

# FOR LEASE

## Menards Crossing

2874 Joseph Drive

Fairfield Twp, OH 45011



### Property Highlights

- Brand new retail/office building
  - Approximately 2,500 SF built to your spec
- Minutes to SR 129 and By-pass 4
- No earnings tax
- Highly developed retail area
- Nearby: Menards, Bridgewater Falls, Walmart, Hobby Lobby, Popeyes, Home Depot El Rancho Nuevo, Pizza Hut, AAA, TriHealth and many more national brands
- Immediate occupancy
- Tenant allowance for qualified tenant/term
- Offered at: \$22.00 PSF NNN

### Location Overview

This 4,000 SF strip center sits on a Menards Crossing outlet at Princeton and Gilmore Road. This new development is anchored by 200,000+ square foot Menards improvement store attracting a broad range of consumers to this area. Nearby surrounding neighborhoods include Liberty Township, West Chester, Ross, Fairfield, Fairfield Township and Hamilton.

#### 5 Mile Demographics

<b>Total Population</b>	139,780
<b>Total Households</b>	53,276
<b>Average HH Income</b>	\$61,742

### North Ridge Realty Group

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## Property Details

Location	Fairfield Twp, OH (Butler County)
Building Type	Multi-tenant retail/office center
Utilities	Separately metered
Tenant Finish	Grey box
Occupancy	Immediate
Lease Term	5-10 years
Asking Rate	\$22.00 PSF NNN
Operating Expenses	\$5.25 PSF (estimated)

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