



FOR LEASE

656 & 670 Wessel Drive

Fairfield, OH 45014



### Property Highlights

- 2 spaces available - both office finish but could easily be converted to retail
- 1,156 SF w/ immediate occupancy
- 2,148 SF - reception area, conference room, 2 private offices, break room, two large open rooms & 2 restrooms
- Multi-tenant professional center in highly developed area zoned D-1 (downtown)
- Ample and convenient parking
- Separately metered gas and electric
- Fascia signage
- Co-tenants: Edward Jones, Hal Kresser Insurance and more!
- Offered at: \$13.00 PSF NNN (OpEx \$2.50 PSF)



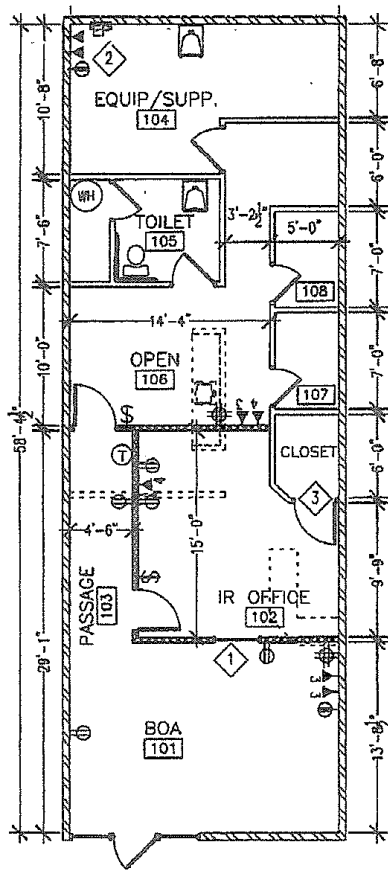
North Ridge Realty Group

7182 Liberty Centre Drive, Suite M | West Chester, OH | 45069 | 513.860.5050

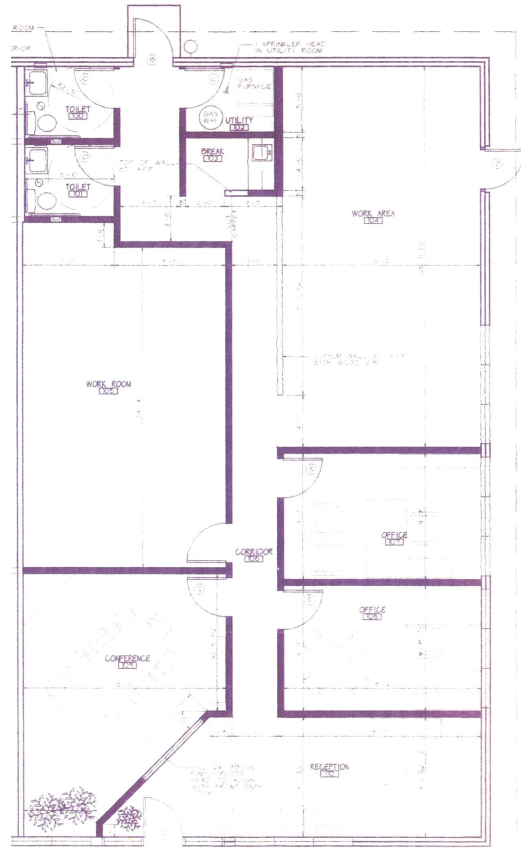
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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. While we believe it to be accurate, we cannot guarantee this information.



**1,156 SF**



**2,148 SF**

## Property Details

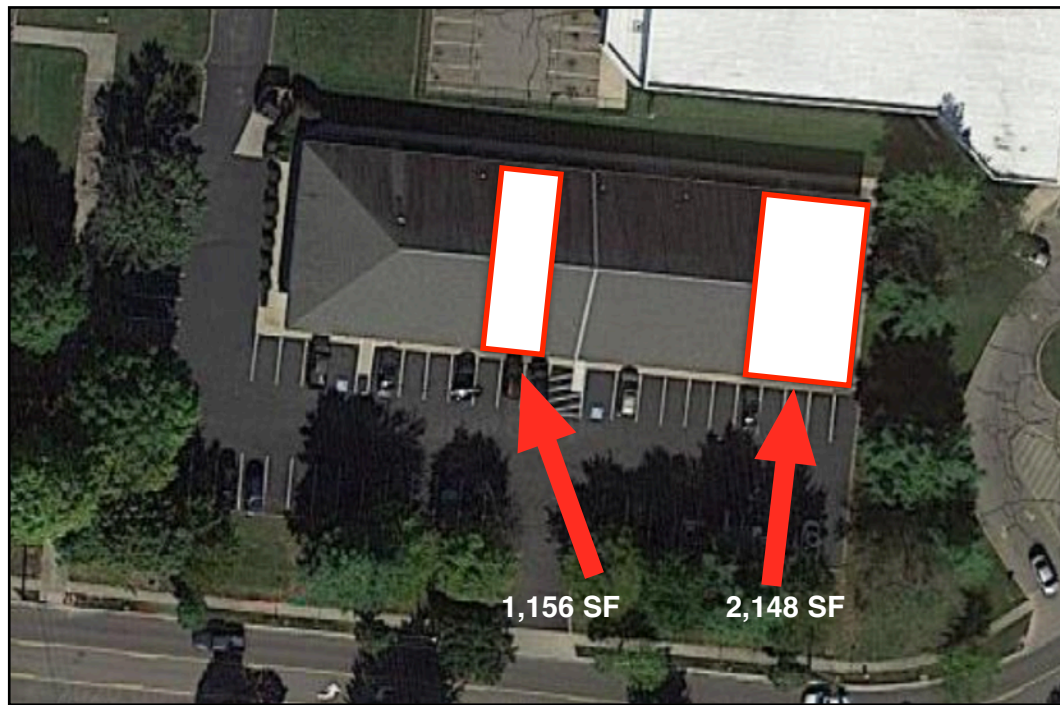
Location	Fairfield, OH (Butler County)
Building Type	Multi-tenant professional retail/office center
Utilities	Separately metered gas and electric
Tenant Finish	White box
Lease Term	3-5 years
Base Rental Rate	\$13.00 PSF NNN (TIA available for qualified tenants)
Operating Expenses	\$2.50 PSF

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## Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,852	53,895	141,260	442,267	70,104
5 Yr Growth	3.6%	0.8%	1.7%	1.8%	1.3%
Median Age	45	39	37	38	37
5 Yr Forecast	44	39	38	39	38
White / Black / Hispanic	88% / 8% / 3%	80% / 15% / 5%	71% / 23% / 7%	73% / 21% / 5%	74% / 20% / 8%
5 Yr Forecast	87% / 9% / 3%	78% / 16% / 6%	70% / 23% / 8%	72% / 21% / 6%	73% / 21% / 8%
Employment	5,617	35,300	83,305	241,655	34,676
Buying Power	\$218.3 M	\$1.3 B	\$3.1 B	\$10.7 B	\$1.5 B
5 Yr Growth	6.8%	2.8%	3.0%	3.1%	3.1%
College Graduates	23.6%	21.6%	20.4%	25.9%	24.3%
<b>Household</b>					
Households	3,201	21,230	54,372	170,643	26,637
5 Yr Growth	3.5%	0.7%	1.7%	1.8%	1.3%
Median Household Income	\$68,203	\$62,373	\$56,992	\$62,694	\$57,615
5 Yr Forecast	\$70,353	\$63,659	\$57,717	\$63,515	\$58,666
Average Household Income	\$76,959	\$74,971	\$70,742	\$81,199	\$69,201
5 Yr Forecast	\$78,759	\$76,432	\$71,873	\$82,735	\$70,445
% High Income (>\$75k)	45%	39%	35%	41%	36%
<b>Housing</b>					
Median Home Value	\$156,087	\$146,147	\$140,656	\$157,232	\$140,182
Median Year Built	1969	1974	1973	1972	1970
Owner / Renter Occupied	78% / 22%	67% / 33%	62% / 38%	68% / 32%	61% / 39%

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