



12079 Sheraton Lane | Springdale, Ohio

**Investment Opportunity | Medical  
Office Condominium**



# Table of Contents

The Offering	1
Table of Contents	2
Investment Highlights	3
Stabilized Pro-Forma	4
Surrounding Area	5
Aerial	6
Demographics	7
Property Photos	8
Contact Information	17

# Investment Highlights

PRICE: \$165,000

## About the Investment

- ❑ Vacant medical office condominium offering a **near-term lease-up or owner-user opportunity**
- ❑ Efficient floor plan supports **dental, medical, or specialty healthcare uses**
- ❑ Turnkey condition allows a new owner to minimize downtime and accelerate income generation
- ❑ Includes **±1,300 SF of basement storage**, enhancing operational flexibility

## Value-Add / Lease-Up Opportunity

- ❑ Immediate opportunity to **lease or occupy a move-in-ready medical office**
- ❑ Existing infrastructure supports rapid tenant onboarding with **limited capital investment**
- ❑ Ability to capture market rents in a **supply-constrained suburban medical submarket**
- ❑ Ideal for investors seeking **stabilization upside** or healthcare professionals seeking ownership

## About the Property

- ❑ Medical office condominium built in **1984** and **completely renovated**
- ❑ **Grade-level access directly from the parking area**
- ❑ Monument signage facing **State Route 4** provides strong exposure
- ❑ Abundant shared surface parking for patients and staff



# Stabilized Pro-Forma (est. projection)

PRICE: \$165,000 | CAP: 9.45% | NOI: \$15,600



PROPERTY DESCRIPTION		EFFECTIVE GROSS INCOME		ANNUAL	PER
Property Type	Office	Base Rent *current market rent		\$15,600	\$12.00
Street Address	12079 Sheraton Lane	NNN Reimbursement		\$9,787	\$7.53
City, State, ZIP	Springdale, OH 45246	Gross Income		\$25,387	\$19.53
Year Built / Renovated	1984	OPERATING EXPENSES		ANNUAL	PER SF
Estimated Building Size (SF)	1,300; additional 1,300 basement storage	Property Taxes		-\$2,277	-\$1.75
Estimated Lot Size (Acres)	0.0298	Property Insurance		-\$1,750	-\$1.35
Tenant(s)	1	HOA		-\$5,760	-\$4.43
THE OFFERING		Gross Expenses		-\$9,787	-\$7.53
Price	\$165,000	NET OPERATING INCOME		ANNUAL	PER
Capitalization rate	9.45%	Net Income		\$15,600	\$12.00
NOI	\$15,600	CAP Rate		9.45%	
LEASE SUMMARY					
Lease Term	-				
Lease Type	NNN				
Landlord Responsibilities	-				

## Lease-Up Summary

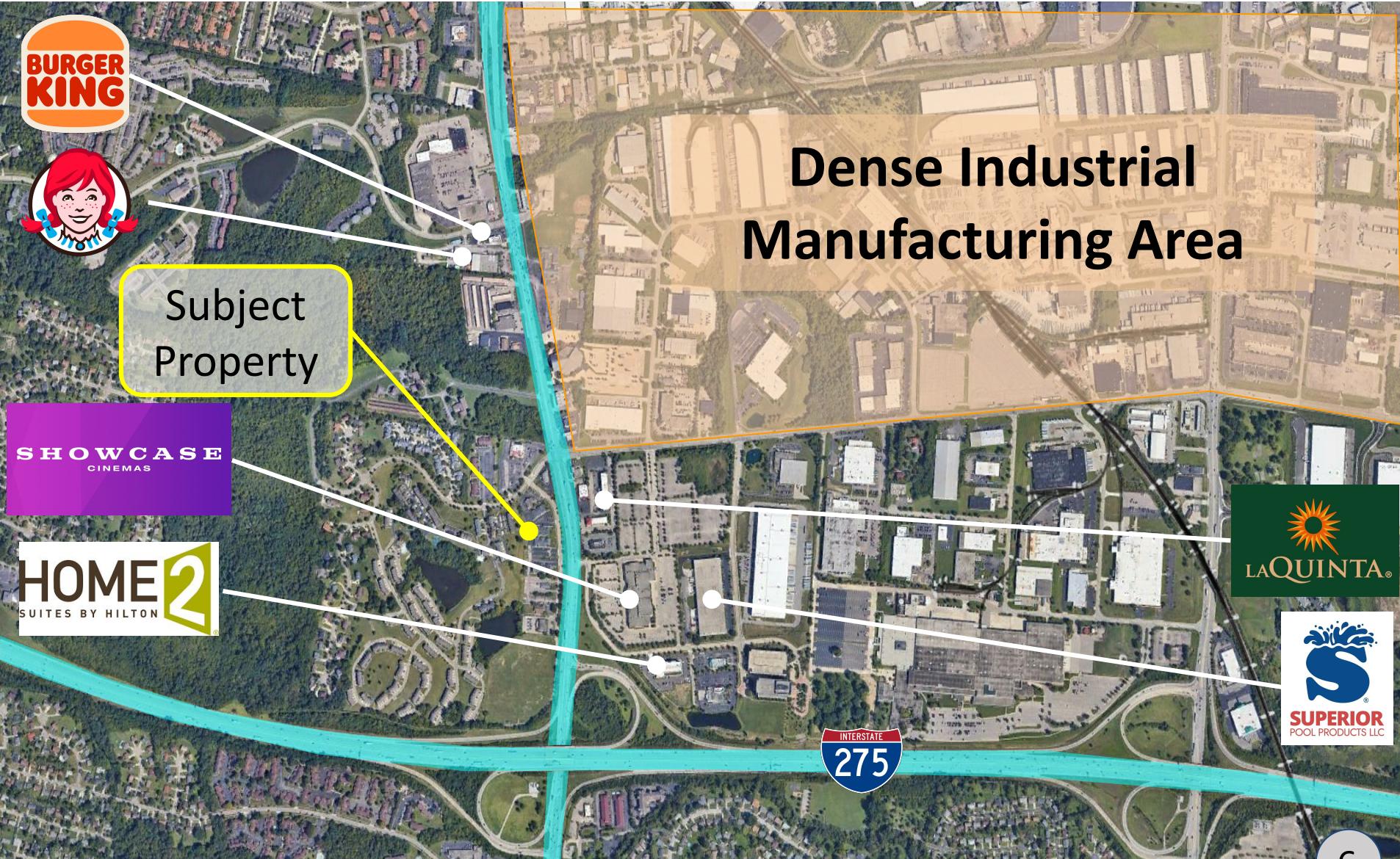
This property is a well-maintained brick office condominium in a Springdale established commercial corridor, offering excellent visibility, monument signage along State Route 4, abundant shared parking, and quick access to I-275. The 1,300 SF main level (plus 1,300 SF basement storage) is currently vacant and rent-ready, ideal for professional office, medical/dental, or light service tenants. As a single-tenant NNN investment, leasing to a creditworthy occupant can stabilize cash flow rapidly, with upside from rent escalations, owner-occupancy, or repositioning to higher-value users in this suburban submarket.

# Surrounding Area



Subject  
Property

# Aerial



# Demographics



	3 Mile	5 Mile	10 Mile
<b>Population</b>	52,248	164,228	570,767
<b>Average Household Income</b>	\$94,263	\$98,230	\$101,431
<b>Number of Households</b>	20,847	63,126	220,001
<b>Median Age</b>	37.5	39.1	40.0
<b>Total Businesses</b>	3,582	9,430	32,119
<b>Total Employees</b>	57,702	124,386	351,003

# Property Photos



# Property Photos



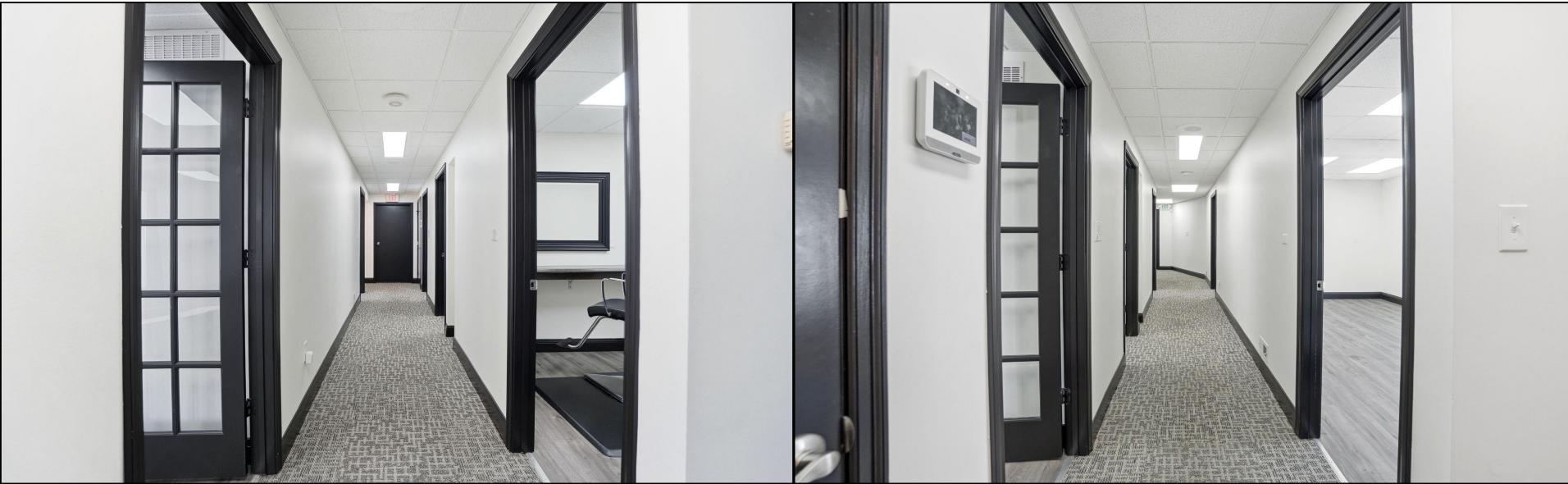
# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



## Exclusively Listed By:



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**Jahmar Daniels** is a Cincinnati-based real estate advisor with over a decade of experience across **commercial, hospitality, and high-volume residential real estate**. Licensed since 2014, Jahmar has been directly involved in the sale of **400+ residential properties**, including selling more than **100 homes in his first three years**, establishing a results-driven foundation in pricing, negotiation, and transaction execution.

Jahmar actively works across **both residential and commercial real estate**, combining the scale and market intelligence gained from residential production with the analytical, underwriting-focused approach required for commercial transactions. He is a contributing agent on the **#1 Keller Williams team in the Ohio Valley region**, a distinction the team has held for **three consecutive years**, while also advising owners, investors, and operators on **office, retail, mixed-use, and hotel properties**.

Within his commercial practice, **hotels and hospitality assets are a core area of expertise**, though his work spans multiple asset classes. This dual-market involvement allows Jahmar to offer clients a comprehensive perspective on value, risk, and exit strategy—whether advising a homeowner, an investor, or a commercial operator.

Prior to real estate, Jahmar served as a **Military Police Officer in the United States Army** and later earned national recognition in competitive cheerleading as a coach and choreographer, including being named one of the industry's **Top 5 Future Leaders** and leading a team to a **World Championship title**.

Outside of real estate, Jahmar remains active in the cheer and dance communities as a judge and choreographer, pursues creative work in music with placements in national commercials and films, and stays engaged in local volunteer efforts.



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