

FOR LEASE



**5260 S. Gilmore Rd
Fairfield, OH 45014**

Professional office building located in Fairfield OH on S. Gilmore just one parcel West of Dixie Hwy (Route 4). Highly visible, 4 curb cuts, great signage and a large parking lot. Suitable for medical, office, financial, legal services, contractor. 5 private offices, 2 large separate bull pen areas, 3 restrooms (1 with shower), lobby/waiting area, full kitchen. Fully wired with CAT 5 data connectivity throughout space. Abundant natural light. Signage on building façade and large pylon located at the street.

FEATURES

Lease Rates: \$14.50
Lease Type: NNN (\$3.85)
Available: 3,300 SF
GLA: 9,600 SF
Lot Size: 1.12 acres
Parking: 50 surface

Pop. 5 mile: 168,402
Households 5 mile: 74,590
Income 5 mile: \$92,977

Signalized Hard Corner
Restaurant/Retail/Office

S|K Sudbrack|Kron
Commercial Real Estate Services

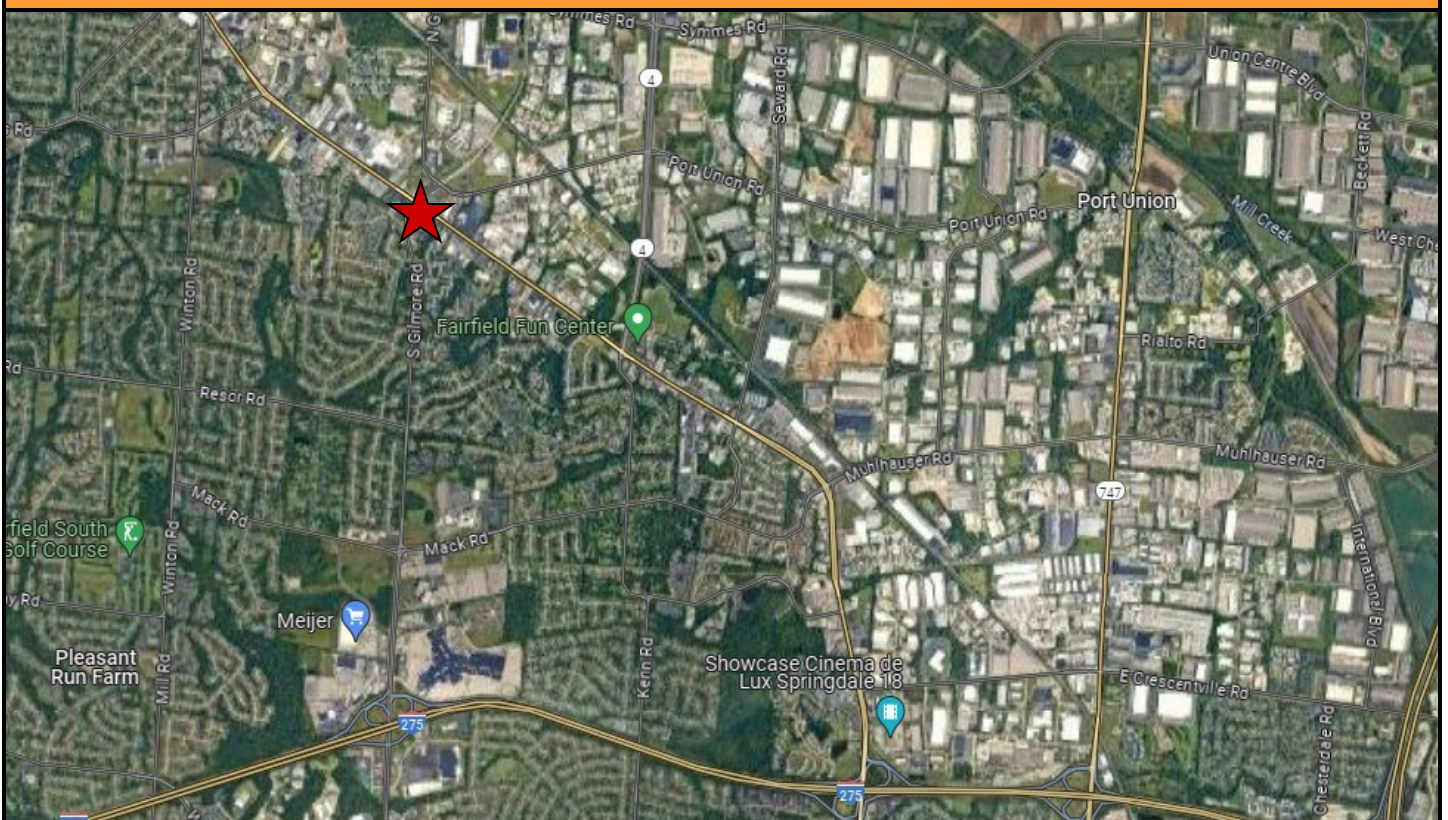
7809 Laurel Avenue, Ste 10
Cincinnati, OH 45243
info@skcres.com

513-271-2460

www.SKCRE.com

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LOCATION



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