

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	
Property Type	Office
Street Address	12079 Sheraton Lane
City, State, ZIP	Springdale, OH 45246
Year Built / Renovated	1984
Estimated Building Size (SF)	1,300; additional 1,300 basement storage
Estimated Lot Size (Acres)	0.0298
Tenant(s)	1

THE OFFERING	
Price	\$165,000
Capitalization rate	9.45%
NOI	\$15,600

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.

EFFECTIVE GROSS INCOME	ANNUAL	PER
Base Rent *current market rent	\$15,600	\$12.00
NNN Reimbursement	\$9,787	\$7.53
Gross Income	\$25,387	\$19.53
OPERATING EXPENSES	ANNUAL	PER SF
Property Taxes	-\$2,277	-\$1.75
Property Insurance	-\$1,750	-\$1.35
HOA	-\$5,760	-\$4.43
Gross Expenses	-\$9,787	-\$7.53
NET OPERATING INCOME	ANNUAL	PER
Net Income	\$15,600	\$12.00
CAP Rate	9.45%	

Surrounding Area



**Subject
Property**

23,000 Daily Vehicles



Subject
Property

SHOWCASE
CINEMAS

HOME2
SUITES BY HILTON

Dense Industrial Manufacturing Area

LAQUINTA®

SUPERIOR
POOL PRODUCTS LLC



Demographics



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

Property Photos



Property Photos



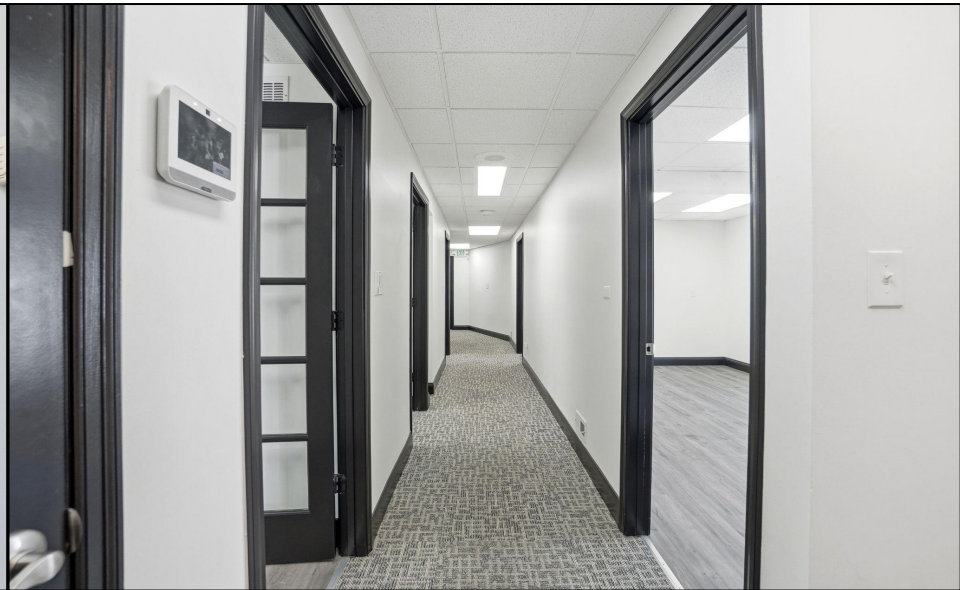
Property Photos



Property Photos



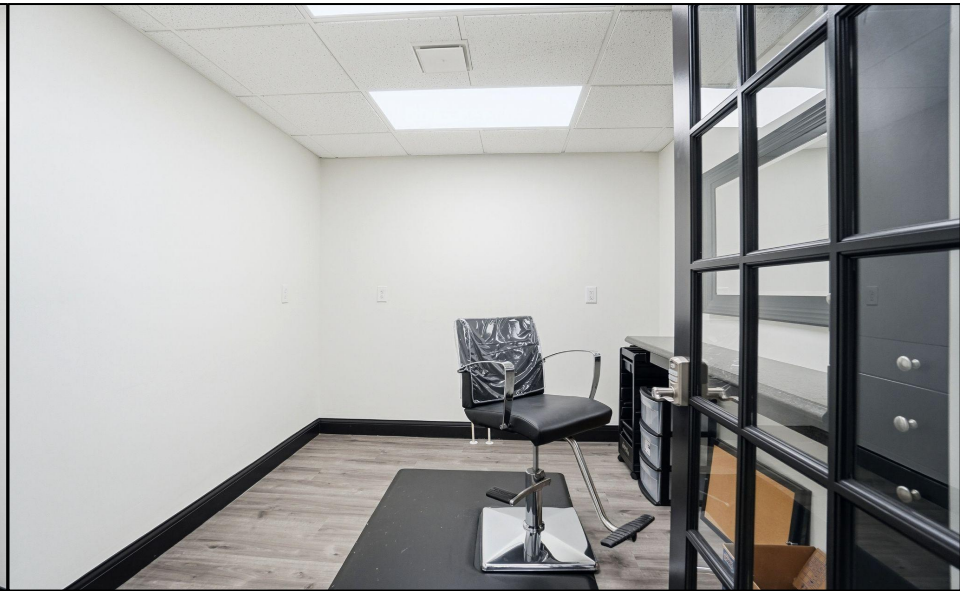
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Exclusively Listed By:



Jahmar Daniels
jahmar@asktcg.com
513-592-9454

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.



The Chabris Group 660 7800 Cooper Rd, Suite 100
Cincinnati, OH 45242 513-708-3000