



FOR LEASE

656 Wessel Drive

Fairfield, OH 45014



Property Highlights

- 1,156 SF office finish - can be converted back to retail
- Multi-tenant professional center in highly developed area zoned D-1 (downtown)
- Ample and convenient parking
- Separately metered gas and electric
- Immediate occupancy
- Fascia signage
- Co-tenants: Fairfield Chamber of Commerce, Edward Jones, Hal Kresser Insurance and more!
- Offered at: \$13.00 PSF NNN (OpEx \$2.50)



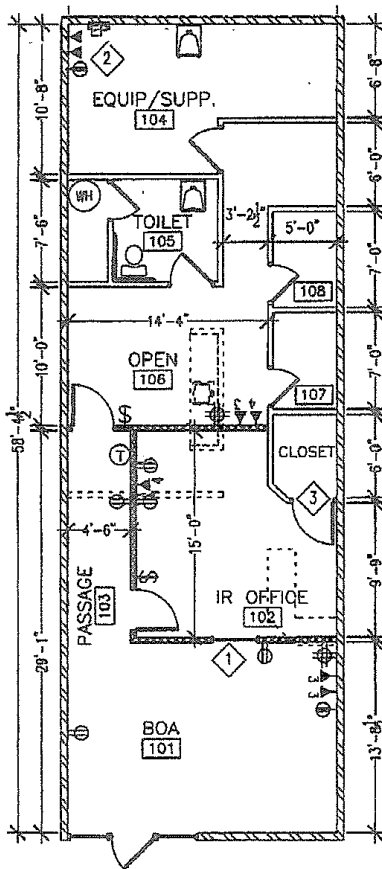
North Ridge Realty Group

7182 Liberty Centre Drive, Suite M | West Chester, OH | 45069 | 513.860.5050

Susan Stretch | c: 513.315.8522 | susan@nrrg.com

Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com

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1,156 SF

Property Details

Location	Fairfield, OH (Butler County)
Building Type	Multi-tenant professional retail/office center
Utilities	Separately metered gas and electric
Tenant Finish	White box
Lease Term	3-5 years
Base Rental Rate	\$13.00 PSF NNN (TIA available for qualified tenants)
Operating Expenses	\$2.50 PSF

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Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,852	53,895	141,260	442,267	70,104
5 Yr Growth	3.6%	0.8%	1.7%	1.8%	1.3%
Median Age	45	39	37	38	37
5 Yr Forecast	44	39	38	39	38
White / Black / Hispanic	88% / 8% / 3%	80% / 15% / 5%	71% / 23% / 7%	73% / 21% / 5%	74% / 20% / 8%
5 Yr Forecast	87% / 9% / 3%	78% / 16% / 6%	70% / 23% / 8%	72% / 21% / 6%	73% / 21% / 8%
Employment	5,617	35,300	83,305	241,655	34,676
Buying Power	\$218.3 M	\$1.3 B	\$3.1 B	\$10.7 B	\$1.5 B
5 Yr Growth	6.8%	2.8%	3.0%	3.1%	3.1%
College Graduates	23.6%	21.6%	20.4%	25.9%	24.3%
Household					
Households	3,201	21,230	54,372	170,643	26,637
5 Yr Growth	3.5%	0.7%	1.7%	1.8%	1.3%
Median Household Income	\$68,203	\$62,373	\$56,992	\$62,694	\$57,615
5 Yr Forecast	\$70,353	\$63,659	\$57,717	\$63,515	\$58,666
Average Household Income	\$76,959	\$74,971	\$70,742	\$81,199	\$69,201
5 Yr Forecast	\$78,759	\$76,432	\$71,873	\$82,735	\$70,445
% High Income (>\$75k)	45%	39%	35%	41%	36%
Housing					
Median Home Value	\$156,087	\$146,147	\$140,656	\$157,232	\$140,182
Median Year Built	1969	1974	1973	1972	1970
Owner / Renter Occupied	78% / 22%	67% / 33%	62% / 38%	68% / 32%	61% / 39%

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