

**2740 Mack Road
Fairfield, OH 45014**

**6,500 SF Medical Office
Building For Sale**

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE

HUFF
• R E A L T Y •
A Berkshire Hathaway Affiliate



AVAILABLE:

6,500 SF

ACRES:

1.3185 acres

USES:

Professional medical office

OFFERED AT:

\$675,000.00 (\$103.85 PSF)

LOCATION:

Off Mack Road one mile to I-275. Close proximity to Mercy Health & Cincinnati Children's Fairfield.

SUMMARY:

6,500 SF total with 4,500 SF of fully finished professional medical office. Another 2,000 SF +/- ready for buildout for additional space or lease to another tenant. Can easily be converted to traditional office.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Tyler Minges

Huff Realty
513.460.0102 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

Medical Office Building For Sale

YEAR BUILT:

2005

PARCEL(s):

A0700076000009

OCCUPANCY:

At closing

PROPERTY INFO:

- Highly developed commercial & residential area
- Easy access to I-275 (1 mile)
- 12 exam rooms, 2 offices, nurses station, reception, file room, kitchenette, & 2 restrooms
- Plus 2,000 SF unfinished walkout on lower level
- Monument signage
- Nearby companies/retailers: Mercy Health, The Cincinnati Insurance Companies, Meijer, Chick-fil-A, Starbucks, The Home Depot, and many more
- Zoned B-1 (click for zoning ordinance)

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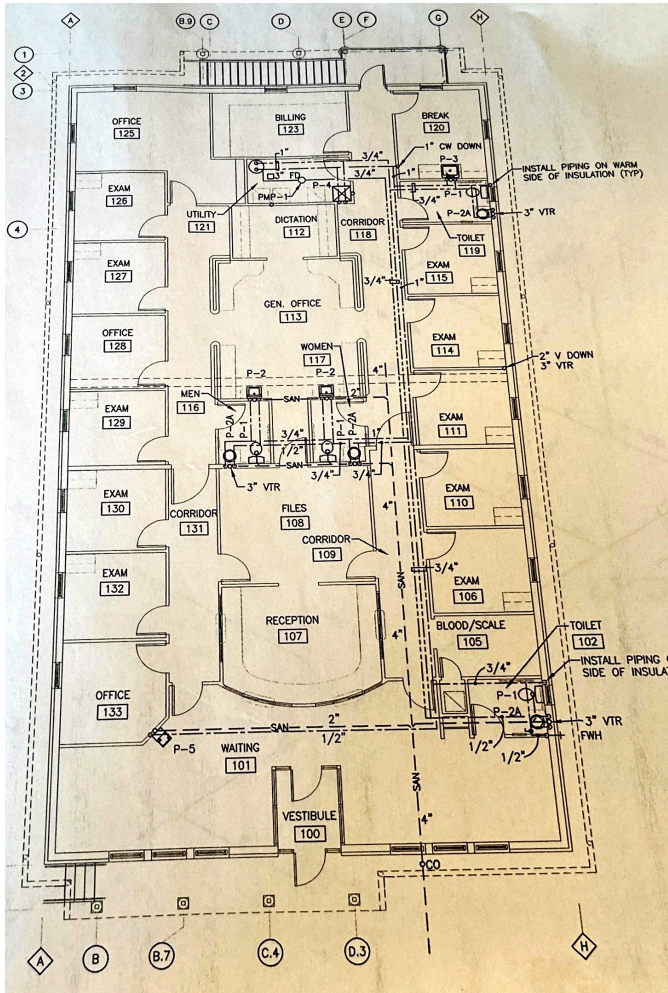
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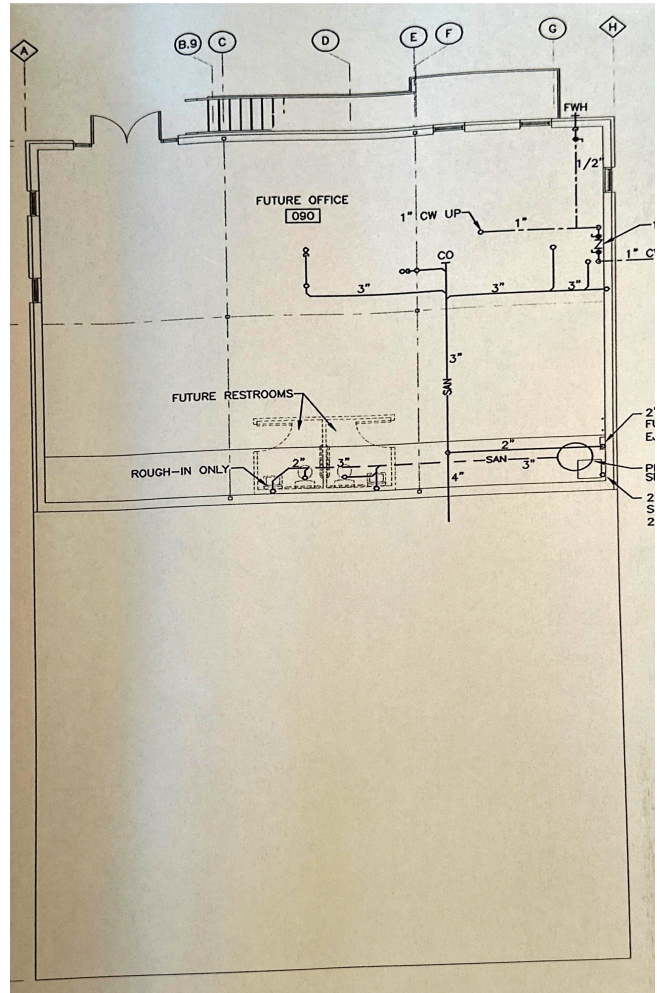
FLOOR PLAN

Medical Office Building
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1st Floor



Lower Level



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PROPERTY PHOTOS

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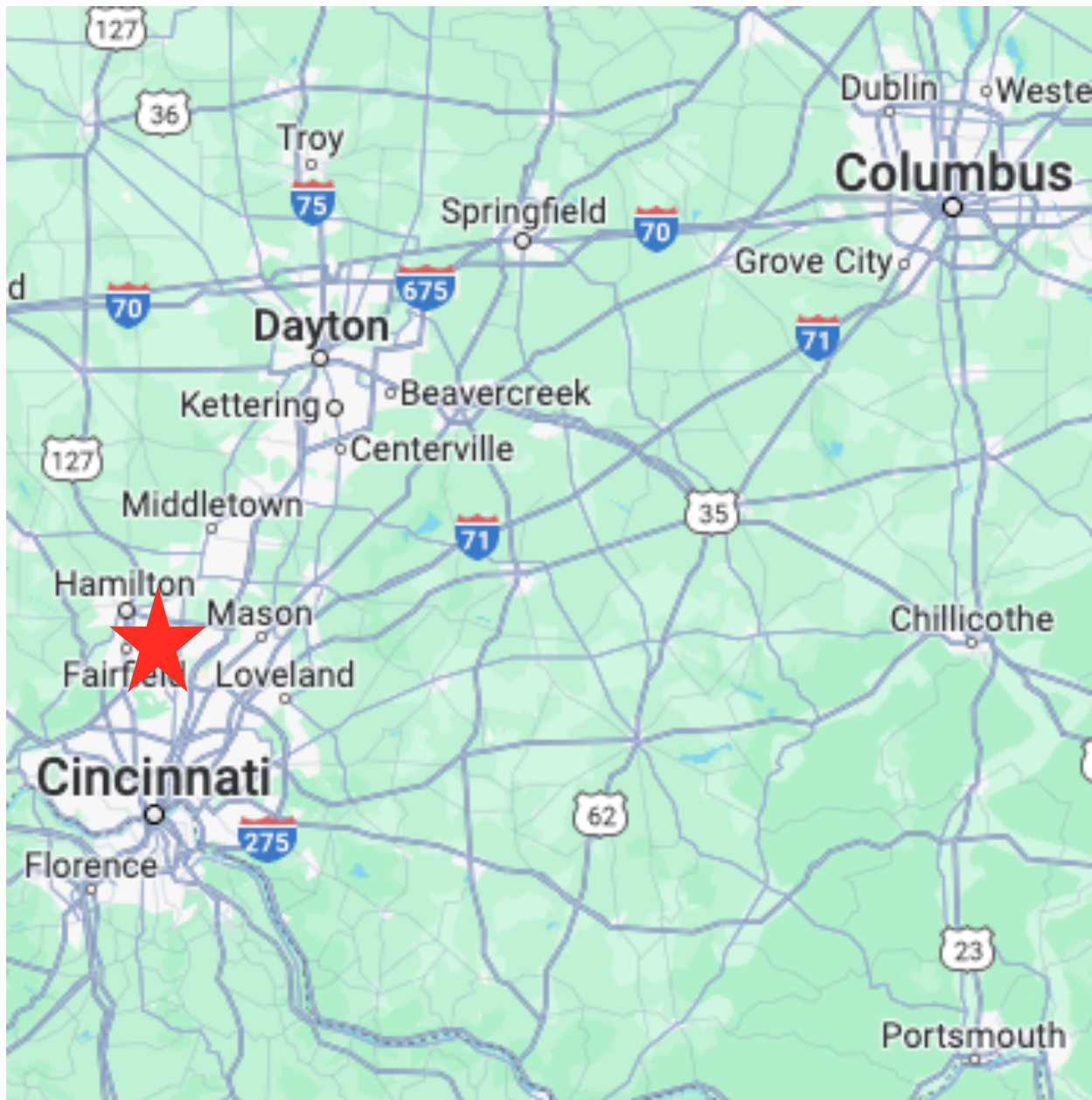
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STREET MAP

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SITE MAP

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DEMOGRAPHICS

Medical Office Building
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2740 Mack Rd, Fairfield, OH 45014						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	6,744		72,998		154,767	
2023 Estimate	6,703		71,928		152,749	
2010 Census	6,732		68,488		146,828	
Growth 2023 - 2028	0.61%		1.49%		1.32%	
Growth 2010 - 2023	-0.43%		5.02%		4.03%	
2023 Population by Hispanic Origin	253		5,625		13,340	
2023 Population	6,703		71,928		152,749	
White	4,764	71.07%	41,812	58.13%	97,299	63.70%
Black	1,464	21.84%	24,343	33.84%	42,913	28.09%
Am. Indian & Alaskan	23	0.34%	306	0.43%	612	0.40%
Asian	216	3.22%	2,623	3.65%	6,388	4.18%
Hawaiian & Pacific Island	6	0.09%	155	0.22%	431	0.28%
Other	229	3.42%	2,689	3.74%	5,106	3.34%
U.S. Armed Forces	2		29		78	
Households						
2028 Projection	2,735		29,165		61,352	
2023 Estimate	2,721		28,720		60,494	
2010 Census	2,759		27,362		58,033	
Growth 2023 - 2028	0.51%		1.55%		1.42%	
Growth 2010 - 2023	-1.38%		4.96%		4.24%	
Owner Occupied	1,950	71.66%	17,910	62.36%	37,789	62.47%
Renter Occupied	771	28.34%	10,810	37.64%	22,705	37.53%
2023 Households by HH Income	2,719		28,720		60,492	
Income: <\$25,000	317	11.66%	4,687	16.32%	10,085	16.67%
Income: \$25,000 - \$50,000	542	19.93%	6,064	21.11%	12,865	21.27%
Income: \$50,000 - \$75,000	535	19.68%	6,189	21.55%	12,720	21.03%
Income: \$75,000 - \$100,000	398	14.64%	3,849	13.40%	8,048	13.30%
Income: \$100,000 - \$125,000	288	10.59%	3,333	11.61%	6,959	11.50%
Income: \$125,000 - \$150,000	162	5.96%	1,609	5.60%	3,398	5.62%
Income: \$150,000 - \$200,000	284	10.45%	1,635	5.69%	3,238	5.35%
Income: \$200,000+	193	7.10%	1,354	4.71%	3,179	5.26%
2023 Avg Household Income	\$94,386		\$80,641		\$81,375	
2023 Med Household Income	\$73,351		\$63,860		\$63,441	

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