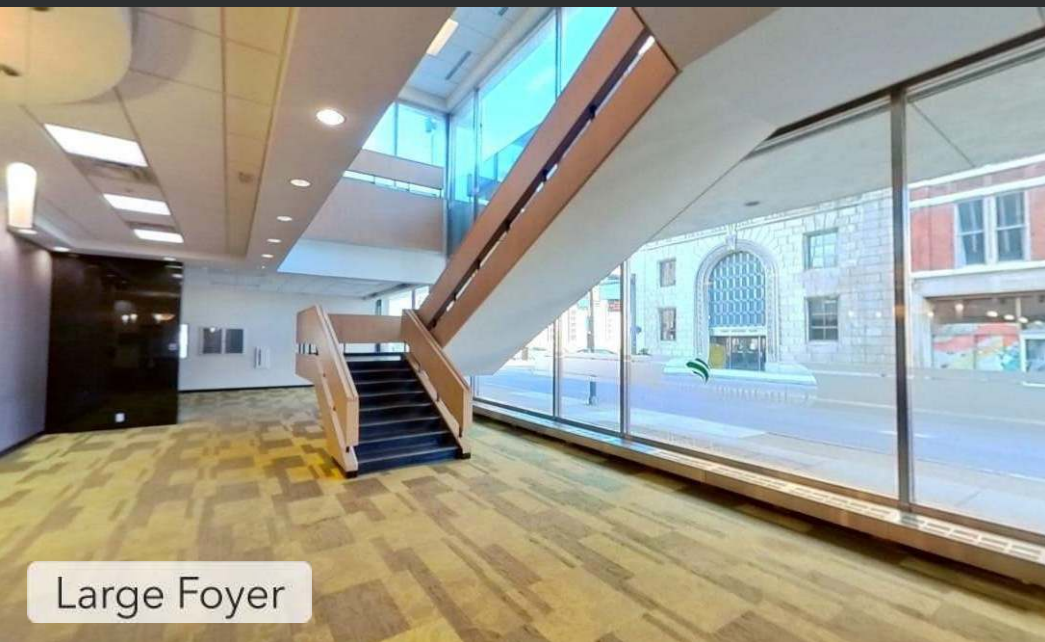
Property Highlights

Opportunity to create a multi-tenant building Unbeatable exposure on North Main & Central Avenue Adjacent surface parking available via City of Middletown Zoned UCC-Urban Core Central Subdistrict Opportunity for building signage and branding Surrounded by diverse retail amenities

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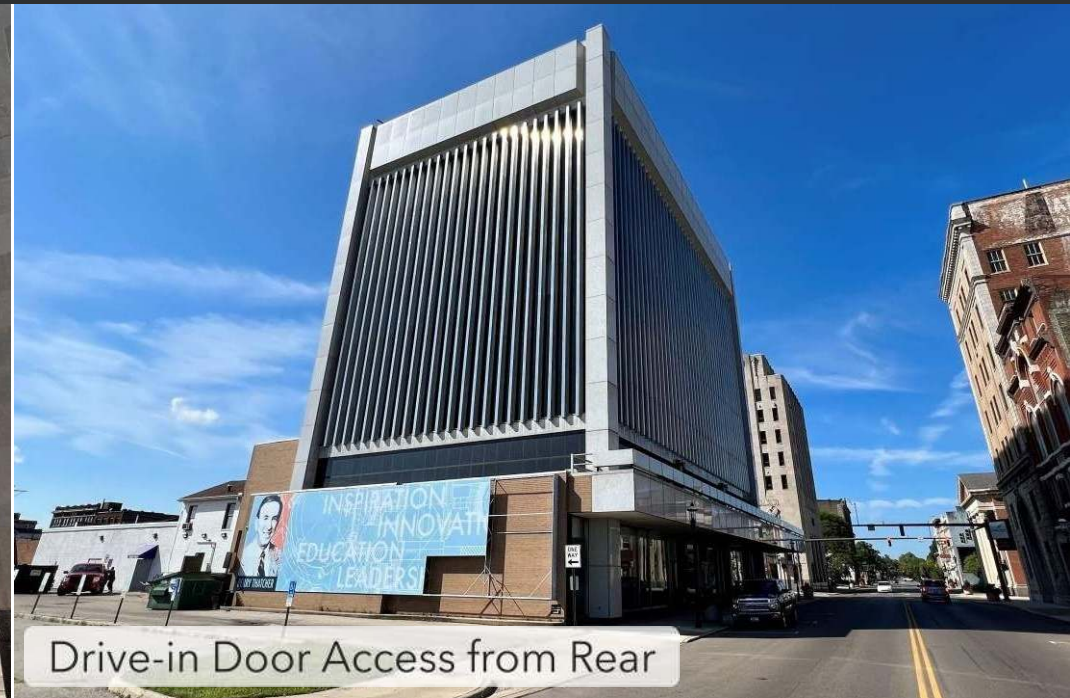
Interior Photos



Exterior Photos



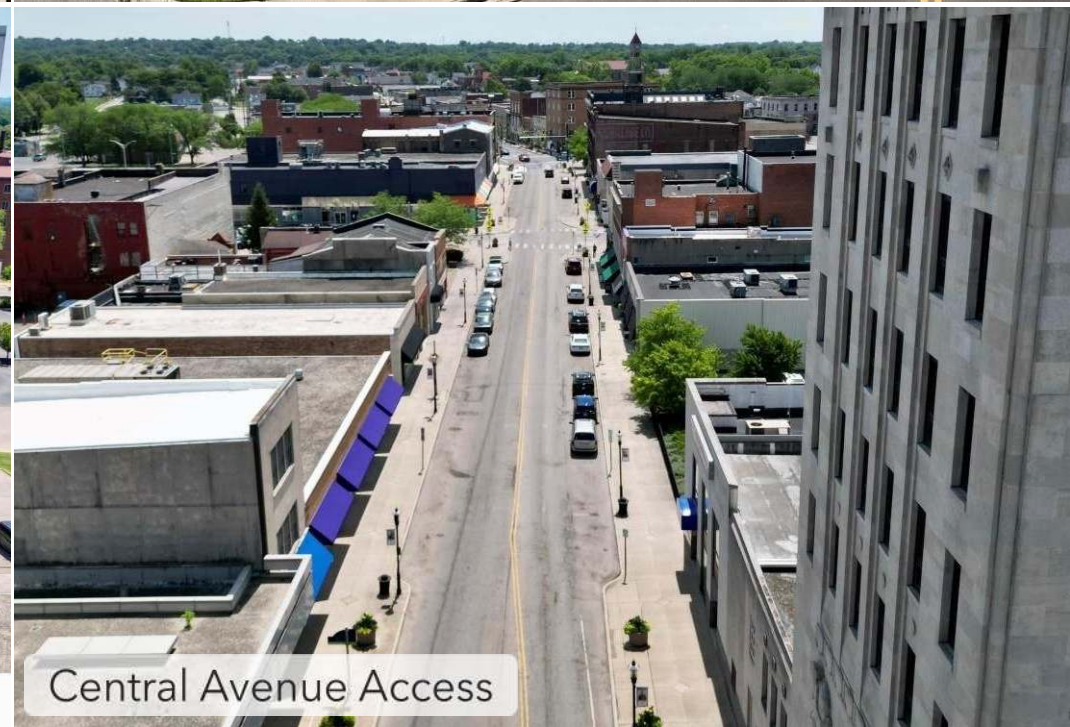
Street Front Exposure on Central & Main



Drive-in Door Access from Rear

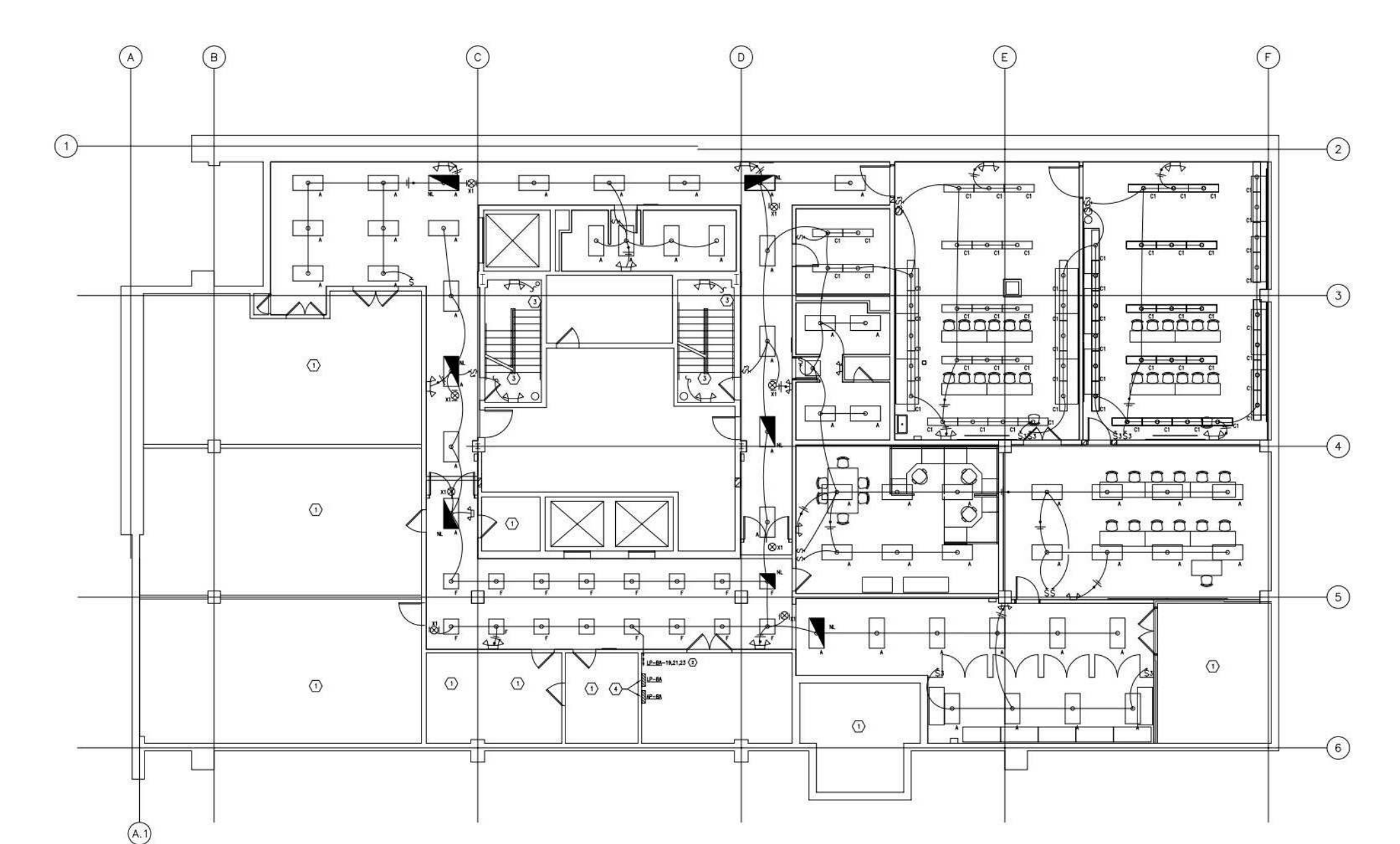


Branding Opportunity



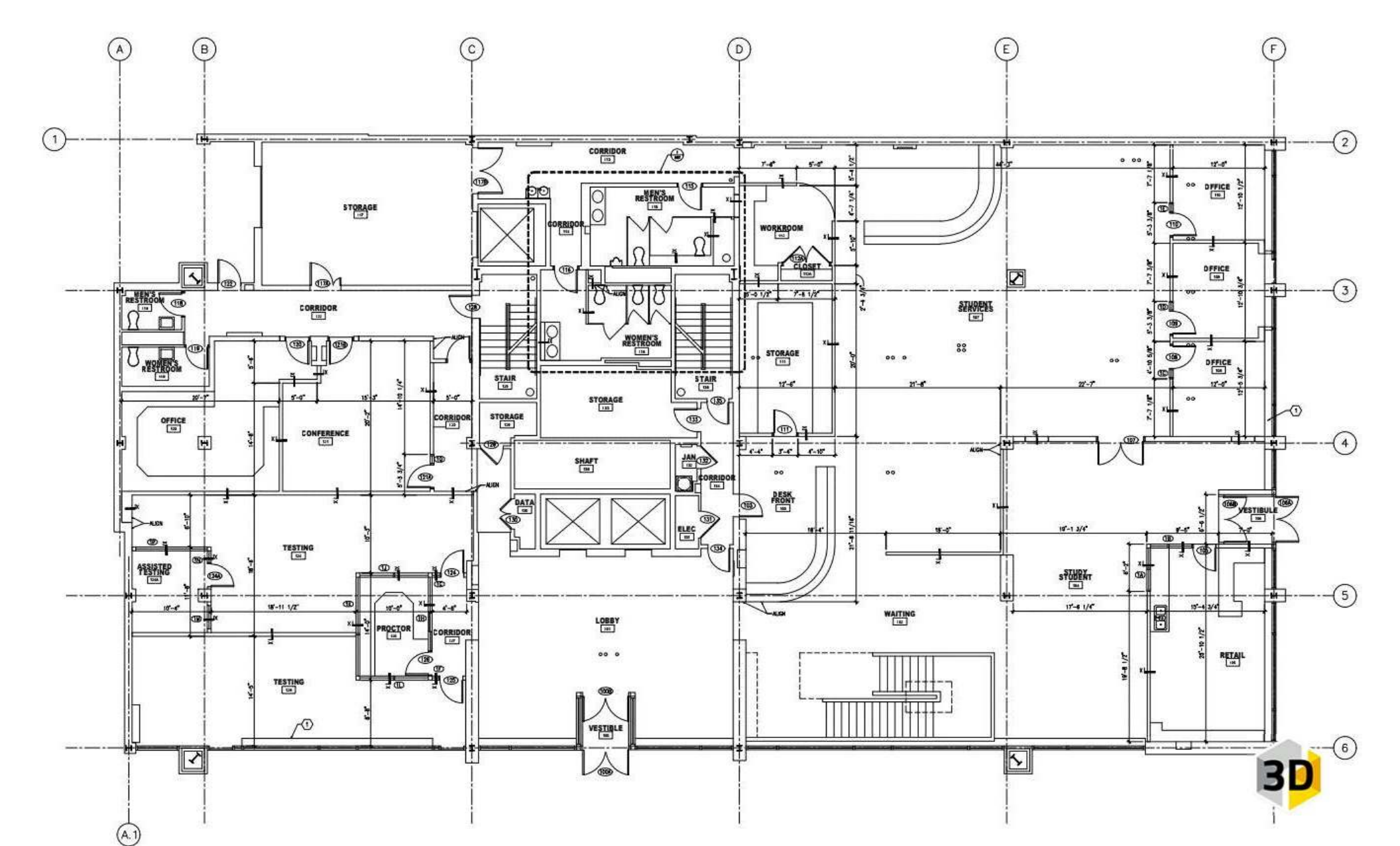
Central Avenue Access

Lower Level Plan



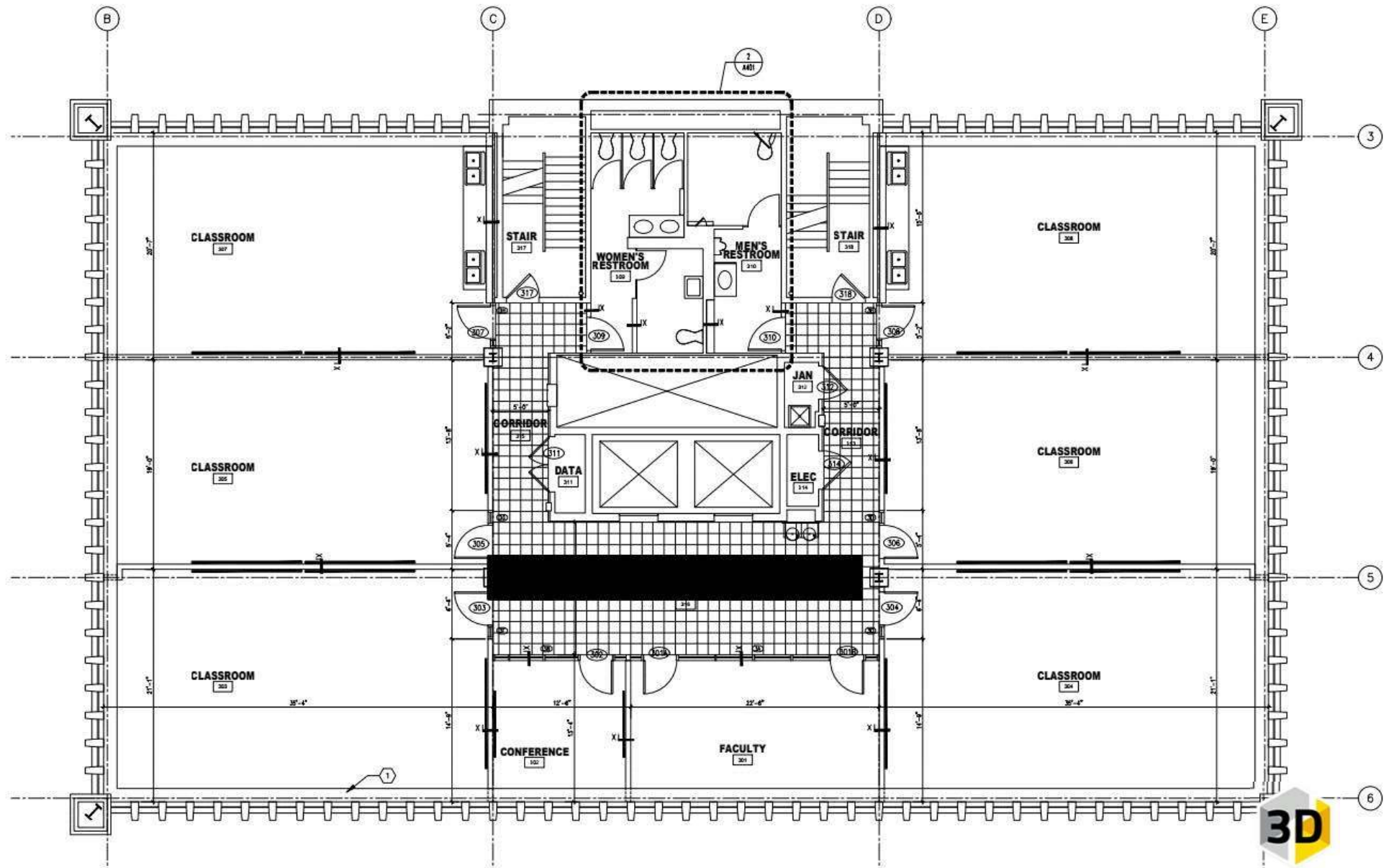
Lower Level Plan - 11,731 SF

1st Floor Plan with Virtual Tour



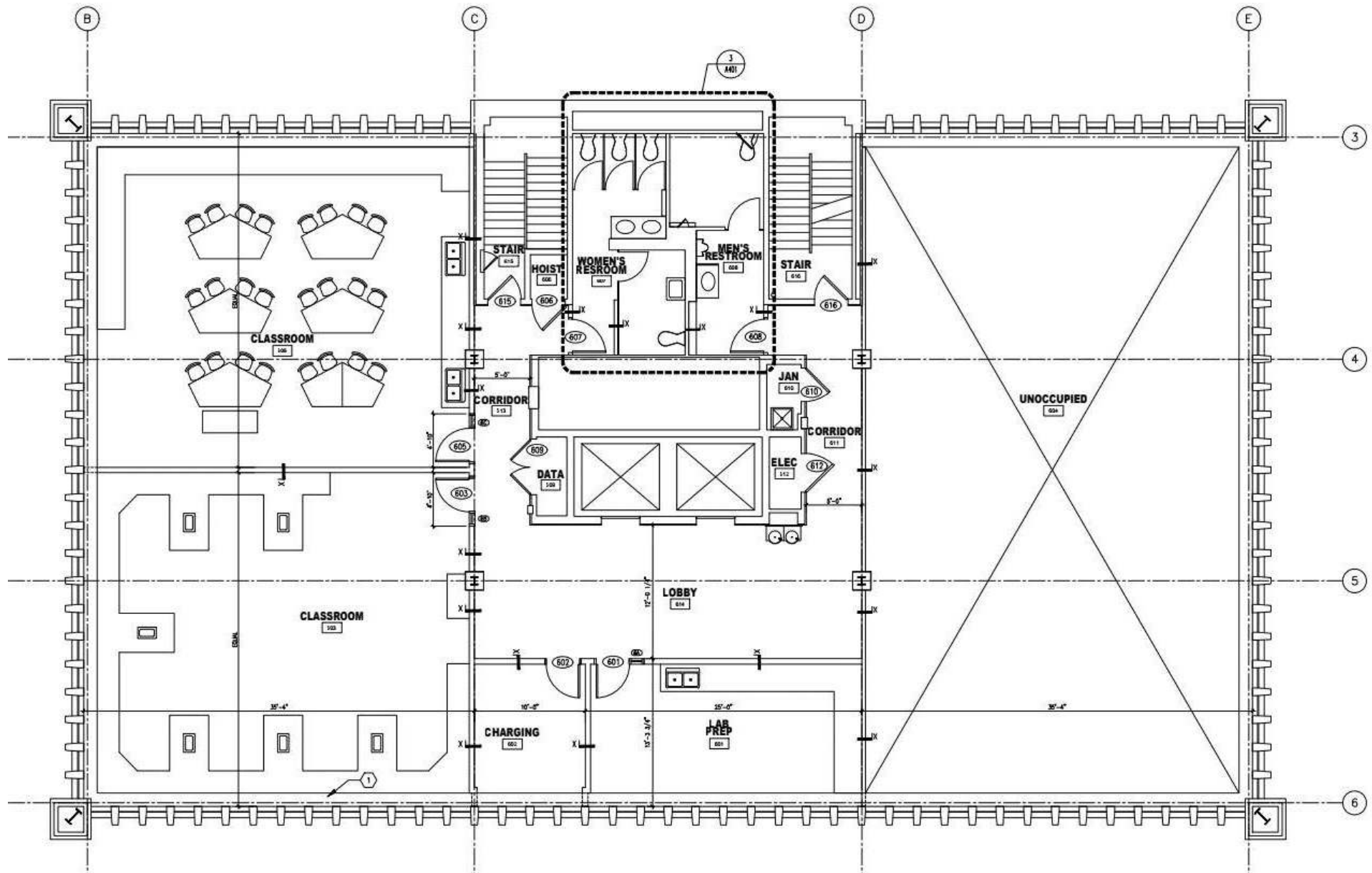
1st Floor Plan - 11,731 SF

3rd Floor Plan with Virtual Tour



3rd Floor Plan - 9,240 SF

6th Floor Plans



6th Floor Plan - 9,240 SF

Building Space Summary

6th Floor Finished	9,240
5th Floor Finished	9,240
4th Floor Unfinished	9,240
3rd Floor Finished	9,240
2nd Floor Unfinished	9,240
1st Floor Finished	11,731
Lower Level Finished	11,731

Total Estimated Square Footage – 69,662 SF

Demographic Information

Location Facts & Demographics

Demographics are determined by a 10 minute drive from N Main St, Middletown, OH 45042

CITY, STATE

Middletown, OH

POPULATION

62,358

AVG. HHSIZE

2.52

MEDIAN HH INCOME

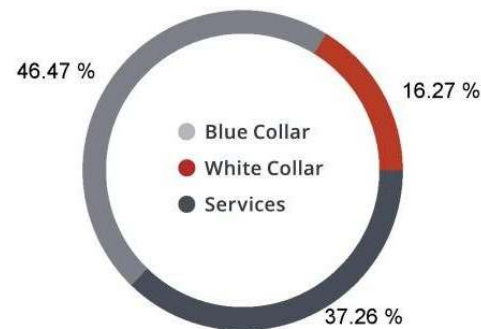
\$44,499

HOME OWNERSHIP

Renters: **9,742**

Owners: **15,232**

EMPLOYMENT

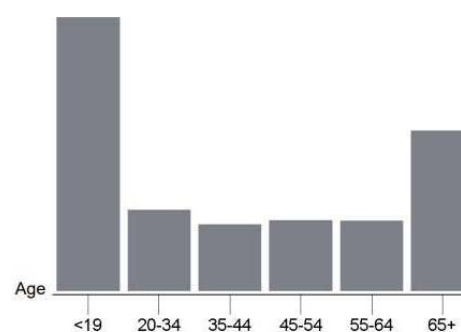


44.65 %
Employed

2.96 %
Unemployed

GENDER & AGE

48.70 %  **51.30 %** 



RACE & ETHNICITY

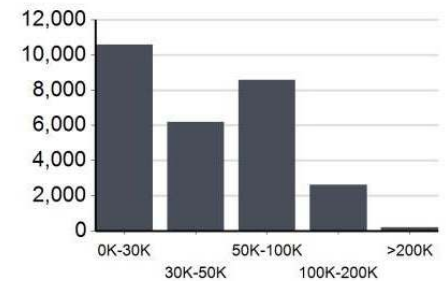
White:	71.09 %
Asian:	0.05 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	19.78 %
Hispanic:	3.96 %
Two or More Races:	5.12 %

EDUCATION

High School Grad:	40.13 %
Some College:	19.97 %
Associates:	5.52 %
Bachelors:	13.60 %

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

A detailed map of Middletown, Ohio, centered on North Main Street. A red pin marks the location of 1 North Main Street, which is highlighted with a white box and labeled. The map shows a grid of streets including Central Ave, Carmody Blvd, N Main St, S Broad St, 1st Ave, 2nd Ave, Vail Ave, and Verity Pkwy. To the west, the Great Miami River and the Middletown River Center are visible. To the east, the Middletown Area Family YMCA and various businesses like BMW Motorcycles of Greater Cincinnati and United Dairy Farmers are located. Other notable landmarks include the Middletown Police Department, Middletown Fire Department Station 81, and the Middletown Transit Station. The map also shows several churches, schools, and recreational areas like the Forest Hills Country Club and the Middletown Tennis & Sports center.