

# ROTH

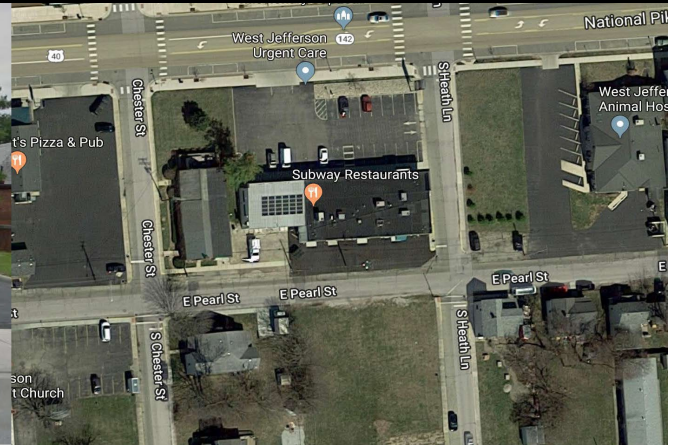
REAL ESTATE GROUP

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## INVESTMENT OPPORTUNITY!

Great investment in rapidly growing West Jefferson, Ohio. Tenants include Madison Health, Subway & Luxe Aesthetics. Long term leases with Madison Health (2030) and Subway (2026). Subway has been a tenant since 2002. Luxe Aesthetics is newly renovated.

### ADDRESS:

97-101 East Main Street  
West Jefferson, Ohio

- MADISON County
- **PID#** 10-01837.000
- 6,550 SQFT retail center
- **Year Built:** 1985
- Solar Photovoltaic (PV) system installed. Powers all exterior lights.
- Two electric car chargers on site. Powered by PV system.
- **Price:** \$1,088,130.77
- **CAP Rate:** 6.5%