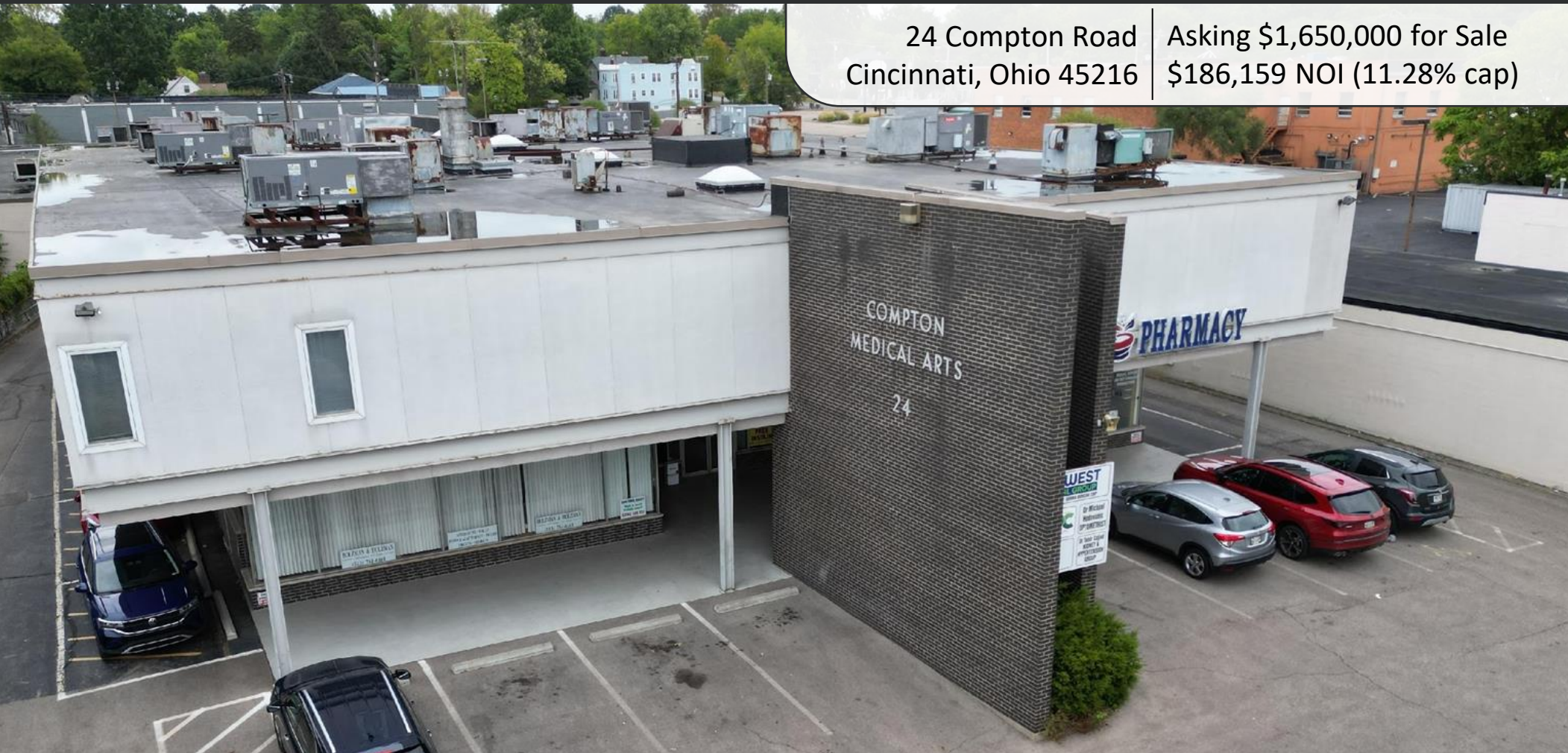


Compton Medical Arts Building

24 Compton Road
Cincinnati, Ohio 45216

Asking \$1,650,000 for Sale
\$186,159 NOI (11.28% cap)



Sale Opportunity Highlights

Fully leased investment property
Zoned B-2 with visibility on Compton Rd
39+ surface parking spaces (2.5/1000)
Modern office and medical finishes
Built in 1964, updated in 2022

1st floor spaces has retail appeal
Monument sign facing Compton Road
Convenient access to SR - 126
\$186,159 annual NOI (11.28% cap)
Asking \$1,650,000 for sale

Nick Barela
President, Principal
nick.barela@republic-cre.com
Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com

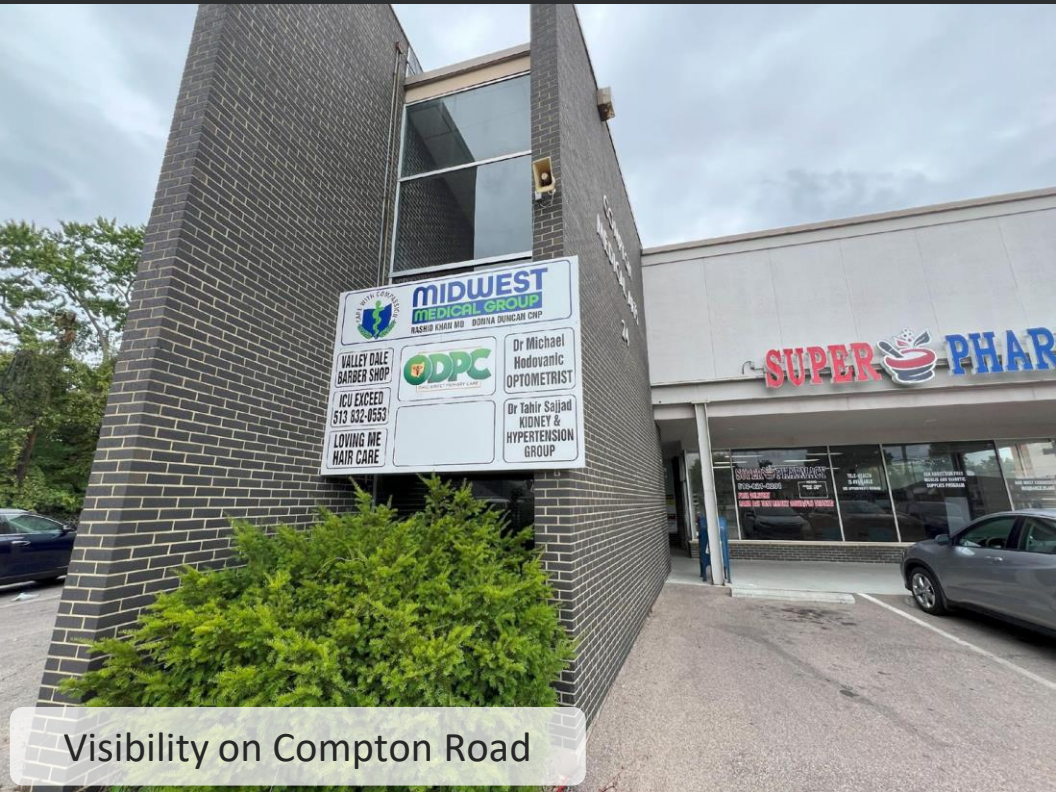


REPUBLIC
COMMERCIAL REAL ESTATE

Interior Photos



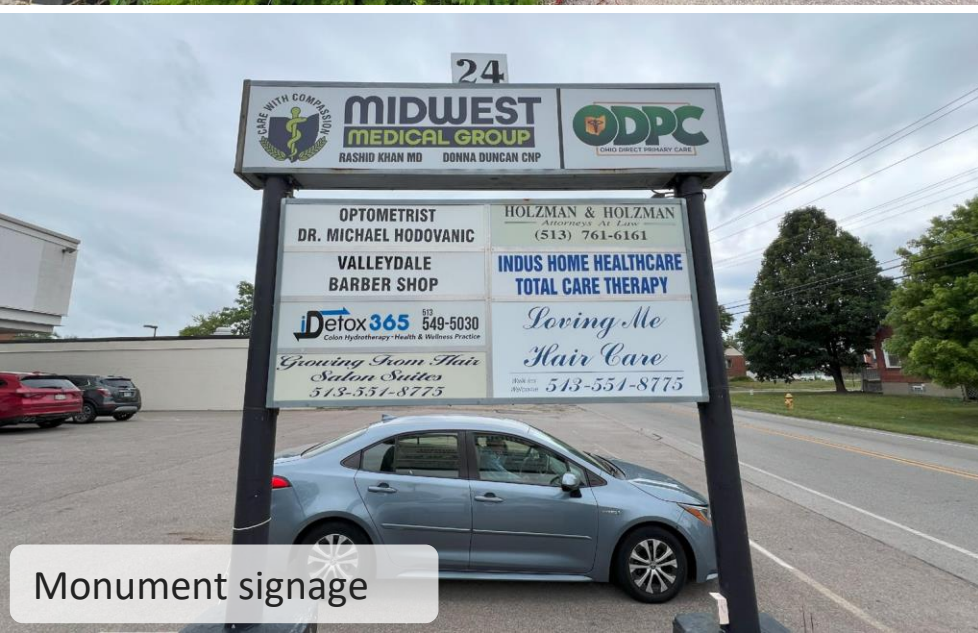
Exterior Photos



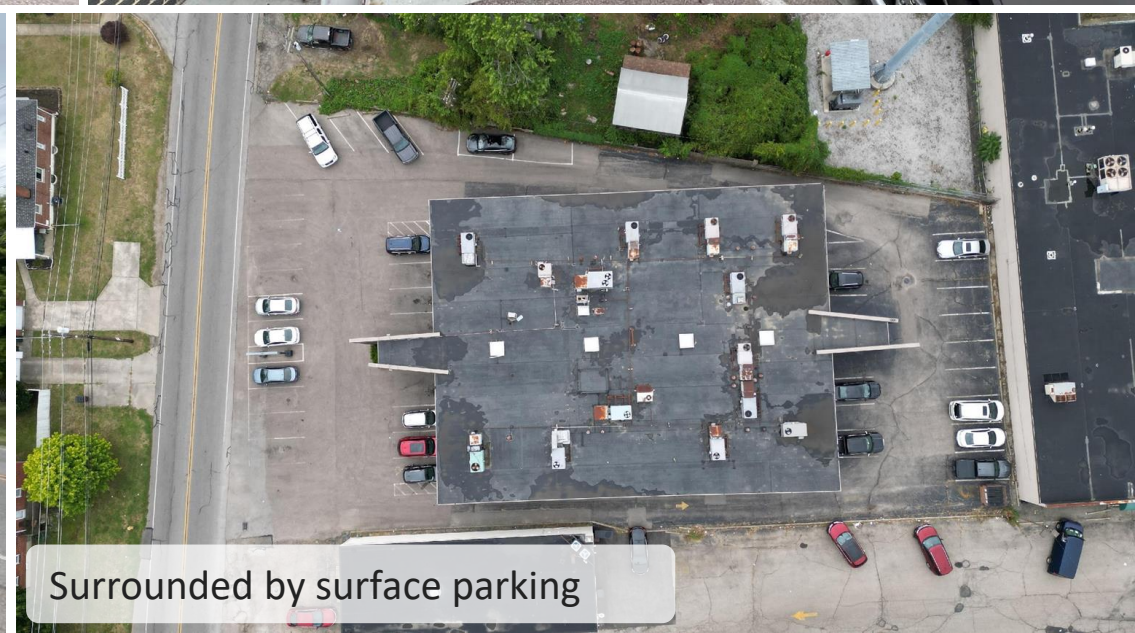
Visibility on Compton Road



1st floor retail space



Monument signage



Surrounded by surface parking

Financial Snapshot

Current Rent Roll for 24 Compton Road								
Suite #	Tenant	Lease Expiration	Rent/Month	Monthly OpEx	Monthly Total	Unit SF	Price/SF	Security Deposit
101	Wallace & Robert Holzman, Attorneys	MTM	\$650.00	\$0.00	\$650.00	640	\$12.19	\$0.00
102	Super Pharmacy LLC	08/15/25	\$1,834.00	\$1,166.00	\$3,000.00	2,200	\$10.00	\$3,000.00
103A	Independent You	11/01/25	\$1,395.00	\$105.00	\$1,500.00	1,125	\$14.88	\$1,500.00
103B	Growing From Here Salon Suites LLC	11/01/26	\$1,395.00	\$105.00	\$1,500.00	1,125	\$14.88	\$1,500.00
104	Roberta Naomi Howard	04/01/26	\$400.00	\$110.00	\$510.00	435	\$11.03	\$510.00
105	Valleydale Barbershop LLC	03/01/26	\$700.00	\$0.00	\$700.00	500	\$16.80	\$700.00
202	Growing From Here Salon Suites LLC	05/01/24	\$675.00	\$75.00	\$750.00	1,000	\$8.10	\$750.00
203	iDetox 365	11/26/25	\$850.00	\$150.00	\$1,000.00	800	\$12.75	\$1,000.00
204	Dr. Michael Hodovanic	03/01/26	\$1,680.00	\$0.00	\$1,680.00	1,200	\$16.80	\$0.00
205	RKNF, Internal Medicine LLC	03/31/28	\$5,000.00	\$500.00	\$5,500.00	4,000	\$15.00	\$1,000.00
210	Andmore Care LLC	09/27/27	\$2,500.00	\$500.00	\$3,000.00	1,250	\$24.00	\$3,000.00
212	Well Health Labs	04/01/26	\$1,770.83	\$729.17	\$2,500.00	1,250	\$17.00	\$2,500.00
Totals/Avg			\$18,849.83	\$3,440.17	\$22,290.00	15,525	\$13.59	\$15,460.00
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Financial Snapshot

Income	
Rent	\$267,480
Other	\$0
Total Income	\$267,480
Expenses	
Tax	\$19,221
Water	\$9,600
Utilities (Electric/Gas)	\$33,600
Janitorial/Maintenance	\$8,400
Insurance	\$7,200
Trash/Snow	\$1,500
Elevator	\$1,200
Security System	\$600
Total Expense	\$81,321
Net Operating Income	\$186,159

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Demographic Information

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 24 Compton Rd, Cincinnati , OH 45216

CITY, STATE

Cincinnati , OH

POPULATION

109,948

AVG. HH SIZE

2.32

MEDIAN HH INCOME

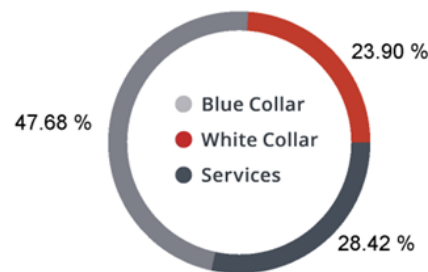
\$46,983

HOME OWNERSHIP

Renters: **19,449**

Owners: **27,188**

EMPLOYMENT



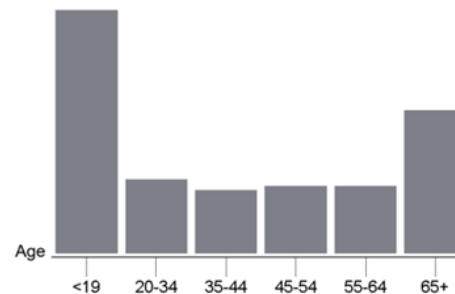
46.76 % Employed
2.42 % Unemployed

EDUCATION

High School Grad: **28.43 %**
Some College: **20.65 %**
Associates: **6.19 %**
Bachelors: **29.46 %**

GENDER & AGE

47.87 % **52.13 %**

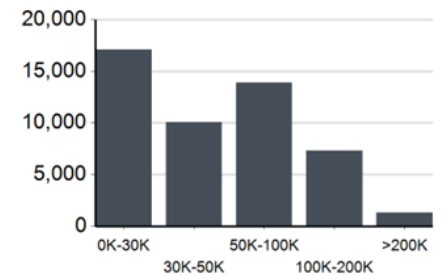


RACE & ETHNICITY

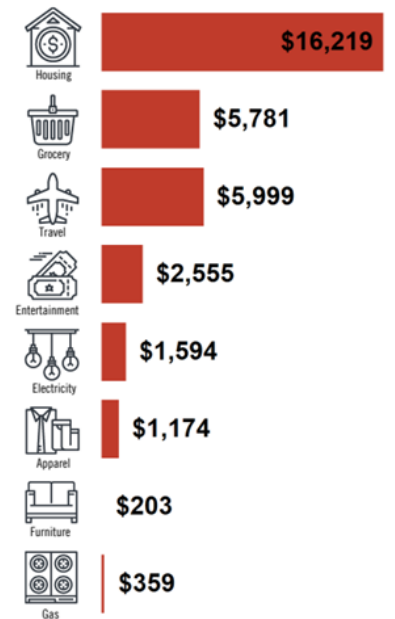
White: **64.87 %**
Asian: **0.62 %**
Native American: **0.01 %**
Pacific Islanders: **0.01 %**
African-American: **27.52 %**
Hispanic: **3.87 %**
Two or More Races: **3.11 %**

Catylist Research

INCOME BY HOUSEHOLD

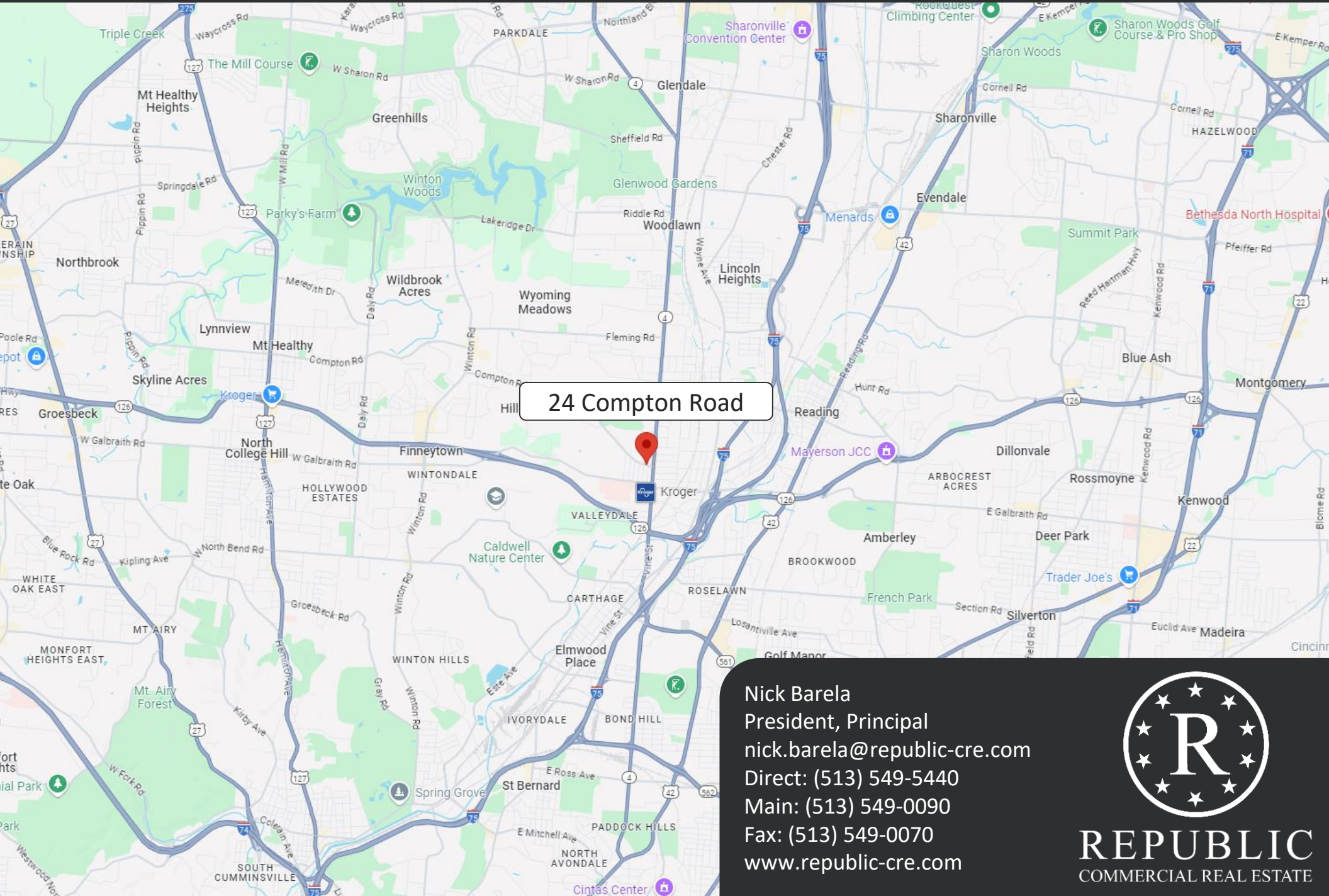


HH SPENDING



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Location Map



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