

# Free-Standing Retail with Drive-Thru

For Sale or Lease | 440 Oxford State Road, Middletown, Ohio 45044



# 440 Oxford State Road

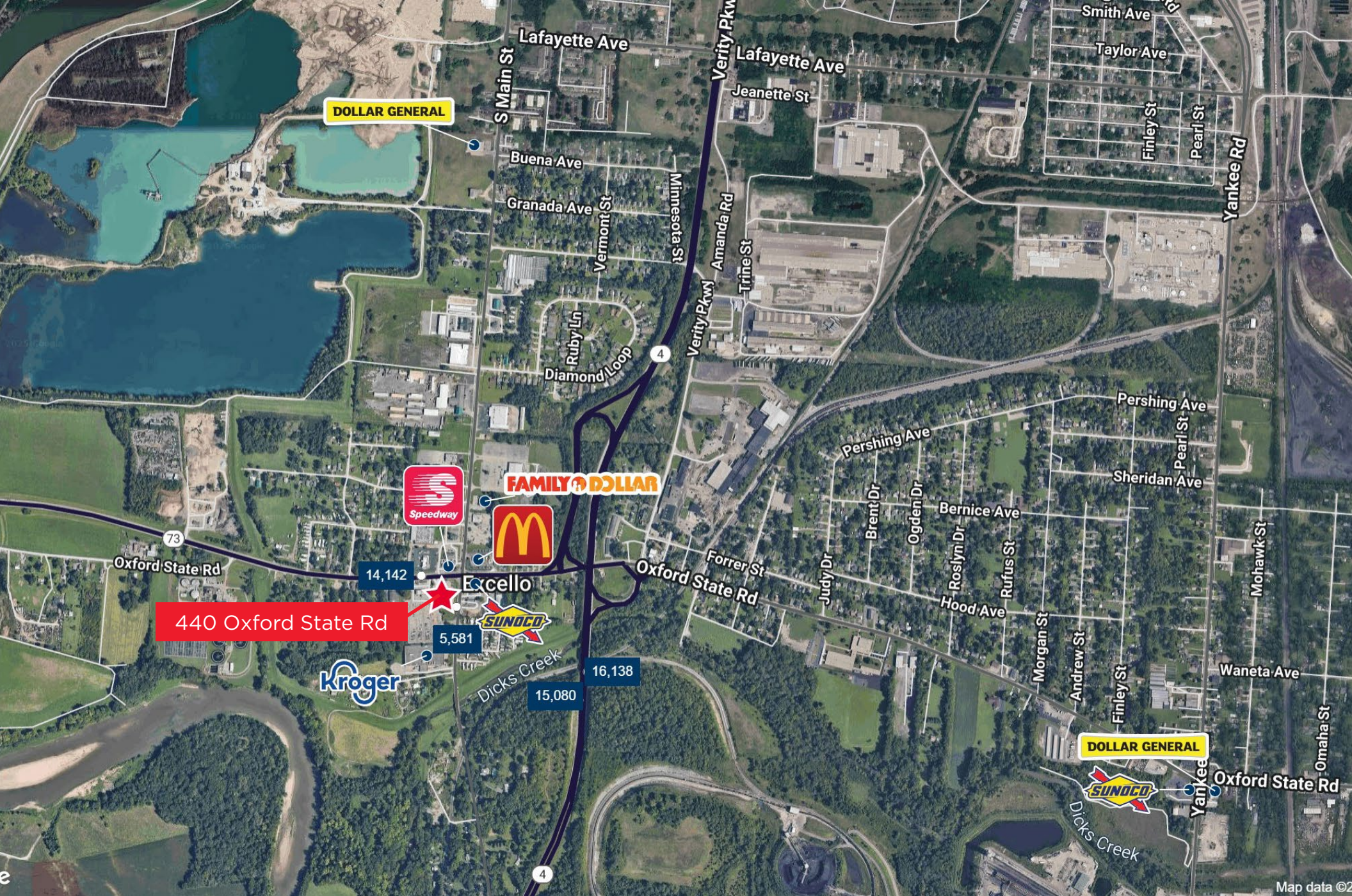
- 10,110 SF free-standing former pharmacy with drive-thru
- 1.22 acre lot at signalized intersection of Oxford State Road and S Main Street
- Multiple curb cuts on site with prominent signage opportunity
- Shadow-anchored by Kroger Grocery Store
- Convenient access to SR-4 which sees over 15,000 VPD

**Lease Rate: Contact Broker**



## Quick Stats

Available Space	10,110 SF
Year Built	2000
Land Area	1.22 AC
Frontage	215' on Oxford State Rd 257' on S Main St
Traffic	14,142 VPD on Oxford State Rd 5,582 VPD on S Main St



Map data ©2

**93,162**

Population  
(2025 | 5 Mile)

**36.8**

Median Age  
(2025 | 5 Mile)

**35,644**

Households  
(2025 | 5 Mile)

**\$97,152**

Household Income  
(2025 | 5 Mile)

**2,102**

Total Businesses  
(2025 | 5 Mile)

**22,719**

Total Employees  
(2025 | 5 Mile)



**440 OXFORD STATE ROAD  
MIDDLETOWN, OHIO 45044**

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