

**7130-7150 Office Park
Drive
Liberty Township, OH
45069**

**Investment For Sale
14,008 SF**



AVAILABLE:
14,008 SF

USES:
Professional office

OFFERED AT:
\$2,325,000.00 (\$166 PSF)

LOCATION:
1.2 miles to I-75 at the Tylersville exit and SR 129, Liberty Centre, Cincinnati Children's Hospital, Voice of America Center & much more. Liberty Township is located in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Located along the I-75 Growth Corridor, with Cincinnati 20 miles to the south and Dayton 25 miles to the North.

SUMMARY:
Fully leased professional office building located in Liberty Township on the border of West Chester. Tenants include Union Home Mortgage, American Fidelity, Allergy & Asthma Associates, Cranial Pain Solution, & Benchmark Human Services.

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
Owner/Broker
513.623.6505 Mobile

OVERVIEW

7130-7150 Office
Park Drive

14,008 SF
For Sale

YEAR BUILT:
2008

LOT SIZE:
1.481

OCCUPANCY:
Tenant right

PROPERTY INFO:

- All NNN leases
- 5 tenants
- Finished 10' ceilings
- All brick construction
- Irrigation system in place
- 68 parking spaces (4.85/1,000 SF ratio)
- Individual secured private entry
- Highly developed commercial and residential area
- Easy access to I-75 & SR 129
- Monument signage
- Zoned B-PUD (click for zoning ordinance)



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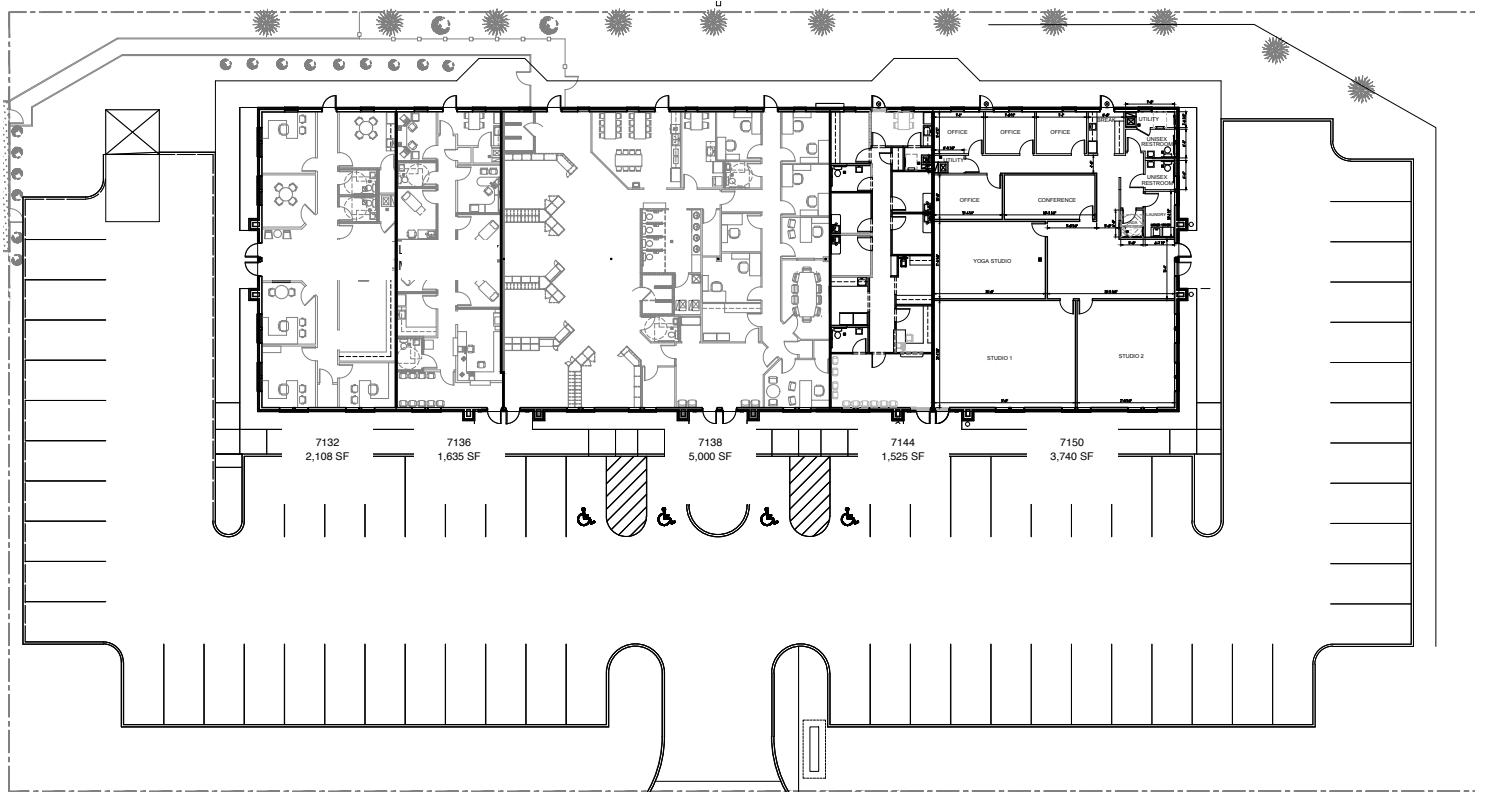
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SITE & FLOOR PLAN

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14,008 SF

5 Tenants

Fully Leased

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INVESTMENT SUMMARY

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PROPERTY SUMMARY

BUILDING SIZE	14,008 SF
SITE SIZE	1.481 acres
AGE	2008
ZONING	<u>Zoned B-PUD</u> (click for zoning ordinance)
PARKING	68 spaces (4.85/1,000 SF ratio)
NUMBER OF TENANTS	5
OCCUPANCY	100%
SALES PRICE	\$2,325,000.00 (\$166 PSF)
CAP RATE	8.3%

OPERATING EXPENSES

CAM	\$0.87 PSF
TAXES	\$2.57 PSF
INSURANCE	\$0.20 PSF
TOTAL	\$3.64 PSF

TENANT	ADDRESS	SF	BASE MONTH	ANNUAL RENT	RATE PSF	LEASE START DATE	LEASE EXPIRATION
American Fidelity	7132	2,108	\$2,547.17	\$30,566.00	\$14.50	10/1/19	9/31/29
Cranial Pain Solution	7136	1,635	\$2,043.75	\$24,525.00	\$15.00	10/6/23	2/29/29 * ₁
Benchmark Human Services	7138	5,000	\$5,833.33	\$61,250.00	\$12.25	4/1/20	5/31/25
Allergy & Asthma Assoc.	7144	1,525	\$2,096.88	\$25,162.50	\$16.50	7/1/19	6/30/26 * ₂
Union Home Mortgage	7150	3,740	\$3,596.63	\$43,159.60	\$11.54	4/1/21	3/31/26
TOTAL		14,008	\$16,117.76	\$193,413.10			

*₁ 3% starting in year 3
*₂ last 24 months \$16.95 NNN

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AERIAL MAP

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SITE MAP

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DEMOGRAPHICS

7130-7150 Office
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7130-7150 Office Park Dr, Liberty Township, OH 45069						
Building Type: Class B Office						
Class: B						
RBA: 14,008 SF						
Typical Floor: 14,008 SF						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,534		59,693		151,449	
2023 Estimate	8,250		57,864		146,137	
2010 Census	7,031		50,923		127,317	
Growth 2023 - 2028	3.44%		3.16%		3.63%	
Growth 2010 - 2023	17.34%		13.63%		14.78%	
2023 Population by Hispanic Origin						
	334		2,965		7,010	
2023 Population						
	8,250		57,864		146,137	
White	6,534	79.20%	45,204	78.12%	113,275	77.51%
Black	900	10.91%	4,885	8.44%	11,582	7.93%
Am. Indian & Alaskan	22	0.27%	133	0.23%	353	0.24%
Asian	543	6.58%	6,076	10.50%	17,177	11.75%
Hawaiian & Pacific Island	3	0.04%	91	0.16%	379	0.26%
Other	248	3.01%	1,475	2.55%	3,371	2.31%
U.S. Armed Forces	6		47		127	
Households						
2028 Projection	2,919		20,249		52,149	
2023 Estimate	2,818		19,588		50,243	
2010 Census	2,383		17,029		43,405	
Growth 2023 - 2028	3.58%		3.37%		3.79%	
Growth 2010 - 2023	18.25%		15.03%		15.75%	
Owner Occupied	2,451	86.98%	16,285	83.14%	41,609	82.82%
Renter Occupied	366	12.99%	3,303	16.86%	8,634	17.18%
2023 Households by HH Income						
	2,818		19,589		50,244	
Income: <\$25,000	195	6.92%	1,107	5.65%	3,055	6.08%
Income: \$25,000 - \$50,000	278	9.87%	2,006	10.24%	4,890	9.73%
Income: \$50,000 - \$75,000	231	8.20%	2,616	13.35%	6,610	13.16%
Income: \$75,000 - \$100,000	440	15.61%	2,404	12.27%	6,506	12.95%
Income: \$100,000 - \$125,000	314	11.14%	2,417	12.34%	6,449	12.84%
Income: \$125,000 - \$150,000	205	7.27%	1,656	8.45%	4,436	8.83%
Income: \$150,000 - \$200,000	715	25.37%	3,970	20.27%	9,049	18.01%
Income: \$200,000+	440	15.61%	3,413	17.42%	9,249	18.41%
2023 Avg Household Income						
	\$138,711		\$138,570		\$139,218	
2023 Med Household Income						
	\$121,098		\$117,185		\$115,742	

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