

KOHL'S PAD SITE - GROUND LEASE ONLY

6825 ROOSEVELT AVE, MIDDLETOWN, OH 45005 (#226 - MIDDLETOWN)



AREA ANCHORS:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,632	36,047	89,912
AVG. HH INCOME	\$61,843	\$80,993	\$82,184
HOUSEHOLDS	2,948	15,474	35,671
CONSUMER SPENDING	\$148.52 M	\$936.13 M	\$2.17 B

- Pad site available for ground lease (+/- 1 acre) (approx. location shown above)
- Located in Middletown, Ohio
- Co-Tenants include Kohl's, Octane Outlet of Middletown and Lowe's
- Other retailers in the sub-market include Wal-Mart, Kroger Marketplace, Gabe's, Meijer and Burlington Coat Factory

Anchor
ASSOCIATES

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

JASON GIBSON
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513-784-1106

CHAINLINKS
RETAIL ADVISORS

KOHL'S ANCHORED PAD SITE

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