

## OFFERING MEMORANDUM

### For Sale | Rehabilitation Center

**195 STATE ROUTE 151**

Smithfield, OH 43948

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#### PRESENTED BY:

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PA #RS315715



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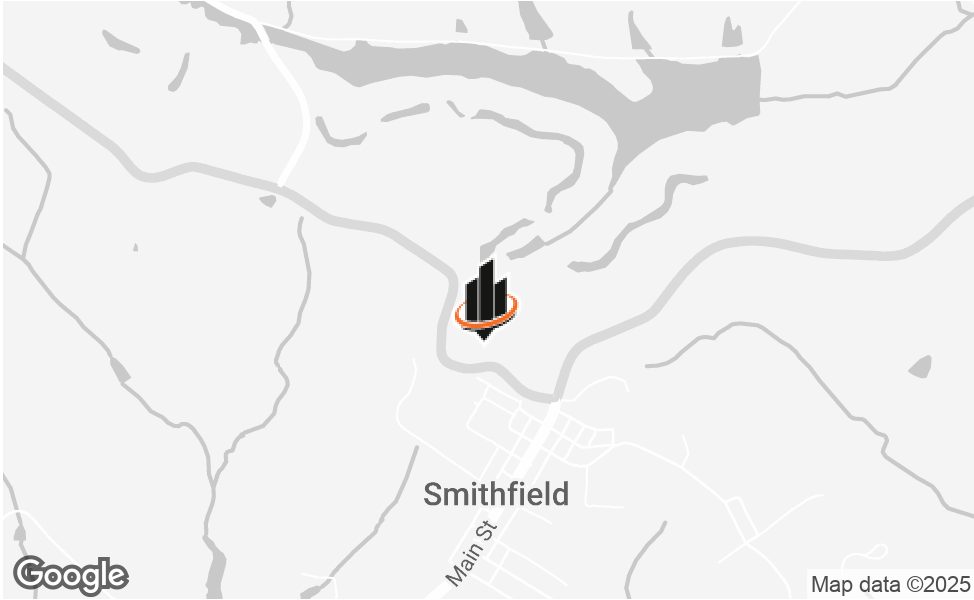


SECTION 1

# Property Information



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$699,000
BUILDING SIZE:	12,811 SF
LOT SIZE:	2 Acres
PRICE / SF:	\$54.56
YEAR BUILT:	1843
RENOVATED:	2009

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this Rehabilitation Center investment opportunity located at 195 State Route 151 in Smithfield, OH. This property consists of a a renovated, two-story, 12,811 SF building on 2 acres. Originally constructed in 1843 and refurbished in 2009, this property offers an ideal space for a Rehabilitation Center, catering to the high demand for drug and alcohol rehab services in Ohio.

## PROPERTY HIGHLIGHTS

- Rehabilitation Center
- Porch and outdoor pavilion
- On-site parking
- High demand for drug/alcohol rehab in Ohio - Ohio meets only 31% of recovery housing needs
- Over 700,000 Ohioans in need of rehab each year—demand far outpaces supply



ADDITIONAL PHOTOS | EXTERIOR





ADDITIONAL PHOTOS | KITCHEN AND DINING





## ADDITIONAL PHOTOS | ROOMS





ADDITIONAL PHOTOS | COMMUNAL SPACE





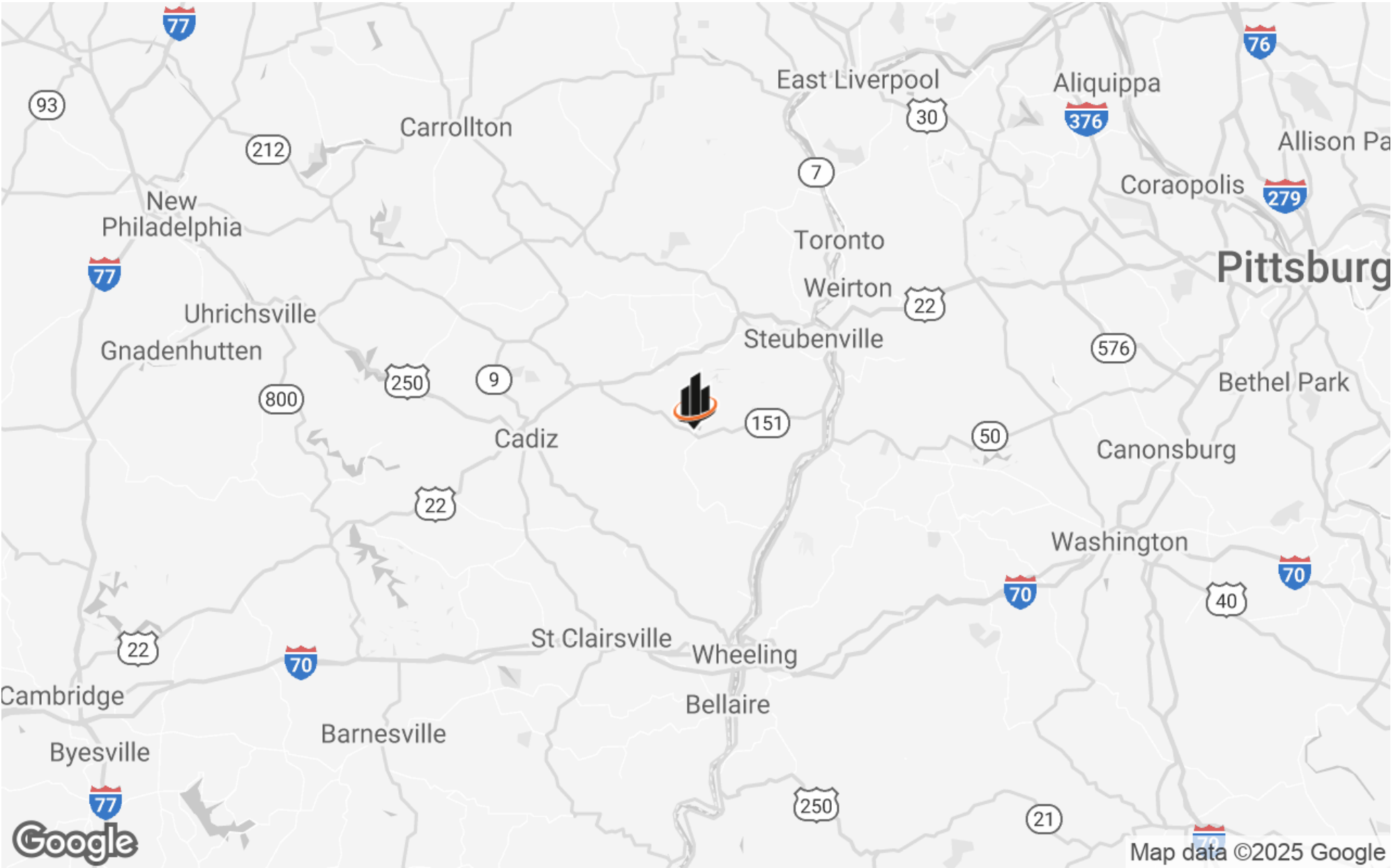


SECTION 2

## Location Information

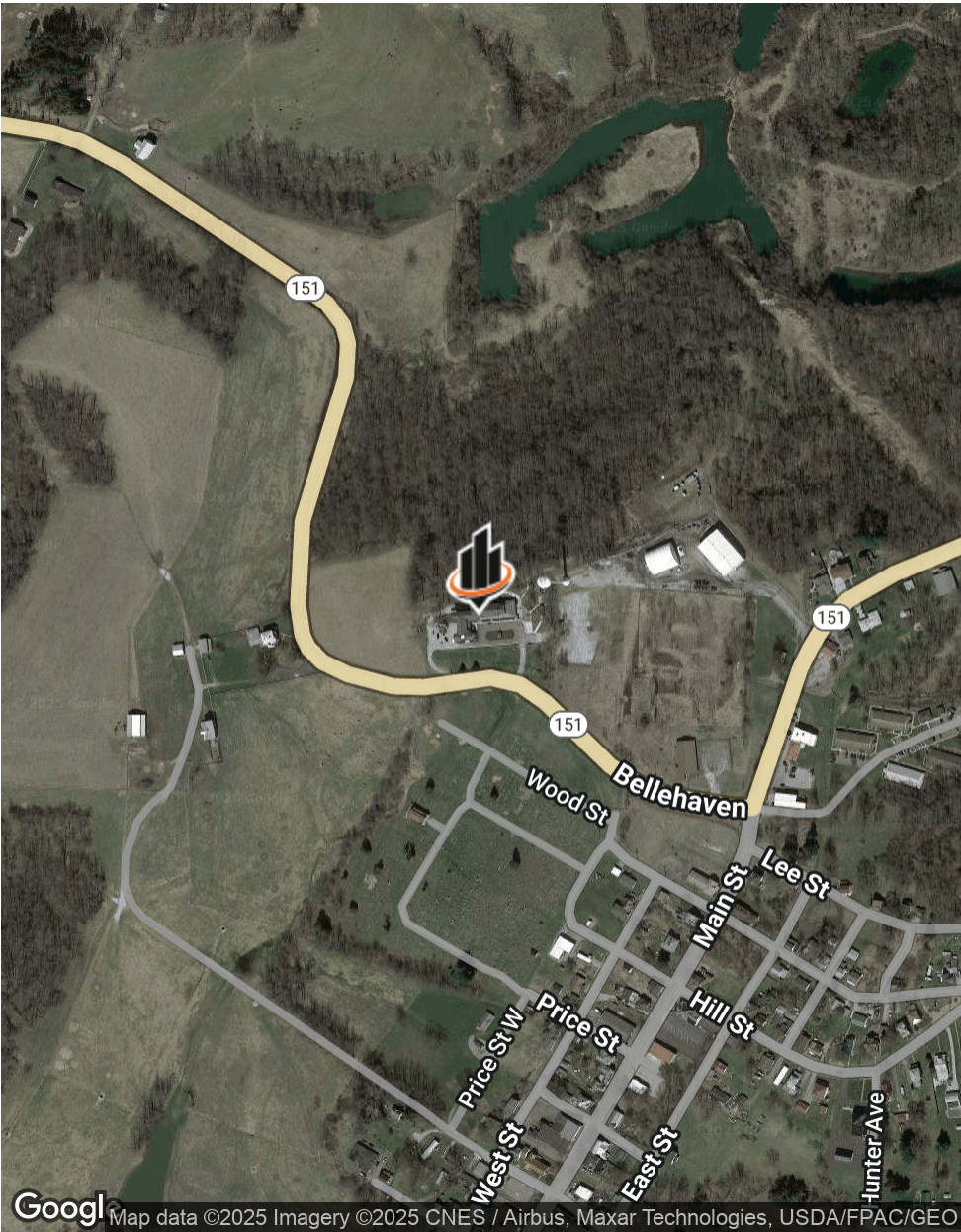
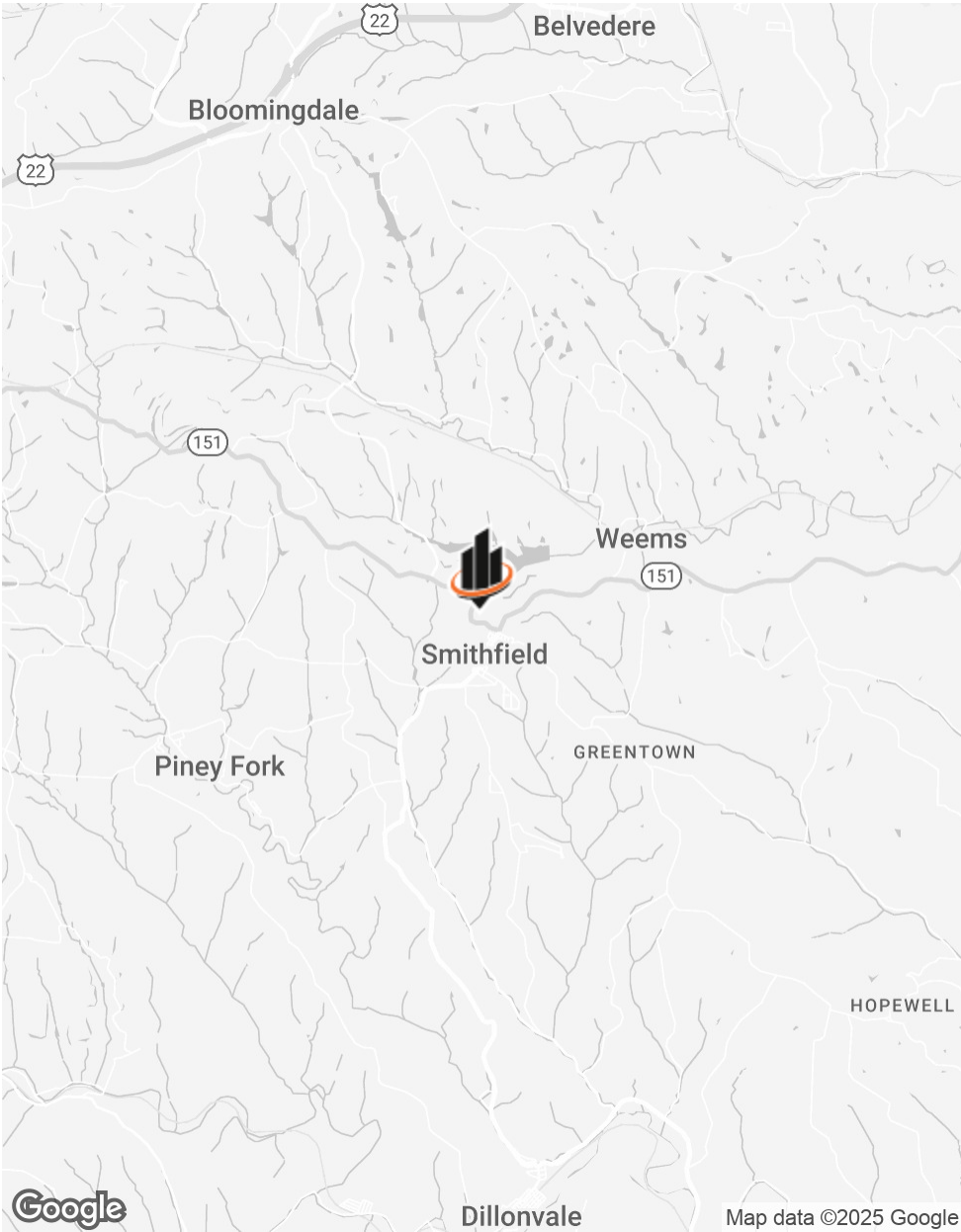


REGIONAL MAP





LOCATION MAPS





PARCEL MAP



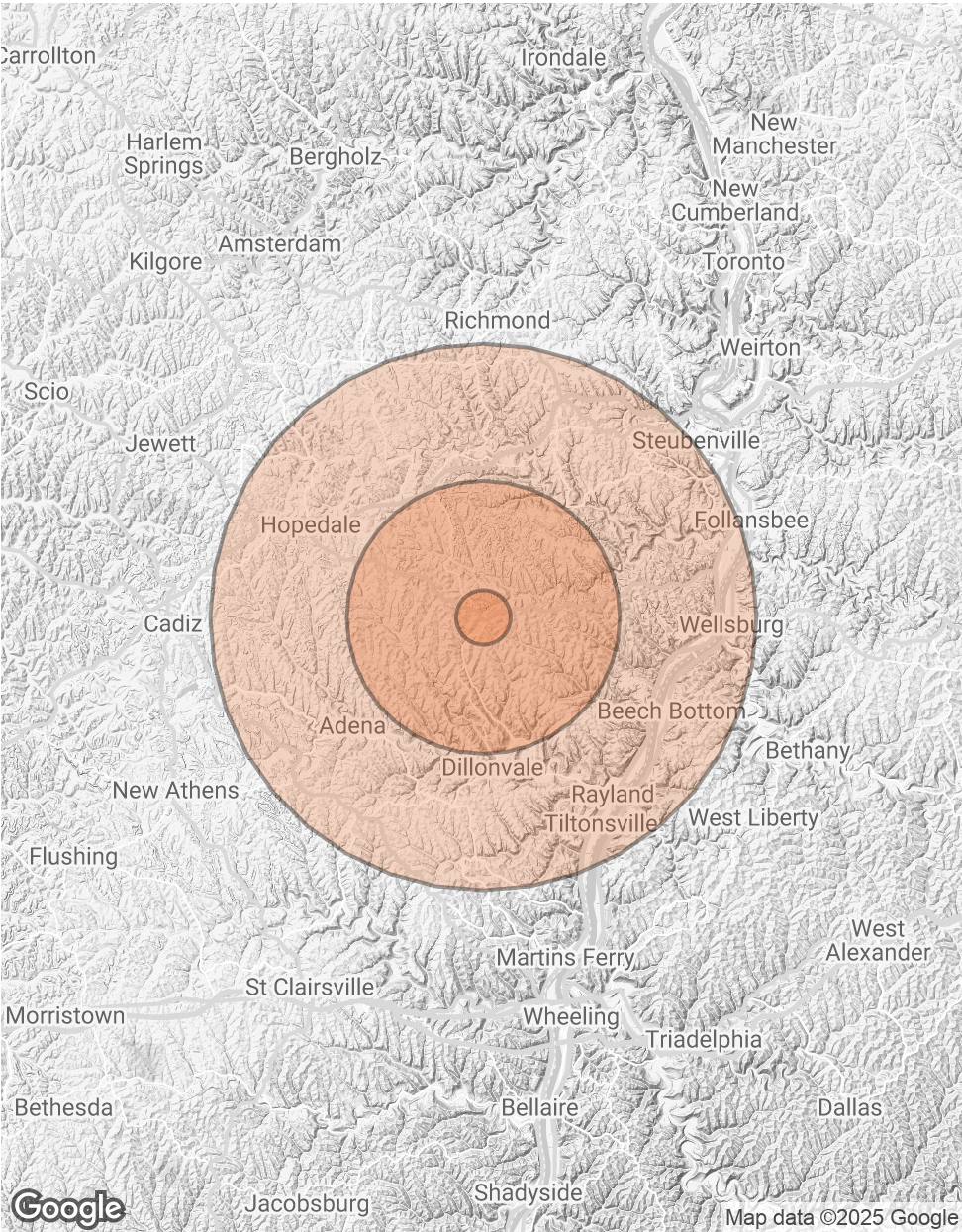


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	697	3,943	40,332
AVERAGE AGE	43	45	46
AVERAGE AGE (MALE)	42	44	44
AVERAGE AGE (FEMALE)	44	45	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	296	1,684	17,410
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$91,379	\$82,994	\$80,282
AVERAGE HOUSE VALUE	\$188,688	\$173,093	\$164,726

Demographics data derived from AlphaMap





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