

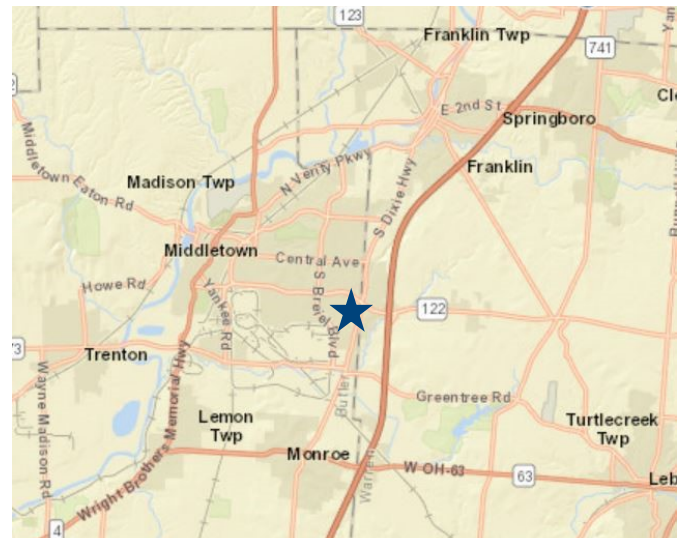
FOR SALE or LEASE

Summit Professional Office Condo
1044 Summit Drive
Middletown, OH 45042



PROPERTY HIGHLIGHTS

- **3,700 SF Office | Medical Space Available
1,890 SF Minimal Divisible**
- **Handsomely finished office suite**
- **Near Miami University, Middletown**
- **Lease rate negotiable**
- **Abundant parking**
- **Great Location**
- **Motivated Seller**
- **Owner Financing Available**
- **Asking \$199,000 | For Lease: \$7.00/SF MG**



CONTACT FOR MORE INFO:

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Senior Vice President
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Cincinnati, OH 45226



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

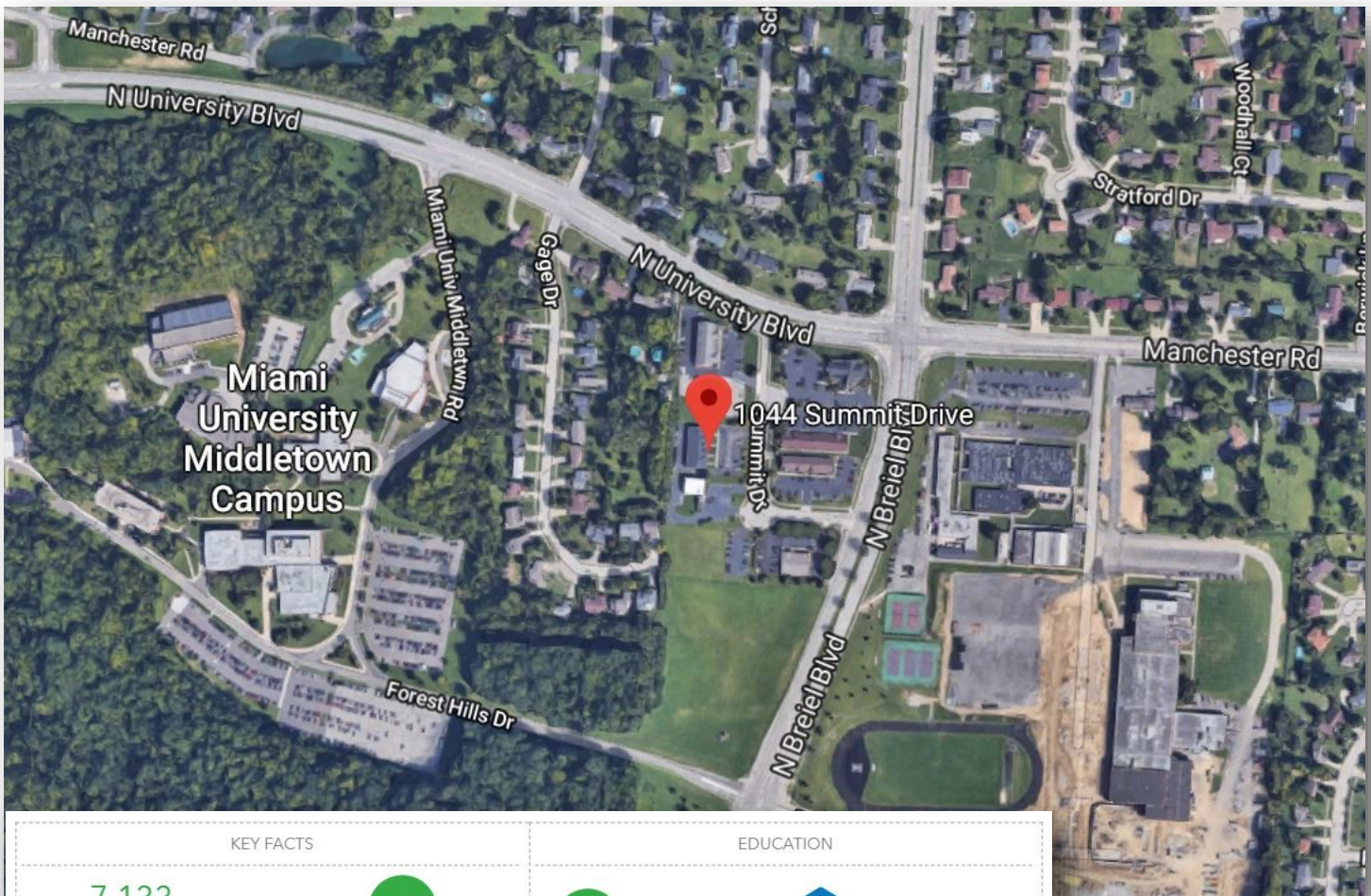


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KEY FACTS

7,133

Population



2.4

Average Household Size

50.5

Median Age

\$57,856

Median Household Income

10%

No High School Diploma



30%

High School Graduate



29%

Some College



32%

Bachelor's/Grad/Prof Degree

BUSINESS



159

Total Businesses



2,081

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

69%

19%

12%

8.3%

Unemployment Rate

INCOME



\$57,856

Median Household Income



\$30,885

Per Capita Income



\$187,741

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.4%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	9.5%	-0.5%	
\$15,000 - \$24,999	10.2%	+1.2%	
\$25,000 - \$34,999	9.1%	-0.3%	
\$35,000 - \$49,999	12.3%	-0.6%	
\$50,000 - \$74,999	21.4%	+3.2%	
\$75,000 - \$99,999	14.1%	+0.3%	
\$100,000 - \$149,999	16.5%	+0.3%	
\$150,000 - \$199,999	3.6%	-2.8%	
\$200,000+	3.3%	-0.8%	



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Demographic and Income Profile

1044 Summit Sq, Middletown, Ohio, 45042
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.52473
Longitude: -84.35269

Summary	Census 2010		2017		2022	
Population	82,303		85,129		87,903	
Households	33,187		34,193		35,245	
Families	22,102		22,397		22,920	
Average Household Size	2.46		2.47		2.48	
Owner Occupied Housing Units	20,590		20,149		20,753	
Renter Occupied Housing Units	12,597		14,044		14,492	
Median Age	38.5		39.8		40.4	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.64%		0.23%		0.83%	
Households	0.61%		0.25%		0.79%	
Families	0.46%		0.09%		0.71%	
Owner HHs	0.59%		0.18%		0.72%	
Median Household Income	2.46%		2.23%		2.12%	
			2017		2022	
Households by Income			Number	Percent	Number	Percent
<\$15,000			4,646	13.6%	4,598	13.0%
\$15,000 - \$24,999			4,086	11.9%	3,818	10.8%
\$25,000 - \$34,999			4,356	12.7%	3,979	11.3%
\$35,000 - \$49,999			5,299	15.5%	4,748	13.5%
\$50,000 - \$74,999			6,711	19.6%	6,458	18.3%
\$75,000 - \$99,999			4,058	11.9%	5,124	14.5%
\$100,000 - \$149,999			3,695	10.8%	4,758	13.5%
\$150,000 - \$199,999			815	2.4%	1,088	3.1%
\$200,000+			526	1.5%	673	1.9%
Median Household Income			\$45,384		\$51,247	
Average Household Income			\$57,933		\$66,540	
Per Capita Income			\$23,307		\$26,694	
			2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,900	7.2%	5,670	6.7%	5,746	6.5%
5 - 9	5,468	6.6%	5,529	6.5%	5,610	6.4%
10 - 14	5,457	6.6%	5,257	6.2%	5,679	6.5%
15 - 19	5,349	6.5%	4,949	5.8%	5,167	5.9%
20 - 24	4,990	6.1%	5,225	6.1%	4,860	5.5%
25 - 34	10,380	12.6%	10,980	12.9%	11,114	12.6%
35 - 44	10,402	12.6%	10,202	12.0%	10,649	12.1%
45 - 54	12,372	15.0%	11,184	13.1%	10,634	12.1%
55 - 64	10,258	12.5%	11,659	13.7%	11,719	13.3%
65 - 74	6,322	7.7%	8,339	9.8%	9,698	11.0%
75 - 84	3,996	4.9%	4,417	5.2%	5,224	5.9%
85+	1,409	1.7%	1,716	2.0%	1,803	2.1%
			2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	73,068	88.8%	74,046	87.0%	75,076	85.4%
Black Alone	6,011	7.3%	7,037	8.3%	7,966	9.1%
American Indian Alone	170	0.2%	171	0.2%	176	0.2%
Asian Alone	372	0.5%	525	0.6%	681	0.8%
Pacific Islander Alone	26	0.0%	33	0.0%	39	0.0%
Some Other Race Alone	886	1.1%	1,095	1.3%	1,283	1.5%
Two or More Races	1,770	2.2%	2,222	2.6%	2,683	3.1%
Hispanic Origin (Any Race)	2,223	2.7%	2,796	3.3%	3,373	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



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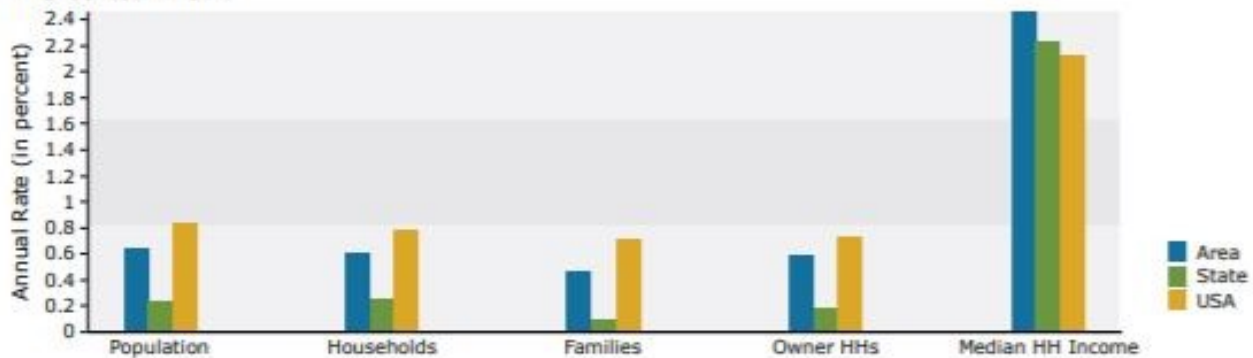
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Demographic and Income Profile

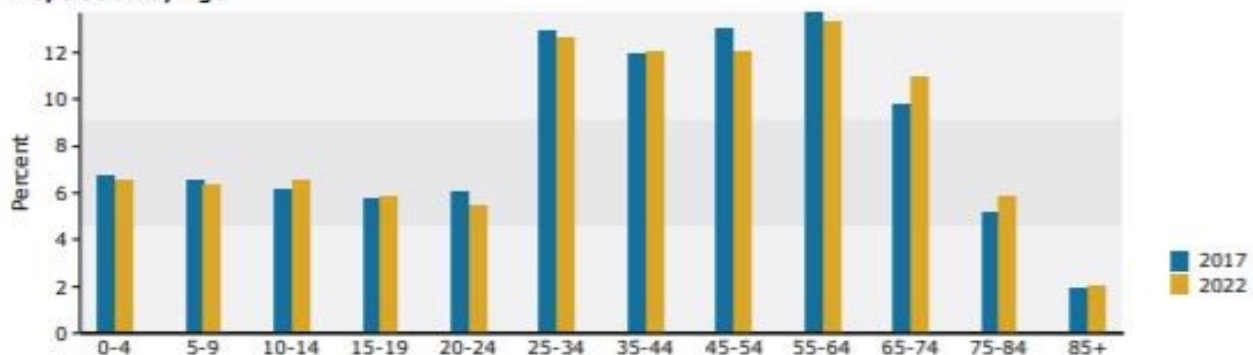
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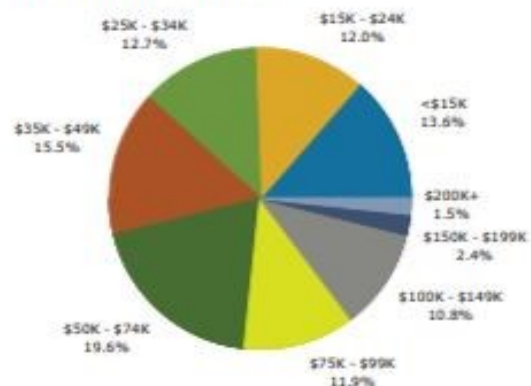
Trends 2017-2022



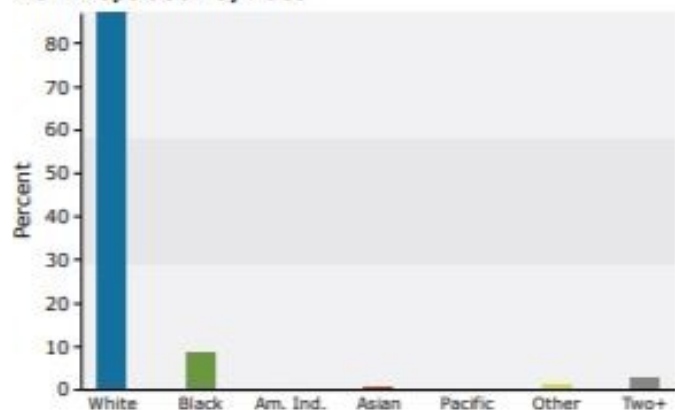
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.3%