

Medical Office Space for Lease in Fairfield Healthplex

3050 Mack Road | Fairfield, OH | 45014



COUNTY	PROPERTY TYPE	ZONING	SPACES AVAILABLE	PRICE
Hamilton	Medical Office	Office	Suite 330 – 1800 SF Suite 350 – 874 SF	Call for Details

Property & Location Highlights:

- Outstanding medical office space available in the Fairfield HealthPlex
- Join established neighboring tenants including Mercy Health, Children's Hospital

- Space features abundant natural light with multiple windows
- Carpet, paint and remodel allowance included
- Flexible space layout for tenant design available
- Minutes to I-275
- Access to Fairfield HealthPlex fitness center

For more information, contact:

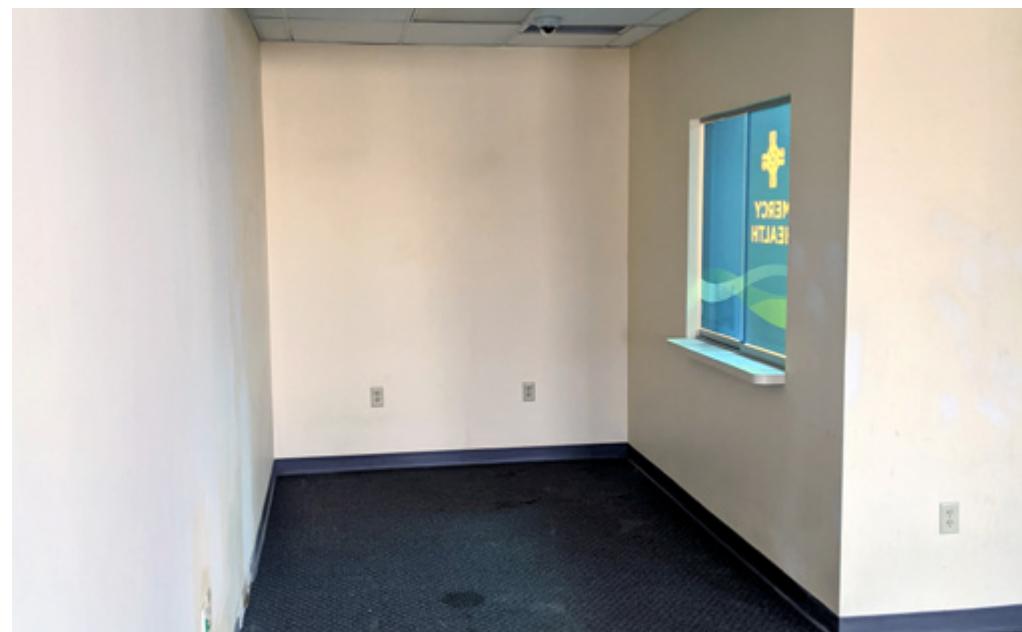


Henkle Schueler
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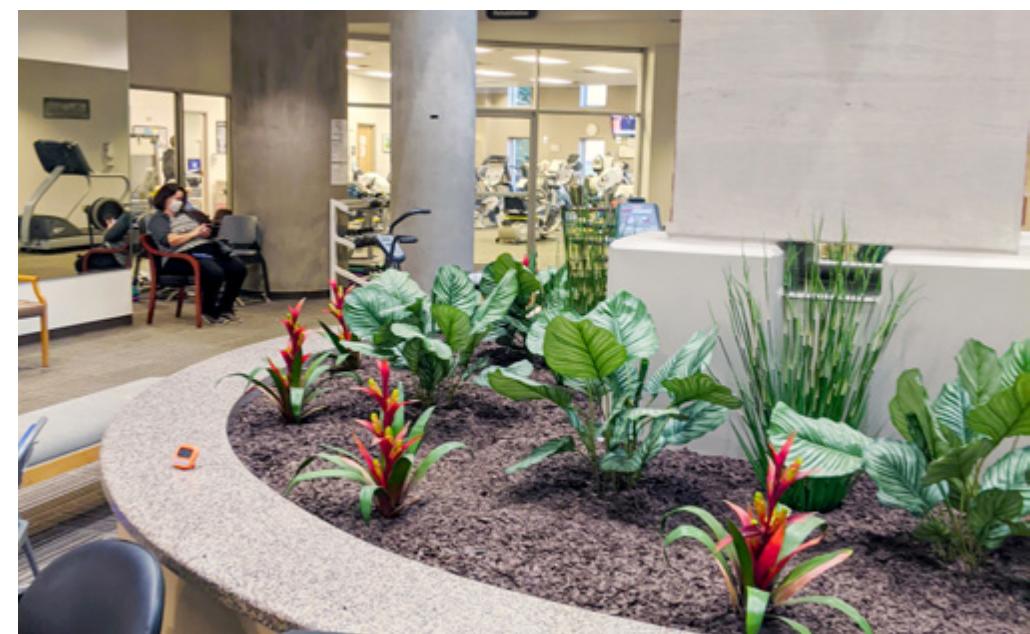


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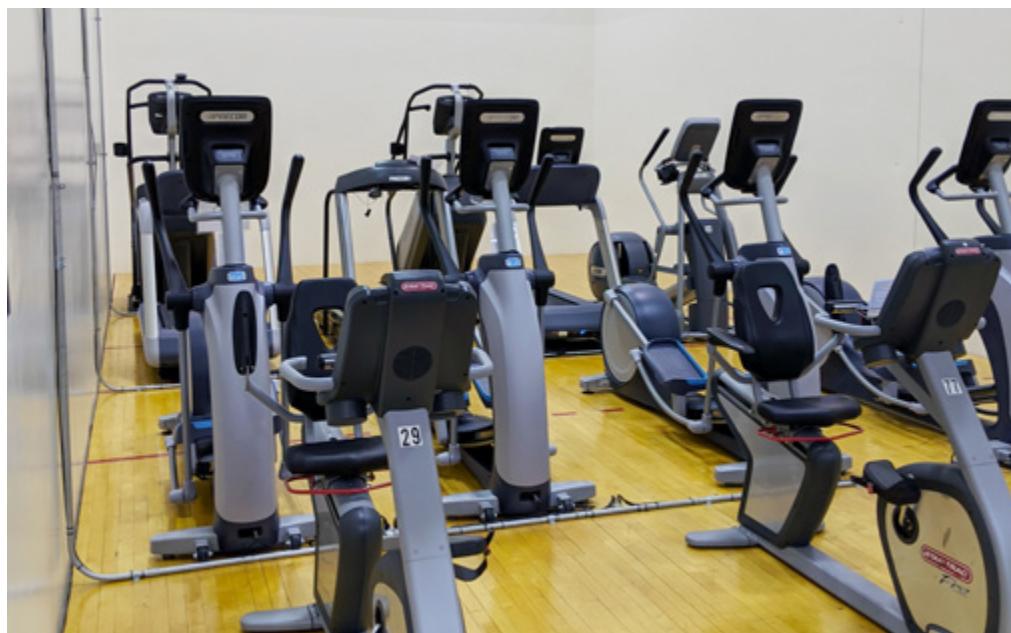
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Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	9,709	153,983	571,734
2023 Estimate	9,447	151,870	563,632
2010 Census	8,384	145,490	539,101
Growth 2023 - 2028	2.77%	1.39%	1.44%
Growth 2010 - 2023	12.68%	4.39%	4.55%
2023 Population by Hispanic Origin	693	13,351	30,622
2023 Population	9,447	151,870	563,632
White	6,033 63.86%	97,957 64.50%	392,804 69.69%
Black	2,568 27.18%	41,035 27.02%	127,576 22.63%
Am. Indian & Alaskan	42 0.44%	605 0.40%	1,707 0.30%
Asian	479 5.07%	6,865 4.52%	23,786 4.22%
Hawaiian & Pacific Island	7 0.07%	421 0.28%	1,101 0.20%
Other	317 3.36%	4,988 3.28%	16,658 2.96%
U.S. Armed Forces	4	87	133
Households			
2028 Projection	4,266	60,914	223,581
2023 Estimate	4,154	60,024	220,378
2010 Census	3,713	57,404	211,208
Growth 2023 - 2028	2.70%	1.48%	1.45%
Growth 2010 - 2023	11.88%	4.56%	4.34%
Owner Occupied	2,143 51.59%	37,818 63.00%	148,215 67.25%
Renter Occupied	2,011 48.41%	22,206 37.00%	72,163 32.75%
2023 Households by HH Income	4,155	60,023	220,378
Income: <\$25,000	446 10.73%	9,739 16.23%	38,723 17.57%
Income: \$25,000 - \$50,000	889 21.40%	12,432 20.71%	40,401 18.33%
Income: \$50,000 - \$75,000	989 23.80%	12,451 20.74%	40,100 18.20%
Income: \$75,000 - \$100,000	783 18.84%	7,907 13.17%	28,729 13.04%
Income: \$100,000 - \$125,000	523 12.59%	6,873 11.45%	24,492 11.11%
Income: \$125,000 - \$150,000	219 5.27%	3,340 5.56%	13,958 6.33%
Income: \$150,000 - \$200,000	212 5.10%	3,583 5.97%	17,888 8.12%
Income: \$200,000+	94 2.26%	3,698 6.16%	16,087 7.30%
2023 Avg Household Income	\$77,885	\$84,565	\$89,981
2023 Med Household Income	\$67,778	\$64,999	\$68,600

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	436	9,790	22
Retail & Wholesale Trade	39	789	20
Hospitality & Food Service	24	514	21
Real Estate, Renting, Leasing	10	55	6
Finance & Insurance	37	4,040	109
Information	3	26	9
Scientific & Technology Services	13	73	6
Management of Companies	0	0	0
Health Care & Social Assistance	247	3,952	16
Educational Services	3	26	9
Public Administration & Sales	2	18	9
Arts, Entertainment, Recreation	12	110	9
Utilities & Waste Management	4	8	2
Construction	12	66	6
Manufacturing	6	30	5
Agriculture, Mining, Fishing	0	0	0
Other Services	24	83	3

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