

OFFICE BUILDING FOR SALE

2818-2820

Mack Rd

Fairfield, OH 45014

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Astonish
Commercial Real Estate Services

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PROPERTY INFORMATION

Section 1

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PROPERTY HIGHLIGHTS

- 100% Leased Medical Office Condo For Sale
- 9.78% Cap Rate
- Leased Through 2/29/2028
- 6,000 SF 2-Unit Condo

Property Details

Tenant Name	Integrated Pain Solutions
Lease Start Date	3/1/2024
Lease End Date	2/28/2028
HOA Fees	\$900/Month
Year Built	1988
Tenant Responsibility	Association Fee, Real Estate Taxes, Utilities, Janitorial and Insurance. Increases Cap on Association and Real Estate Taxes.
Landlord Responsibility	Repairs to HVAC, Electrical, Plumbing, Foundation and Structure in excess of \$5,000.

Offering Summary

Sale Price:	\$550,000
Building Size:	6,000 SF
NOI:	\$53,812.50
Cap Rate:	9.78%
Rent Escalations	2.5% Annually

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,482	28,265	61,703
Total Population	8,438	70,822	157,548
Average HH Income	\$96,635	\$89,674	\$90,831

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PROPERTY DESCRIPTION

Offered at a 9.78% cap rate, this 6,000 SF two-unit medical office condo presents a fully leased, income-generating investment opportunity in the heart of Fairfield, Ohio. Strategically located along high-traffic Mack Road near Mercy Health–Fairfield Hospital and Cincinnati Children’s Fairfield, the property benefits from excellent visibility, strong area demographics, and long-term medical tenancy through the end of February 2028. Ideal for investors seeking stable cash flow in a proven healthcare corridor with minimal near-term rollover risk.

LOCATION DESCRIPTION

Strategically situated along the well-traveled Mack Road corridor, this medical office condo is ideally located in the heart of Fairfield, OH. The property sits just minutes from Mercy Health–Fairfield Hospital and Cincinnati Children’s Fairfield. The location has excellent accessibility from major thoroughfares, including Route 4 and I-275, ensuring ease of access for both patients and medical professionals.

The surrounding area features a dense concentration of healthcare-related businesses, pharmacies, and supporting retail amenities, reinforcing the property’s long-term positioning within a thriving medical services hub. With strong demographics, robust traffic counts, and nearby residential neighborhoods, 2818-2820 Mack Road offers an outstanding opportunity for investors seeking stable medical tenancy and long-term value in a high-demand submarket.

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LOCATION INFORMATION

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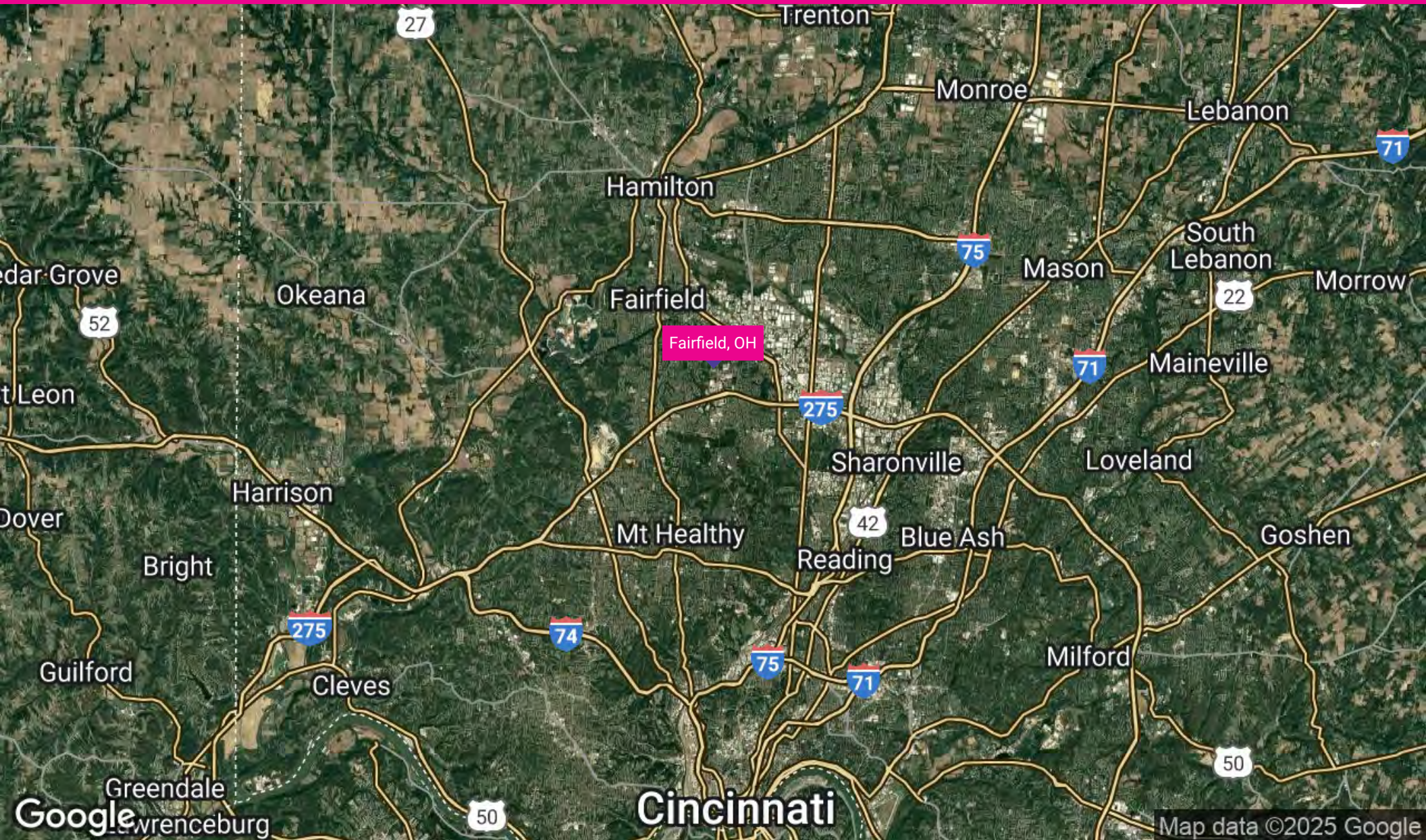
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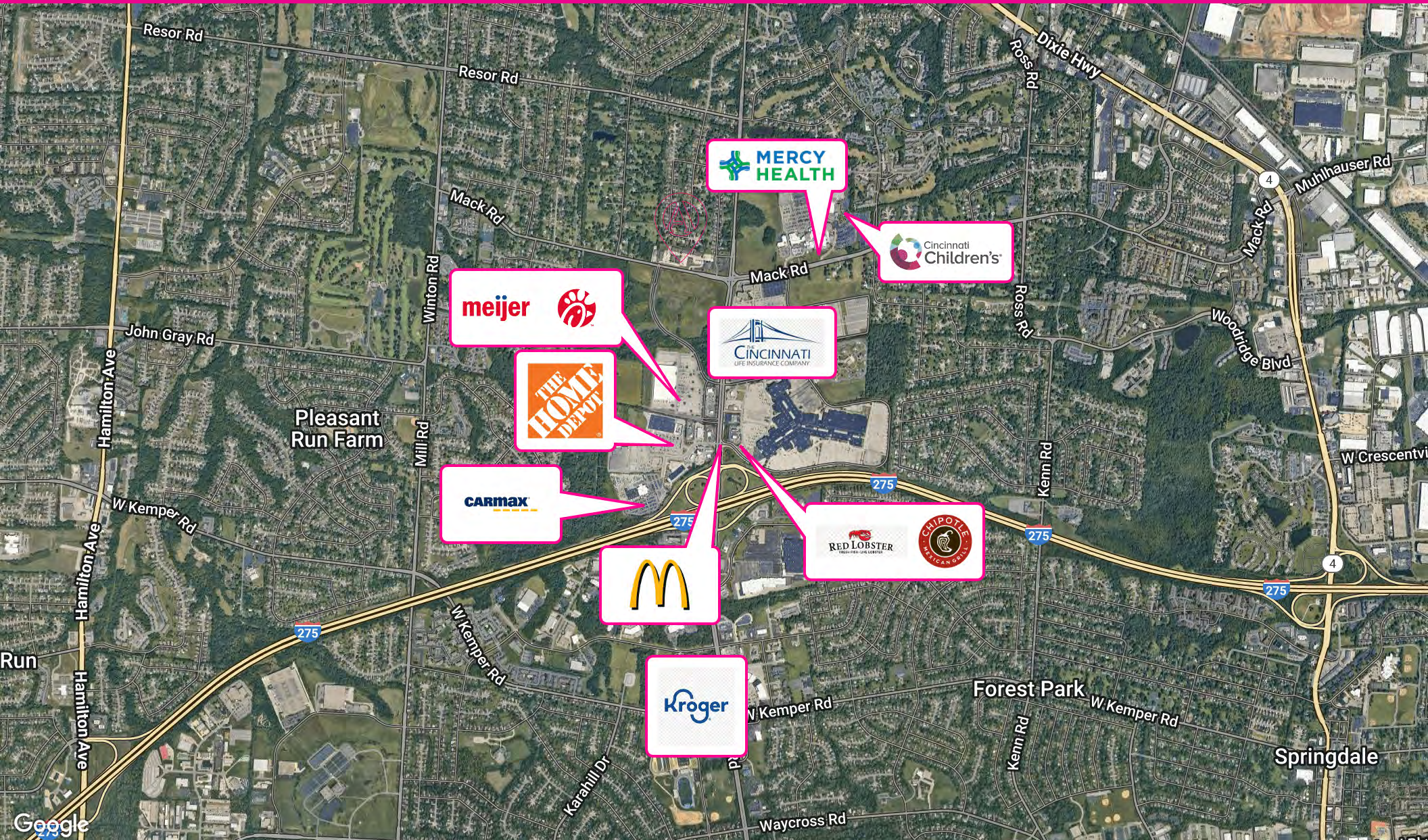
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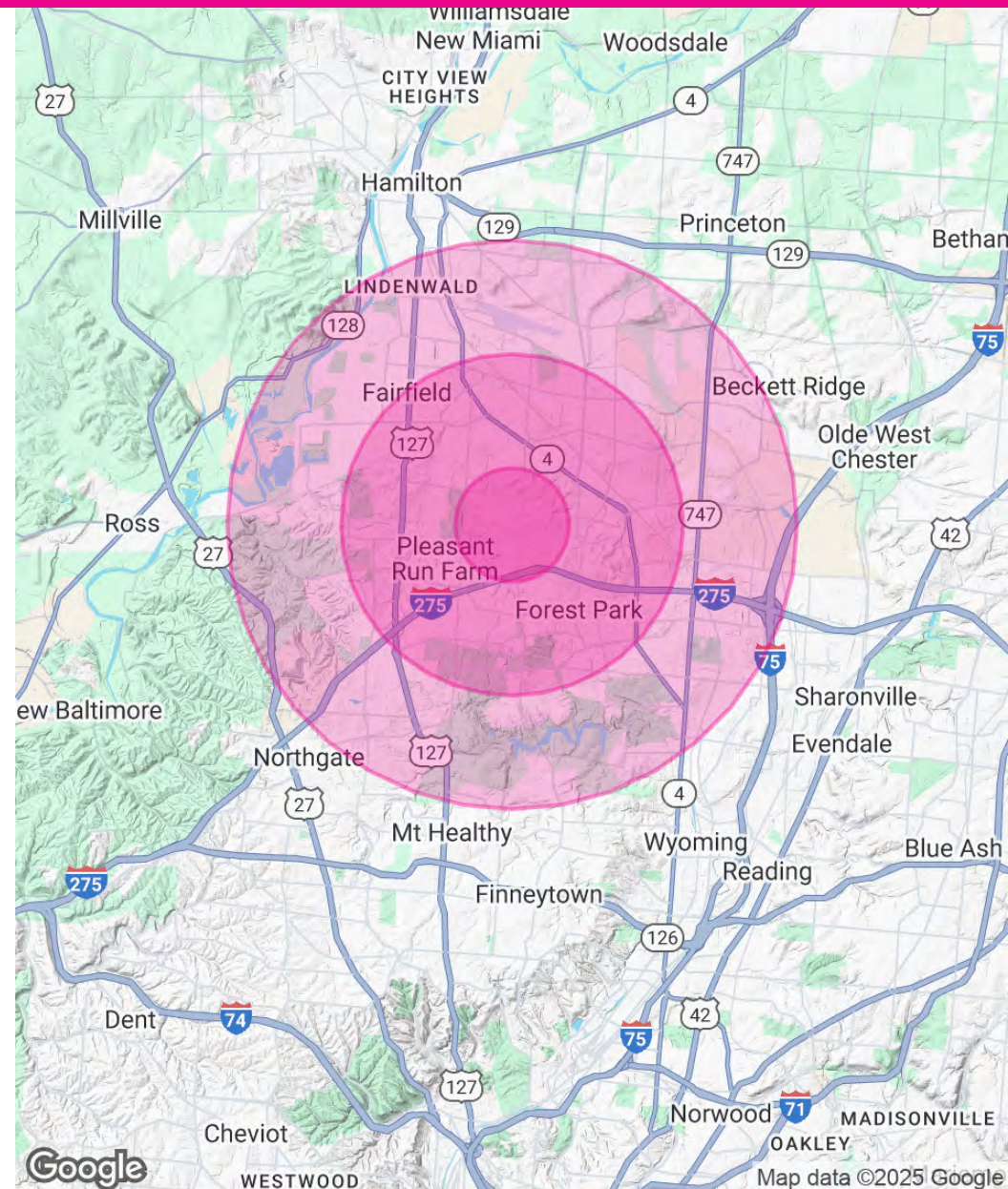
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,438	70,822	157,548
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,482	28,265	61,703
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$96,635	\$89,674	\$90,831
Average House Value	\$218,703	\$211,814	\$216,602

Demographics data derived from AlphaMap



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