



# OHIO VALLEY PRIMARY CARE

*2816 Troy Road, Springfield, OH 45504*

OFFERING MEMORANDUM

**Marcus & Millichap**  
PATEL YOZWIAK GROUP

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



## INVESTMENT HIGHLIGHTS

### OHIO VALLEY PRIMARY CARE

The subject property is a 7,000-square-foot freestanding medical office building situated on a large 1.73-acre lot, fully occupied by Ohio Valley Primary Care.

### DOUBLE NET PLUS LEASE STRUCTURE | LIMITED LANDLORD RESPONSIBILITY

Tenant operates under a double-net-plus lease, functioning effectively as a triple-net structure. Tenant assumes full responsibility for all operating expenses including CAM, insurance, and taxes, as well as repairs and maintenance to the roof, HVAC systems, and parking lot including resurfacing. Landlord's out-of-pocket obligations are limited solely to roof or HVAC replacement and parking lot repavement.

### NEW LONG TERM LEASE WITH ANNUAL INCREASES

The tenant signed a 10 year lease with two, five-year options to extend the term through 2044. Additionally the lease comes equipped with 2% annual increases starting on 11/1/2027.

### 2024 MAJOR RECENT RENOVATIONS COSTING OVER \$565,000

The tenant received a \$225,000 Tenant improvement allowance in 2024 in addition to approximately \$340,000 from tenant to renovate the property including, repaving the parking lot, upgrading landscaping, exterior signage, new HVAC system with warranty, new flooring and interior renovations and new IT infrastructure.

### STRONG REGIONAL MEDICAL PRESENCE

Springfield serves as a regional healthcare destination anchored by Mercy Health Springfield Regional Medical Center, a 254-bed facility located just minutes from the property. The property is also conveniently located within close proximity to Ohio Valley Surgical Hospital (OVSH).

### LOCATED WITHIN SPRINGFIELD'S PRIMARY COMMERCIAL CORRIDOR

Located within proximity to many nationally recognized retailers, including Walmart, Meijer, Home Depot, Lowe's, Kroger, Best Buy, Aldi and many more. Additionally local planning initiatives point toward corridor revitalization. Nearby redevelopment activity, including a planned mixed-use business park on the former Upper Valley Mall site and the City of Springfield's Downtown Vision Plan reinforces future upside for traffic, users and tenant demand.

### ACCESSIBLE LOCATION WITH STRONG CONNECTIVITY

The site offers excellent connectivity to I-70, I-75, and U.S. 68, allowing convenient access from Dayton, Columbus, and other regional markets, making it an ideal location for both patients and employees traveling from surrounding areas.





## TENANT SUMMARY

### OHIO VALLEY PRIMARY CARE

**Parent Organization / Affiliation:** Ohio Valley Surgical Hospital (OVSH)

**Company Website:** <https://www.ovsurgical.com/about-us/>

Ohio Valley Primary Care (OVPC) is a full-service medical clinic providing comprehensive primary and preventative healthcare to patients throughout Springfield and the greater Clark County region. The practice operates under the Ohio Valley Surgical Hospital network, a physician-owned hospital system nationally recognized for quality care, patient experience, and clinical excellence. They are a partnership of local physicians and a large regional healthcare system.

The clinic's physicians and advanced practice providers deliver a wide range of services designed to promote lifelong wellness and manage chronic conditions. Core offerings include annual physicals, preventative screenings, laboratory testing, and immunizations, as well as diagnosis and treatment of acute illnesses such as respiratory infections, allergies, and minor injuries. OVPC also provides specialized care in women's health, men's health, geriatric care, and pediatric medicine, ensuring comprehensive support for every stage of life.

As part of the larger OVSH system, Ohio Valley Primary Care benefits from seamless coordination with the hospital's on-site imaging center, surgical suites, and specialty practices including orthopedics, urology, Spine Surgery, General Surgery, Ophthalmology and gastroenterology. Patients are able to transition smoothly between primary, specialty, and surgical care within the same integrated network, ensuring efficiency, continuity, and superior outcomes.

OVPC emphasizes a personalized, relationship-based approach to medicine, leveraging the latest in electronic health record technology and telehealth services to improve patient accessibility and long-term engagement. The clinic is actively accepting new patients and continues to experience strong community demand due to its reputation for compassionate, physician-driven care.

### AWARDS & DISTINCTIONS:

Ohio Valley's commitment to patients and their families has been recognized on a local, regional, and national level.



Center of Excellence in Kidney Stone Management  
ence & Joint replacement



The 2023 Press Ganey Human Experience (HX) Guardian of Excellence Award® & American College of Radiology Accreditation in Mammography and Pink Ribbon Facility



Top 5-Star Quality, Patient Satisfaction and Patient Experience Rating

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



## OFFERING SUMMARY



### PRICE SUMMARY

CAP RATE	PRICE	PER SF
<b>7.00%</b>	<b>\$1,500,000</b>	<b>\$214</b>

### PROPERTY DESCRIPTION

Property Name:	<b>OHIO VALLEY PRIMARY CARE</b>
Property Address:	2816 Troy Road Springfield, OH 45502
Year Built/Renovated:	1994/2024
Lot Size:	±1.73 Acres
Gross Leasable Area:	7,000-SF
Occupancy:	100%
Flood Zone:	No
Parking Ratio:	6.71 Per 1,000-SF

### LEASE ABSTRACT

Tenant:	<b>Ohio Valley Surgical Hospital, LLC</b>
Lease Type:	Double Net (NN)+
Rent Commencement:	11/1/2024
Lease Expiration:	10/31/2034
Years Remaining	Approximately 9 Years
Increases:	2% Annually starting 11/1/2027
Options	2, 5-Year Options
Landlord Responsibility:	Roof and HVAC Replacement & Lot Repavement
Tenant Responsibility:	All else including Roof, HVAC & PL R&M

### RENT SCHEDULE

START	END	ANNUAL BASE RENT	RSF	INCREASE %
<b>CURRENT</b>	10/31/2026	\$105,000	\$15.00	0.00%
11/1/2026	10/31/2027	\$105,000	\$15.00	0.00%
11/1/2027	10/31/2028	\$107,100	\$15.30	2.00%
11/1/2028	10/31/2029	\$109,242	\$15.61	2.00%
11/1/2029	10/31/2030	\$111,427	\$15.92	2.00%
11/1/2030	10/31/2031	\$113,655	\$16.24	2.00%
11/1/2031	10/31/2032	\$115,928	\$16.56	2.00%
11/1/2032	10/31/2033	\$118,247	\$16.89	2.00%
11/1/2033	10/31/2034	\$120,612	\$17.23	2.00%
<b>OPTION 1</b>	10/31/2035	\$123,024	\$17.57	2.00%
11/1/2035	10/31/2036	\$125,485	\$17.93	2.00%
11/1/2036	10/31/2037	\$127,994	\$18.28	2.00%
11/1/2037	10/31/2038	\$130,554	\$18.65	2.00%
11/1/2038	10/31/2039	\$133,165	\$19.02	2.00%
<b>OPTION 2</b>	10/31/2040	\$135,829	\$19.40	2.00%
11/1/2040	10/31/2041	\$138,545	\$19.79	2.00%
11/1/2041	10/31/2042	\$141,316	\$20.19	2.00%
11/1/2042	10/31/2043	\$144,142	\$20.59	2.00%
11/1/2043	10/31/2044	\$147,025	\$21.00	2.00%

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



## PROPERTY PHOTOS



# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



DRONE AERIAL

## SUBJECT PROPERTY



## OHIO VALLEY PRIMARY CARE

### PROPERTY DESCRIPTION

Year Built:	1994
Renovated:	2024
Lot Size: (AC)	1.73
GLA: (SF)	7,000
Parking Spaces:	47

Former Upper Valley Mall  
Redeveloping into Upper  
Valley Business Park



## THE HILL APARTMENTS

150 Unit Complex

TROY ROAD - (9,900+ VPD)

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



## PROPERTY AERIAL



THE HILL APARTMENTS  
150-UNIT COMPLEX

FORMER UPPER VALLEY MALL  
REDEVELOPING INTO UPPER  
VALLEY BUSINESS PARK

EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE  
**WATSON'S**  
**Dunham's**  
SPORTS  
**OLLIE'S**  
GOOD STUFF CHEAP  
**SHERWIN**  
WILLIAMS

**Walmart**  
**HOBBY LOBBY**  
**THE HOME DEPOT** **ALDI** **goodwill**  
**DOLLAR TREE**  
**RNR** TIRE EXPRESS **BUFFALO WILD WINGS** **FIVE GUYS** BURGERS and FRIES  
**CHIPOTLE** MEXICAN BOWL **CHICK-FIL A** **Panera** BREAD

**SUBJECT  
PROPERTY**

**Jeff Wyler**

**meijer**  
**LOWE'S**  
**KOHL'S**  
**BEST BUY** **HARBOR FREIGHT**  
**Marshall's** **five BELOW**  
**Academy** SPORTS+OUTDOORS **KAY** JEWELRY **planet fitness**

Fairfield COUNTRY **Kroger**  
INN & SUITES  
BY HARRISOTT  
BY HARRISOTT



## MARKET OVERVIEW

### DAYTON

The Dayton metro area is often referred to as the birthplace of aviation, as it was the home of the Wright brothers and where they researched and experimented with flight. Comprising Greene, Montgomery and Miami counties, Dayton is the fourth-largest metropolitan area in Ohio. Defense and aerospace industries play a large role in the region's economy. Additionally, health care accounts for a sizable portion of the area's employment, with several key insti-

### ECONOMY

- Wright-Patterson U.S. Air Force Base, just east of Dayton, employs around 38,000 airmen, civilian and contractor employees, making the base the largest single-site employer in Ohio.
- The logistics sector is growing, buoyed by interstate access, a dedicated freight runway and an on-site warehouse at the Dayton International Airport. A CSX rail line also runs through the metro.
- Dayton Tech Town, a 40-acre district in downtown Dayton, was created as a tool to support the attraction and growth of high-technology business and promote technology commercialization.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### QUICK FACTS



POPULATION

**810K**



HOUSEHOLDS

**342K**

Growth 2024-2029\*

**0.5%**



MEDIAN AGE

**40.0**

U.S. Median:

**39.0**



MEDIAN HH INCOME

**\$77,600**

U.S. Median:

**\$76,100**



### METRO HIGHLIGHTS



#### INDUSTRY AND CONTRACTING

Dayton is the official aerospace hub of Ohio, supported by its high concentration of aerospace and aviation technology firms.



#### HEALTHCARE FACILITIES

The metro is served by highly awarded hospitals, including Dayton Children's Hospital and the Miami Valley Hospital system.



#### HIGHER EDUCATION

The University of Dayton and Wright State University are two major higher education institutions that provide local employers with a skilled labor pool.

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	1,322	11,199	51,611
2024 Estimate	1,346	11,318	52,156
2020 Census	1,420	11,693	53,975
2010 Census	1,388	11,397	55,272
2024 Daytime Population	723	12,773	52,190
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	581	4,749	22,029
2024 Estimate	587	4,767	22,111
Average Households Size	2.2	2.3	2.2
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
\$200,000 or More	3.7%	4.5%	3.1%
\$150,000-\$199,999	7.8%	7.3%	5.4%
\$100,000-\$149,999	11.9%	15.9%	12.1%
\$75,000-\$99,999	10.9%	13.6%	11.9%
\$50,000-\$74,999	21.7%	18.4%	18.5%
\$35,000-\$49,999	23.0%	13.5%	15.0%
\$25,000-\$34,999	8.0%	11.9%	11.6%
\$15,000-\$24,999	7.7%	8.1%	10.5%
Under \$15,000	5.2%	6.8%	11.8%
Average Household Inc.	\$79,273	\$83,672	\$69,806
Median Household Income	\$42,534	\$45,841	\$40,426
Per Capita Income	\$34,951	\$35,669	\$29,930

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
2024 Estimate Total Population	1,346	11,318	52,156
Under 20	20.9%	23.0%	24.7%
20 to 34 Years	16.4%	16.6%	18.6%
35 to 49 Years	15.2%	16.6%	16.8%
50 to 59 Years	13.7%	13.4%	12.3%
60 to 64 Years	8.2%	7.7%	6.7%
65 to 69 Years	7.0%	7.1%	6.4%
70 to 74 Years	5.6%	6.2%	5.3%
Age 75+	13.1%	9.5%	9.2%
Median Age	48.0	44.0	41.0
POPULATION BY GENDER	1 Miles	3 Miles	5 Miles
2024 Estimate Total Population	1,346	11,318	52,156
Male Population	52.0%	50.8%	51.4%
Female Population	48.0%	49.2%	48.6%
TRAVEL TIME TO WORK	1 Miles	3 Miles	5 Miles
AVG Travel Time in Minutes	34	23	22

## **CONFIDENTIALITY & DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## **NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

MNET ACTIVITY ID: ZAG0320970

# OHIO VALLEY PRIMARY CARE

2816 Troy Road, Springfield, OH 45504

## EXCLUSIVELY LISTED BY:

### DAN YOZWIAK

Managing Director, Investments  
Columbus Office

**Direct:** (614) 360-9036

[Dan.yozwiak@marcusmillichap.com](mailto:Dan.yozwiak@marcusmillichap.com)

License: OH SAL.2008003600

### DARPAN PATEL

Managing Director, Investments  
Tampa Office

**Direct:** (513) 878-7723

[Darpan.Patel@marcusmillichap.com](mailto:Darpan.Patel@marcusmillichap.com)

License: OH SAL.2012000748

### MICHAEL GLASS

Ohio Broker of Record  
Lic #: BRK.2007005898

**Marcus & Millichap**  
PATEL YOZWIAK GROUP