

# FAIRFIELD MEDICAL CENTER

## MEDICAL OFFICE FOR LEASE

618 PLEASANTVILLE ROAD, LANCASTER, OH 43130



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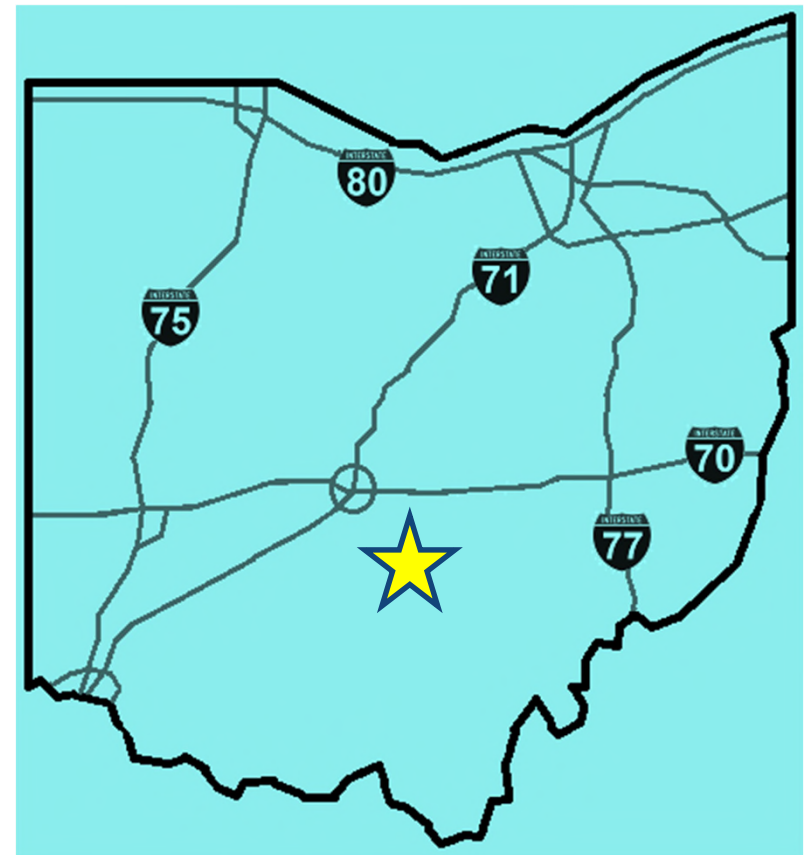
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

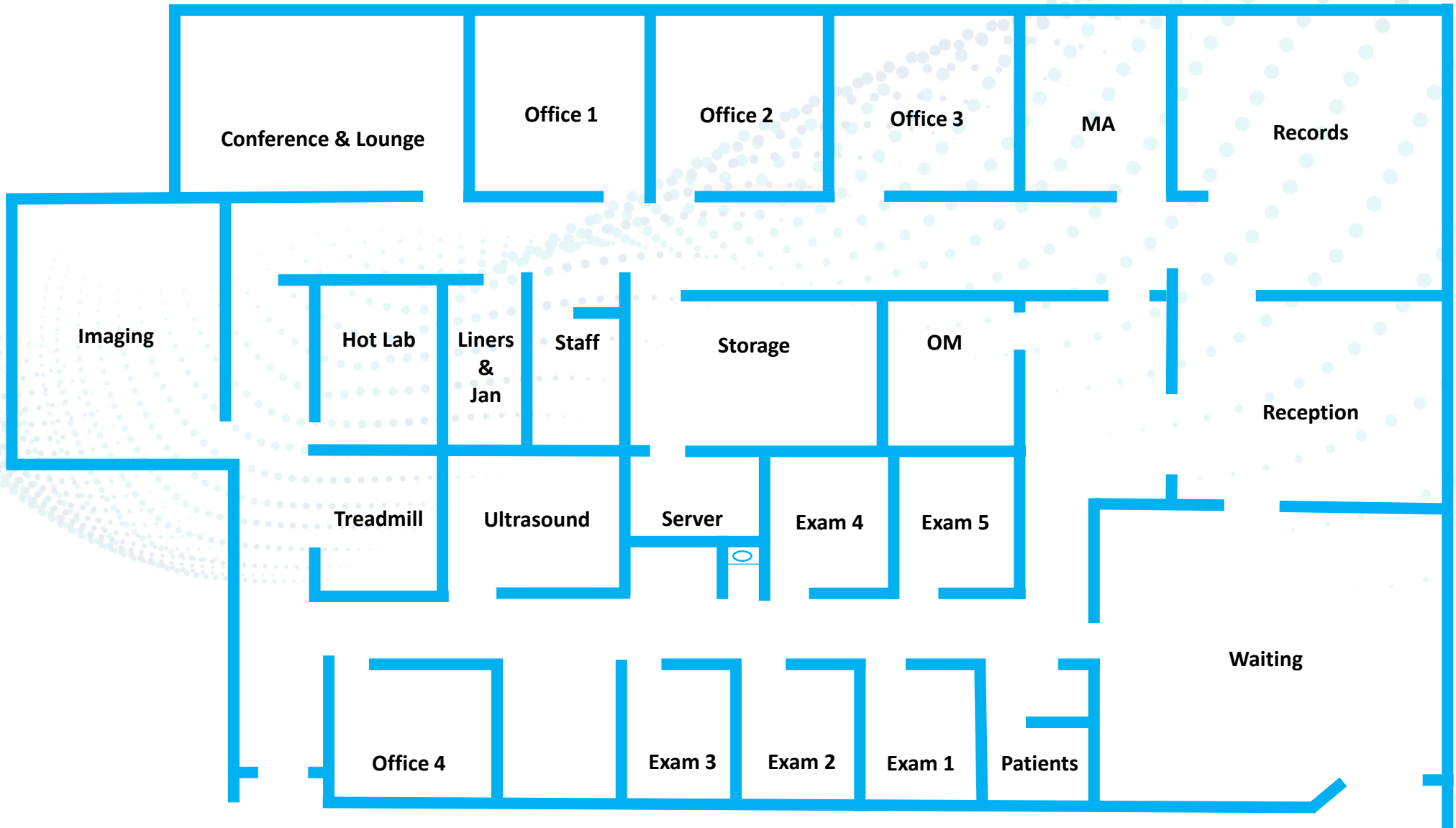
## FAIRFIELD MEDICAL CENTER

MEDICAL OFFICE FOR LEASE  
618 PLESANTVILLE ROAD, LANCASTER, OH 43130

- +/- 8,800 SF first-floor space (Suites 101 & 103)
- Available Q4 2026
- Most recently occupied by a cardiologist
- Located directly off the Fairfield Medical Center parking garage
- Five (5) exam rooms
- Four (4) private offices
- Kitchenette and staff break room



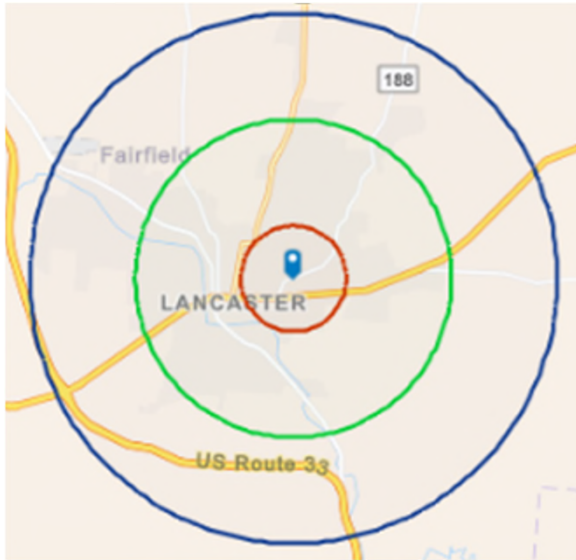
# SPACE PLAN



# AERIAL



# 1-MILE RADIUS DEMOS



## KEY FACTS

**10,136**  
Population

**2.3**  
Average  
Household Size

**40.5**  
Median Age

**\$62,267**  
Median Household Income

## BUSINESS

**294**

Total Businesses

**3,299**

Total Employees

## EDUCATION

**6%**

No High School  
Diploma

**37%**

High School  
Graduate

**31%**

Some  
College

**26%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$32,264**  
Per Capita  
Income



**\$62,267**  
Median  
Household  
Income



**\$81,965**  
Average  
Household  
Income

## EMPLOYMENT

**51.5**  
White  
Collar %

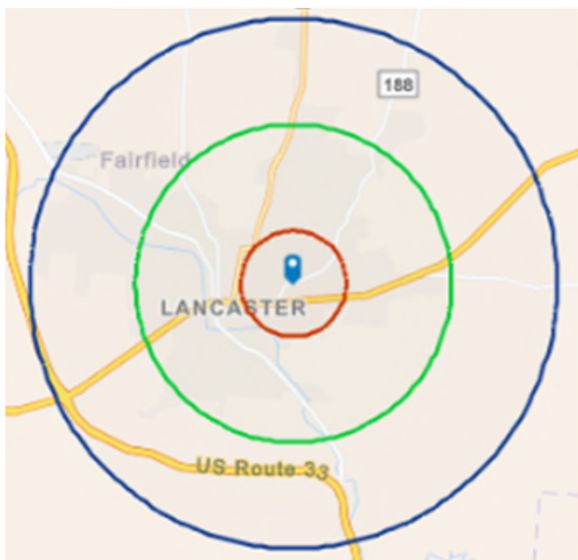
**25.4**  
Blue  
Collar %

**23.1**  
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**38,157**  
Population

**2.3**  
Average  
Household Size

**41.0**  
Median Age

**\$62,372**  
Median Household Income

## BUSINESS



**1,450**

Total Businesses



**18,769**

Total Employees

## EDUCATION



**7%**

No High School  
Diploma



**41%**

High School  
Graduate



**29%**

Some  
College



**23%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$34,618**

Per Capita  
Income



**\$62,372**

Median  
Household  
Income



**\$82,320**

Average  
Household  
Income

## EMPLOYMENT



**52.8**

White  
Collar %



**28.9**

Blue  
Collar %



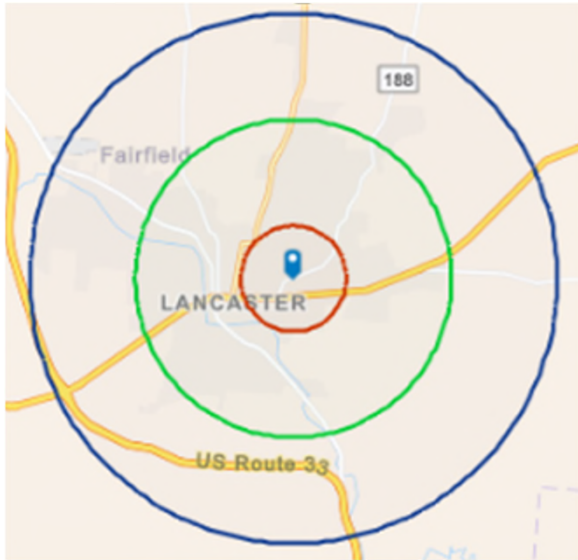
**18.3**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**53,924**  
Population

**2.4**  
Average  
Household Size

**41.6**  
Median Age

**\$67,192**  
Median Household Income

## BUSINESS

**1,921**

Total Businesses

**24,260**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**40%**

High School  
Graduate

**29%**

Some  
College

**25%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$35,805**  
Per Capita  
Income



**\$67,192**  
Median  
Household  
Income



**\$86,917**  
Average  
Household  
Income

## EMPLOYMENT

**57.5**  
White  
Collar %

**26.3**  
Blue  
Collar %

**16.2**  
Services  
%

**equity** | brokerage

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