

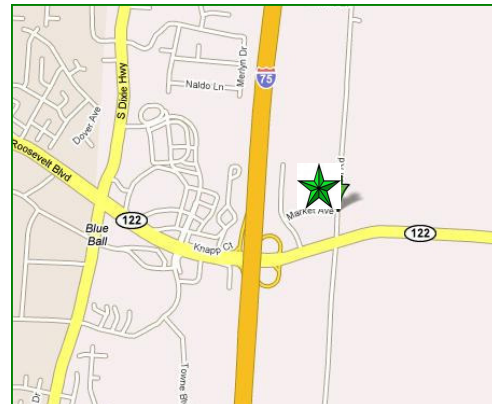
Capital Real Estate Partners, LLC

AVAILABLE FOR SALE OR LEASE Prime Development Land



Market & Union Streets, Middletown, Ohio

- Outstanding development opportunity
- Adjacent to the new Middletown Regional Hospital
- Utilities at the street
- Available for Sale or Lease
- Easy access to I-75
- Strategically positioned in the Middletown growth corridor



For further information, please contact:

Larry Wood
(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.



General Specifications

Property ID:	Market St. and Union Rd., southwest corner
Property Type:	Commercial
Municipality:	Middletown, Ohio
Land Area:	1.102 Acres
Zoning:	C-2, Roadside Commercial District
Lot Dimensions:	140' X 343.5'
Sewer:	City of Middletown
Water:	Warren County
Electric:	Duke Energy
Gas:	Duke Energy
Sale Price	\$500,000
Lease Price	\$5,000 per month

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