



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc.  
| A Licensed Ohio Broker  
#REC.202000594



**ANTHONY MANNI**  
Associate Advisor  
248.728.4831  
amanni@legacycrea.com  
MI #6501459747



**DOMINIC SHAMANY**  
President  
248.450.3259  
dominic@legacycrea.com  
MI #6506047766



SCOTT REID | PARASELL, INC.  
ParaSell, Inc. - Broker  
949.942.6585  
broker@parasellinc.com  
OH #BRKP.2020001224



7255-7275 DIXIE HWY , FAIRFIELD, OH 45014

## WOODRIDGE PLAZA

**FOR SALE** \$2,356,496 | 10.15% CAP

LEGACYCREA.COM

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**TABLE OF CONTENTS**

INVESTMENT OVERVIEW	3
RENT ROLL	4
INCOME & EXPENSES	5
ADDITIONAL PHOTOS	6
REGIONAL MAP	7
RETAILER MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
BACK PAGE	11



## FAIRFIELD, OH

- Woodridge Plaza Located in Fairfield, OH - 25,318 SF Building on 5.36 Acres
- Dense Demographics - 58,000+ People Reside within 3 Mile Radius of Site - 147,000+ People Reside within 5 Mile Radius of Site
- Cincinnati, OH MSA - TOP 35 - Ranked (MSA #30) in the U.S.A.
- Affluent Area - Average Household Income Exceeds \$90,000 Annually within 5 Mile Radius of Site
- High Traffic Counts - 45,000+ Vehicles Pass Site Daily on Dixie Hwy
- 40 Minute Drive to Cincinnati/Northern Kentucky International Airport (±33 Mile Distance)
- Daytime Employees Exceed 73,000+ People within 3 Mile Radius of Site
- In Close Proximity to Cincinnati Children's Fairfield Hospital
- Out-Parcel Development Potential or Ground Lease to National Tenant (Detailed Below on Aerial Map)

### PROPERTY DETAILS

Building Area:	25,829 SF
Land Area:	5.36 Acres
Year Built:	1988
Price:	\$2,356,496
Cap Rate:	10.15%
Price (PSF):	\$91.23

### LEASE OVERVIEW

Remaining Lease Term:	Varies
NOI:	\$239,184

## WOODRIDGE PLAZA

UNIT	TENANT	SIZE (SF)	ANNUAL RENT	LEASE START	LEASE EXPIRATION
A	Vacant	3,500 SF	-	-	-
B	Amari James Academy of Early Learning	1,700 SF	\$25,026.00	11/15/2017	12/31/2026
C	PCLAD Ministry	2,200 SF	\$21,000.00	9/1/2021	12/31/2026
D	Trinity Diner	1,050 SF	\$14,400.00	7/1/2020	6/30/2025
E	Lambadi City Tattoo	1,150 SF	\$19,779.84	6/1/2017	12/31/2026
F	Trinity Diner	1,350 SF	\$74,689.92	9/1/2024	11/30/2029
G	Trinity Diner	1,800 SF	-	9/1/2024	11/30/2029
H-J	Trinity Diner	1,500 SF	-	9/1/2024	11/30/2029
K-L	Asafo African Food Distributors	5,650 SF	\$77,073.48	8/18/2022	8/31/2027
M-N	Vacant	3,000	-	-	-
O-P	Tandy Leather Store 162	2,850 SF	\$41,840.16	7/1/2022	6/30/2030
OUTLOT	Tiny Bistro - Coffee Kiosk	-	\$6,000.00	Month - Month	Month - Month
TOTALS		25,829 SF	\$279,809.40		



## INCOME SUMMARY

CAM Recovery	\$20,049.96
Rental Income	\$279,809.40
GROSS INCOME	\$ 299,859.36

## EXPENSES SUMMARY

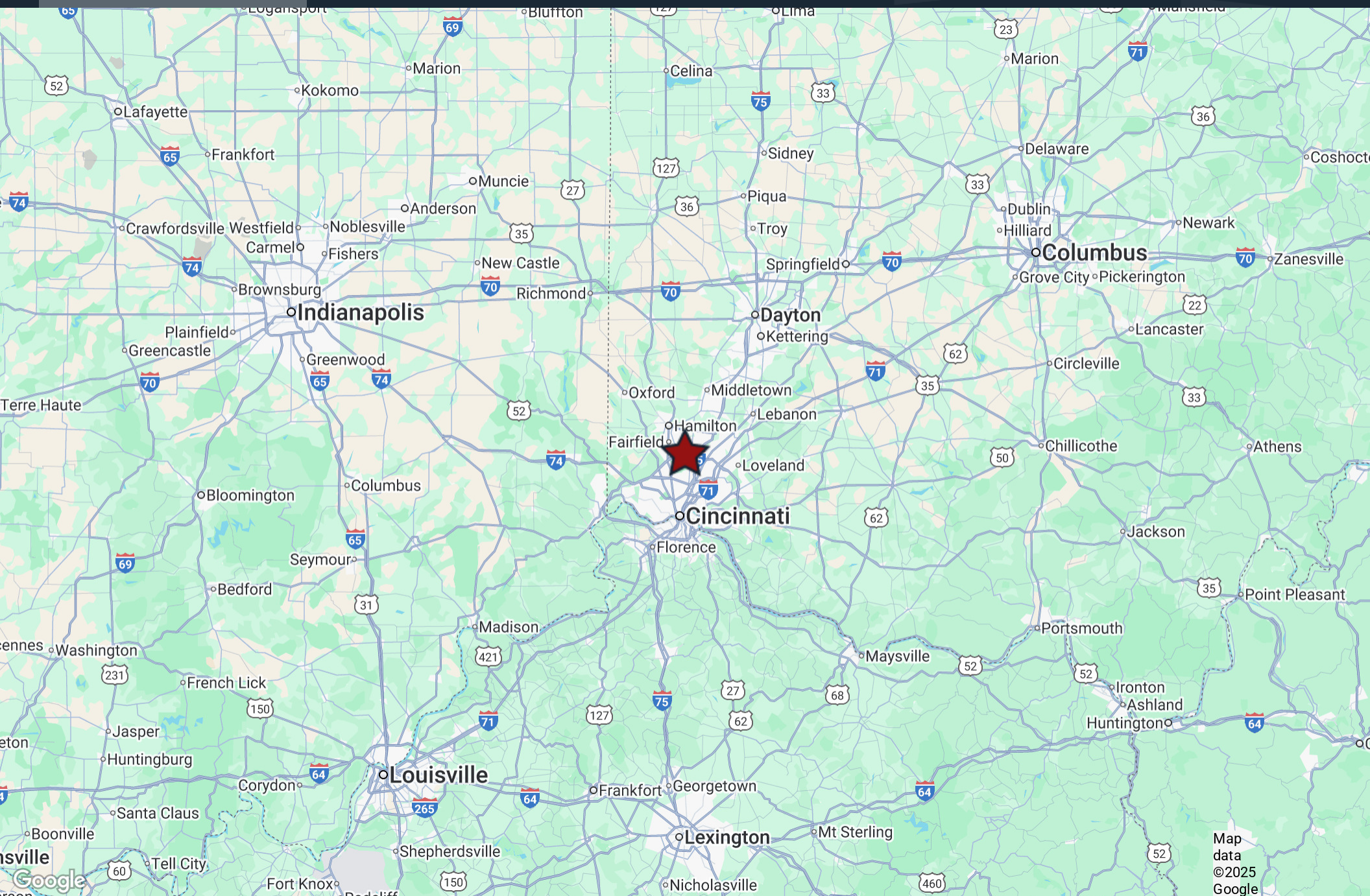
Water	\$23,450.00
Utilities	\$350.00
Real Estate Taxes	\$19,500.00
Landscaping & Snow	\$9,875.00
Insurance	\$7,500.00
OPERATING EXPENSES	\$60,675.00
NET OPERATING INCOME	\$ 239,184.36





# REGIONAL MAP

7255-7275 DIXIE HWY | FAIRFIELD, OH 45014

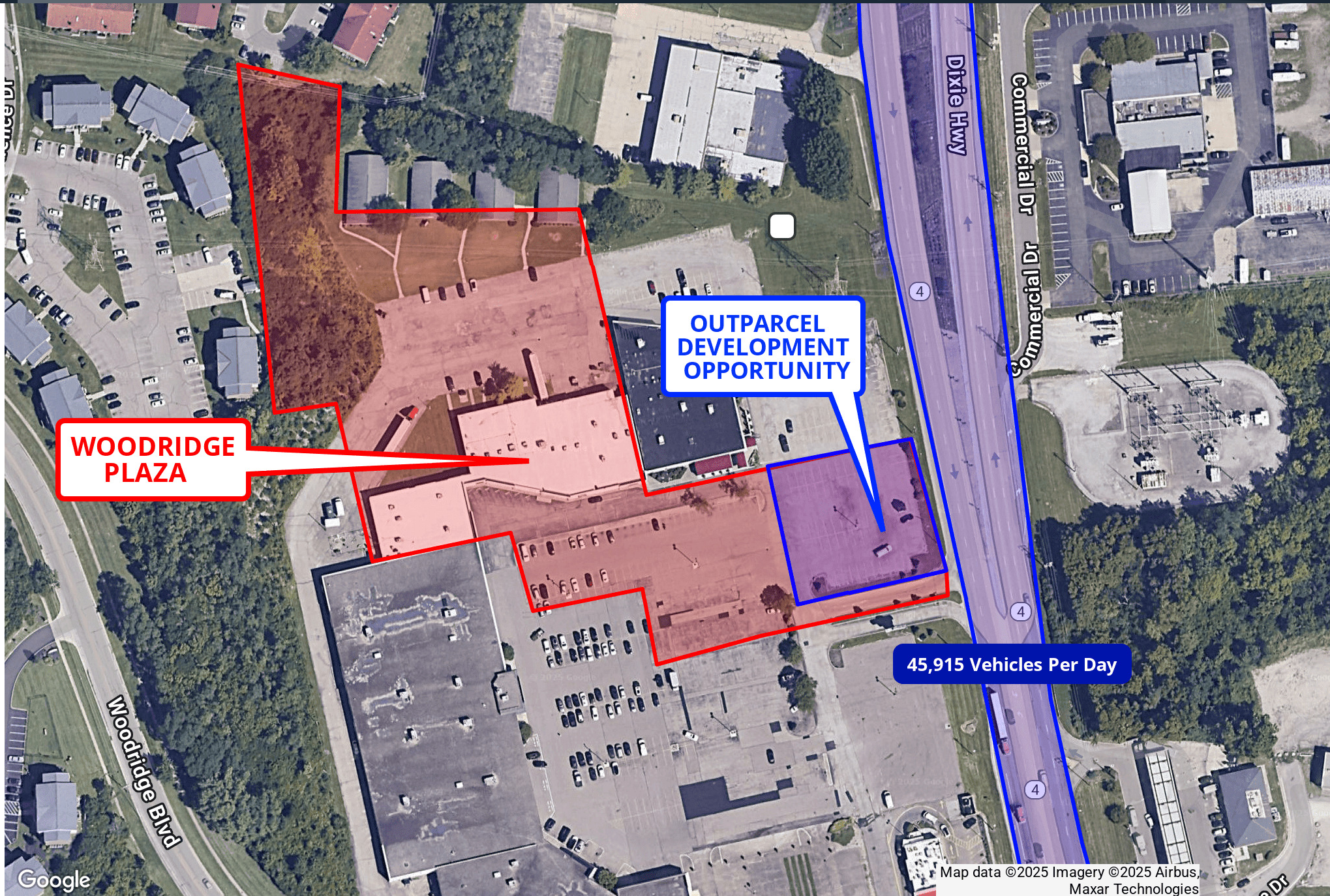


Map  
data  
© 2025  
Google











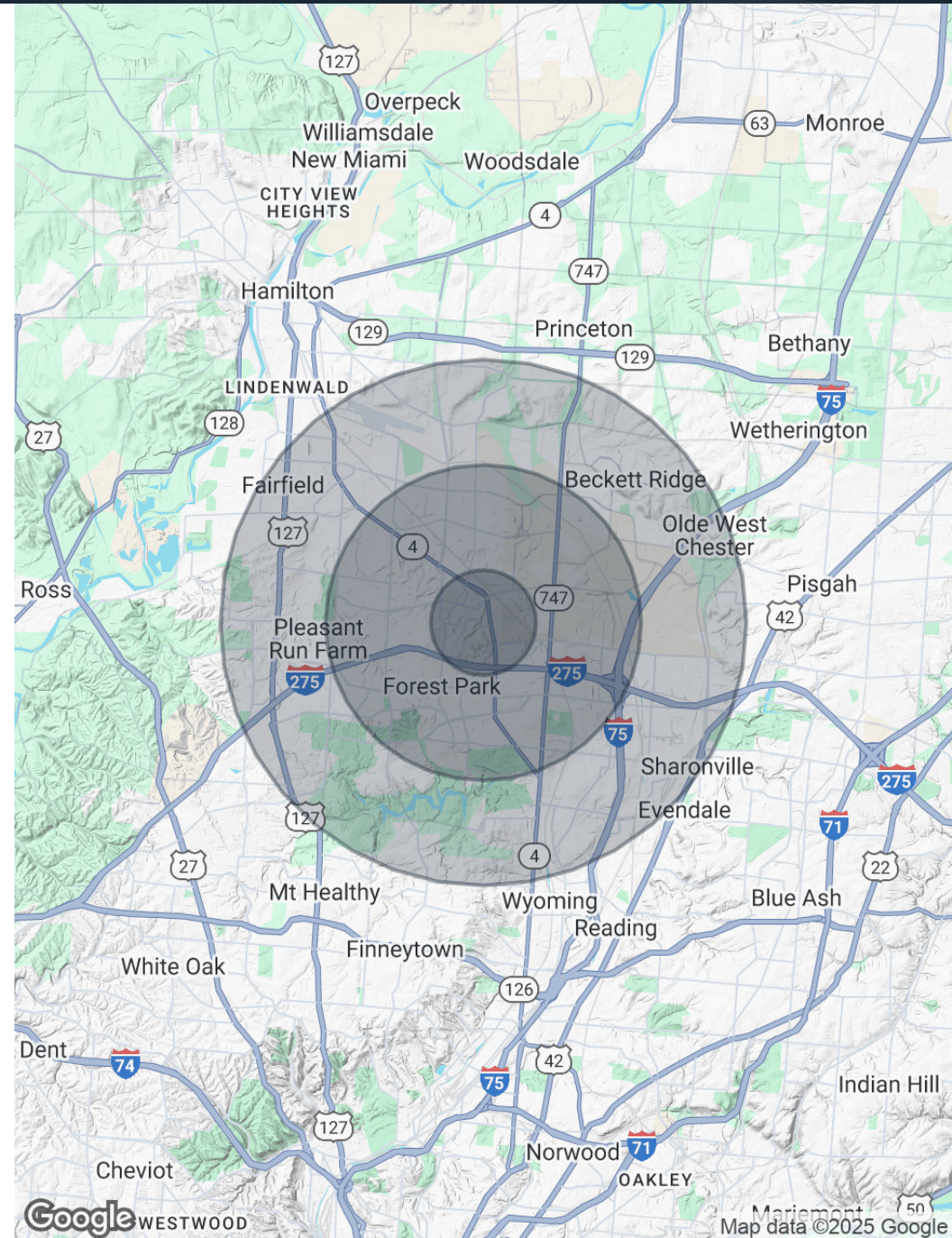
# DEMOGRAPHICS MAP & REPORT

7255-7275 DIXIE HWY | FAIRFIELD, OH 45014

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,679	58,413	147,348
Average Age	41	40	40
Average Age (Male)	39	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,386	23,690	58,133
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$63,287	\$76,322	\$91,566
Average House Value	\$175,239	\$210,318	\$260,705

Demographics data derived from AlphaMap







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29777 Telegraph Rd Suite 4526  
Southfield, MI 48034

