

MIDDLETOWN FLEX SPACE

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30,240 SF FOR LEASE · \$10/SF

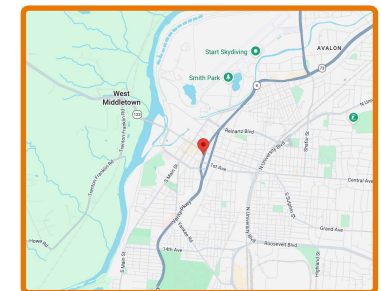


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1150 Central Ave
Middletown, OH 45044

FEATURES

- Landmark freestanding building with walk-in retail on the first floor
- Ample adjoining public and on-street parking
- Outstanding redevelopment opportunity, development incentives available
- High visibility in the heart of Middletown downtown redevelopment area at the hard corner of a signalized intersection with 36 ft of high-visibility direct frontage on Central Ave
- Located near Cincinnati State Middletown campus and just south of the Middletown Regional Airport
- Built in 1927–1928 (architecturally rich, high-density commercial retail structure)

TRAFFIC COUNTS

Street/Intersection	VPD
Central Avenue	13,840
Verity Parkway	6,537

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	8,784	43,759	86,390
Daytime Population	7,438	34,144	69,981
Households	3,613	18,129	34,655
Average HH Income	\$53,588	\$70,669	\$87,392

**MIDLAND
RETAIL**

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FLEXIBLE PARTNERSHIP & LEASING OPTIONS

The newly capitalized ownership group is deeply committed to the long-term success of the Middletown Redevelopment project. They are ready to fund substantial tenant improvements (TI) and co-design a custom space for the right operator.

TERMS

- Starting Rent: \$10.00 / SF + NNN (delivered in "As-Is" condition).
- Custom Build-Outs: Ownership is wide open to creative build-out solutions and tenant improvement allowances. Final lease rates will adjust dynamically based on the landlord's capital contribution and will be fully locked in before lease execution.



Option A: Immediately Available First Floor

- Secure 10,000 +/- SF of highly adaptable retail or restaurant space featuring an open layout.

Option B: Flagship Multi-Story Concept

- Partner directly with the owner to build out 2 to 3 full stories for a flagship brand, major restaurant concept, or corporate office hub.

THE LOCATION & MARKET OPPORTUNITY

The property is positioned at the epicenter of Middletown's commercial core and is perfectly primed to capture massive regional growth:

2026 Arena Catalyst: Steps away from the multimillion-dollar Renaissance Arena Project, bringing consistent, high-volume crowds downtown.

High Foot Traffic: Positioned directly along primary municipal transit routes, ensuring an active day-and-night consumer base.

Economic Momentum: Strategically integrated into the city's aggressive downtown revitalization push.

IDEAL TENANT PROFILE

Ownership is actively seeking operators who bring a bold vision to downtown Middletown. Prospective tenants must provide:

1. A well-defined, innovative Business Plan.
2. Strong, verifiable Corporate Credit.
3. A clear strategy to act as a Flagship Destination within the community.

LEASING OPTIONS

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The **CENTRAL AVENUE CORRIDOR** spans approximately 40 acres along Central Ave from N. University Blvd east to the former Roosevelt School site. The corridor serves as both a neighborhood business district and a gateway to Middletown's east side. It is home to a variety of local restaurants, nightlife, specialty retailers, personal service businesses, and convenience shopping. The area also borders the Highland Historic District and the recently renovated Sunset Park, making it an important connection between Downtown and surrounding neighborhoods.



VISION

The Central Avenue Improvements Project will transform a key section of Downtown Middletown by revitalizing a half-mile stretch of Central Avenue between University Blvd and Verity Parkway/Canal St. The vision is to create a vibrant, walkable commercial corridor that serves surrounding neighborhoods while becoming a destination within the city. Planned redevelopment of the former Roosevelt and Lincoln school sites into premier mixed-use residential communities will help drive new investment and activity in the area.

PROJECT INCLUDES:

- Reconstructing Central Ave to improve traffic flow and safety, while enhancing pedestrian and bicycle access.
- Installing decorative street lighting, landscaping, brick pavers, and planters.
- Adding wayfinding signage to better connect the corridor with Downtown and nearby destinations.

DEVELOPMENTS

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RENAISSANCE POINTE, a \$200 million, 50-acre mixed-use development located at the southeast corner of SR 122 and Union Rd near I-75.

The project is expected to create more than 660 full-time jobs and attract over 425,000 visitors with roughly \$61 million in revenue during its first year of operation.



Core Features & Development Status

The Event Center: The \$126 million cornerstone is a 214,000-square-foot arena featuring three multipurpose ice pads. One pad functions as a traditional arena with 3,500 to 5,000 seats. It is planned to host a USHL (United States Hockey League) team, along with concerts, trade shows, and graduations.

Residential: The 288-unit Gateway Lofts apartment complex is being constructed by Hallmark Communities in the southwestern section of the site.

Retail & Hospitality: The project includes Class-A retail, food and beverage establishments, and two hotels housing 304 total rooms. Sheetz has also been approved for a site within the development.

DEVELOPMENTS

MIDDLETOWN FLEX SPACE

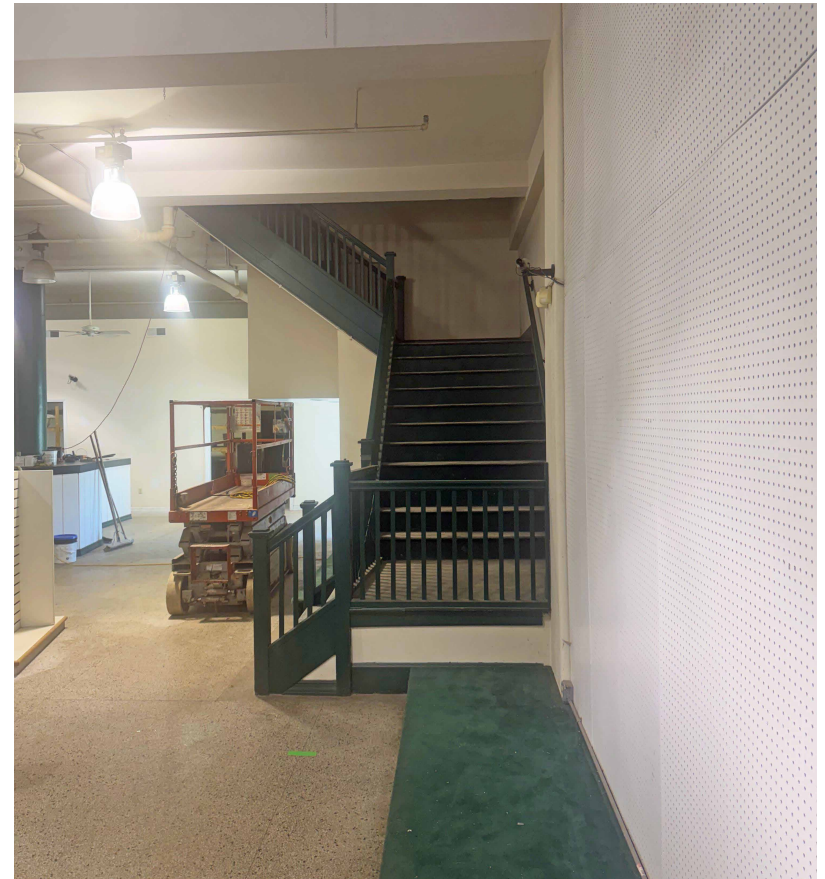
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IMAGES

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2026 Demographics

1150 Central Ave, Middletown, Ohio, 45044
Rings: 1, 3, 5 mile radii

Latitude: 39.51549
Longitude: -84.40263

Population	1 mile	3 miles	5 miles
2026 Total Population	8,784	43,759	86,390
2031 Total Population	8,677	43,550	87,124
2026-2031 Population: Annual Growth Rate	-0.24%	-0.10%	0.17%
2026 Total Daytime Population	7,438	34,144	69,981
2026 Female Population	4,487	22,163	43,871
2026 Male Population	4,297	21,596	42,519
2026 Median Age	36.3	38.2	39.2
Households	1 mile	3 miles	5 miles
2026 Total Households	3,613	18,129	34,655
2031 Total Households	3,590	18,134	35,124
2026-2031 Households: Annual Growth Rate	-0.13%	0.01%	0.27%
2026 Average Household Size	2.41	2.40	2.47
Income	1 mile	3 miles	5 miles
2026 Average Household Income	\$53,588	\$70,669	\$87,392
2031 Average Household Income	\$61,654	\$80,803	\$100,013
2026 Median Household Income	\$42,481	\$56,570	\$70,270
2031 Median Household Income	\$48,987	\$64,640	\$79,459
2026-2031 Median Household Income: Annual Growth	2.89%	2.70%	2.49%
2026 Per Capita Income	\$22,331	\$29,247	\$34,953
2031 Per Capita Income	\$25,834	\$33,606	\$40,157
2026-2031 Per Capita Income: Annual Growth Rate	2.96%	2.82%	2.81%
Home Value	1 mile	3 miles	5 miles
2026 Average Home Value	\$101,604	\$160,903	\$226,682
2031 Average Home Value	\$295,690	\$334,805	\$382,197
2026 Median Home Value	\$101,604	\$160,903	\$226,682
2031 Median Home Value	\$147,862	\$242,878	\$310,801
Race	1 mile	3 miles	5 miles
Diversity Index	67.7	55.8	46.0
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	169	761	1,311
9-12th Grade/No Diploma	552	2,863	4,192
High School Diploma	2,147	10,523	19,648
GED/Alternative Credential	501	2,170	3,317
Some College/No Degree	1,139	5,691	11,923
Associate's Degree	494	3,033	6,595
Bachelor's Degree	569	3,569	8,384
Graduate/Professional Degree	141	1,267	3,996
Educational Attainment Base	5,712	29,877	59,366
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2026 Annual Budget Expenditures	\$169,884,091	\$1,119,500,612	\$2,624,084,961
2031 Annual Budget Expenditures	\$194,154,455	\$1,280,221,560	\$3,043,344,968
2026 Retail Goods	\$7,229,324	\$47,039,031	\$110,198,564
2031 Retail Goods	\$61,140,437	\$412,176,987	\$978,647,635