



FOR LEASE

640 Wessel Drive

Fairfield, OH 45014



Property Highlights

- Up to 2,600 SF end cap space for retail or office use with 2 entrance doors into the suite
- Large windows on 2 sides for lots of natural light, 6 offices, large open area & private restroom
- Minutes to Rt 4 & I-275
- Multi-tenant center in highly developed area
- Ample and convenient parking
- Separately metered gas and electric
- Immediate occupancy
- Fascia & street reader signage
- Co-tenants: Fairfield Chamber of Commerce, Edward Jones, Hal Kresser Insurance and more!
- Offered at: \$13.00 PSF NNN (OpEx \$2.50 PSF)



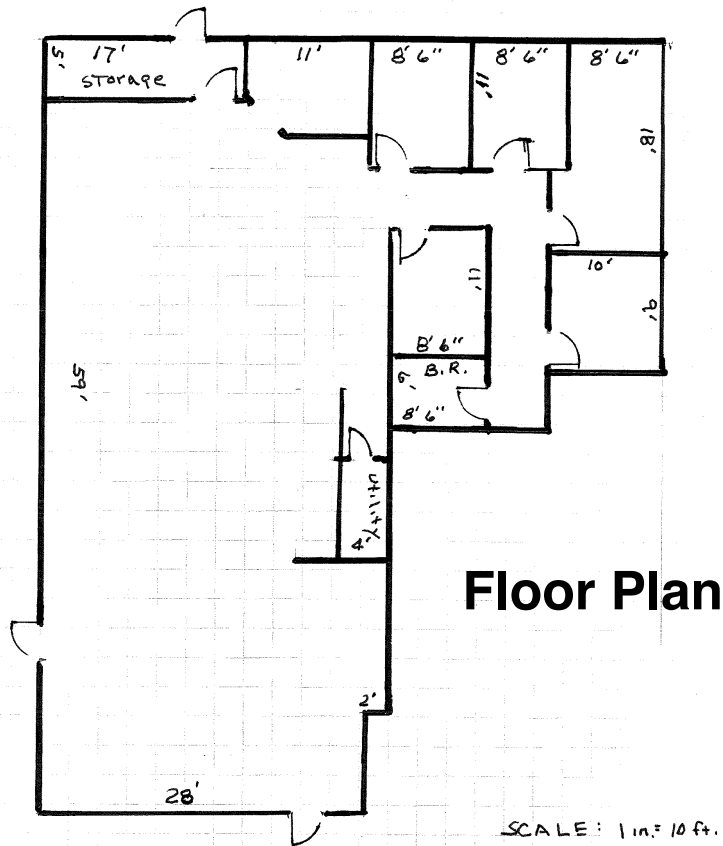
North Ridge Realty Group

5430 West Chester Road | West Chester, OH | 45069 | 513.860.5050

Susan Stretch | c: 513.315.8522 | susan@nrrg.com

Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. While we believe it to be accurate, we cannot guarantee this information.



Property Details

Location	Fairfield, OH (Butler County)
Building Type	Multi-tenant retail/office center
Utilities	Separately metered gas and electric
Tenant Finish	White box
Lease Term	3-5 years
Base Rental Rate	\$13.00 PSF NNN
Operating Expenses	\$2.50 PSF

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Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,852	53,895	141,260	442,267	70,104
5 Yr Growth	3.6%	0.8%	1.7%	1.8%	1.3%
Median Age	45	39	37	38	37
5 Yr Forecast	44	39	38	39	38
White / Black / Hispanic	88% / 8% / 3%	80% / 15% / 5%	71% / 23% / 7%	73% / 21% / 5%	74% / 20% / 8%
5 Yr Forecast	87% / 9% / 3%	78% / 16% / 6%	70% / 23% / 8%	72% / 21% / 6%	73% / 21% / 8%
Employment	5,617	35,300	83,305	241,655	34,676
Buying Power	\$218.3 M	\$1.3 B	\$3.1 B	\$10.7 B	\$1.5 B
5 Yr Growth	6.8%	2.8%	3.0%	3.1%	3.1%
College Graduates	23.6%	21.6%	20.4%	25.9%	24.3%
Household					
Households	3,201	21,230	54,372	170,643	26,637
5 Yr Growth	3.5%	0.7%	1.7%	1.8%	1.3%
Median Household Income	\$68,203	\$62,373	\$56,992	\$62,694	\$57,615
5 Yr Forecast	\$70,353	\$63,659	\$57,717	\$63,515	\$58,666
Average Household Income	\$76,959	\$74,971	\$70,742	\$81,199	\$69,201
5 Yr Forecast	\$78,759	\$76,432	\$71,873	\$82,735	\$70,445
% High Income (>\$75k)	45%	39%	35%	41%	36%
Housing					
Median Home Value	\$156,087	\$146,147	\$140,656	\$157,232	\$140,182
Median Year Built	1969	1974	1973	1972	1970
Owner / Renter Occupied	78% / 22%	67% / 33%	62% / 38%	68% / 32%	61% / 39%

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