

## MIDDLETOWN, OH - KOHL'S OUTLOT

6780 Roosevelt Pkwy, Middletown, OH 45044

0.7249 Acres Available for SALE or LEASE



### Property Details:

- **First time on market!**
- Newly created parcel, adjacent to Jiffy Lube
- Jiffy Lube franchisee open to various access / shared parking arrangements
- Easy access from I-75 and SR 122 (Roosevelt Blvd.)
- New Kettering Health Facility opened nearby in 2018, already expanding

- Numerous retailers nearby, including:



### Demographics:

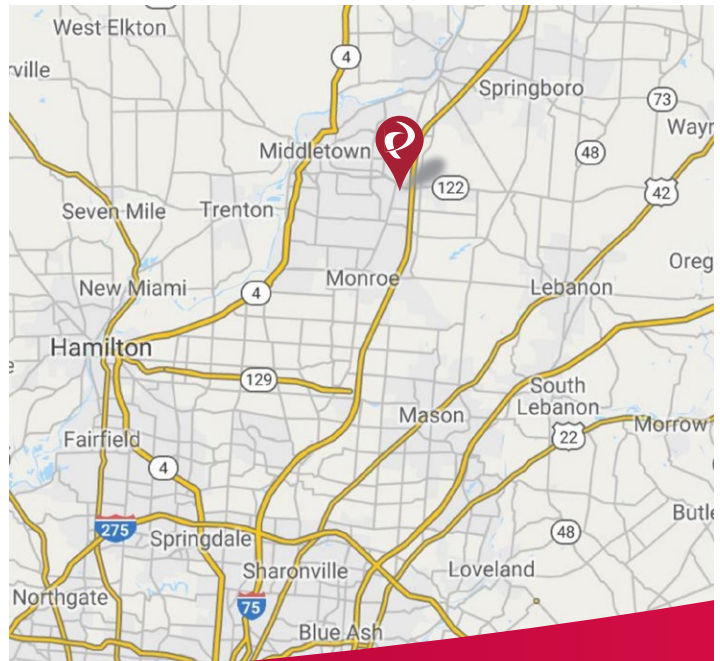
2019 Estimates	1 Mile	3 Mile	5 Mile
Population	5,490	32,461	83,957
Households	2,350	14,106	33,671
Median Household Income	\$57,061	\$59,964	\$57,866
Total Number of Employees	4,474	14,634	33,053

### Traffic Counts:

ODOT	ADT
SR 122 (Roosevelt Blvd.)	33,037
I-75 at SR 122 (Roosevelt Blvd.)	116,684

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LET US GIVE YOU AN EDGE



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