



OFFERING MEMORANDUM · INVESTMENT



MULTI-TENANT MEDICAL OFFICE · FOR SALE

131–139 Lewis Ave

Circleville, OH 43113

Pricing
Negotiable

LISTED BY

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BEST CORPORATE REAL ESTATE

4608 Sawmill Road, Columbus, OH 43220



Executive Summary

The building spans approximately 6,850 square feet across five suites and occupies an assembled site of seven contiguous parcels totaling roughly 1.3 acres. Positioned on one of Circleville's primary corridors, it sits within reach of the county's civic core, hospital, and surrounding retail trade area.

The property is a turnkey investment opportunity: a medical office building in continuous medical use, including a recently renovated unit that is currently vacant and ready for immediate occupancy. It offers expansive room for parking, and with its stable, long tenancy it is a low management asset.

HIGHLIGHTS

- **ADA accessible.** Single-story building with ground-level entries and accessible parking throughout.
- **Multi-tenant income.** In-place medical rent roll — see rent roll & tenant summary.
- **Assembled ±1.3-acre site.** Seven contiguous parcels under one owner — ample parking available.
- **Basement storage.** Units include basement space for additional storage.

THE OPPORTUNITY

A turnkey, stabilized medical office delivering in-place income today, with immediate upside from one renovated vacant suite.

INVESTMENT SUMMARY

Gross Leasable Area	±6,850 SF
Units	5
Occupancy	88%
In-Place NOI	\$31,034
Land Area	±1.3 Acres*
Parcels	7 · Assembled
Year Built	1976

* The Pickaway County Auditor has two parcels for this property with the same ID but different sketches; therefore, while we believe this to be accurate from other sources, we do not guarantee it. Buyer to verify.



Photo Gallery



DOWNTOWN CIRCLEVILLE



N. Pickaway Street

N. Court Street

SITE



PARCELS:

A0510260000100	A0510260000400
A0510260000200	A0510260000500
A0510260000300	A0510260001100*

1100*

1100*

100

200

300

400

500

Lot lines are approximate



Rent Roll & Tenant Summary

SUITE	TENANT	SF	LEASE EXPIRATION	RENT / MO	ANNUAL RENT	\$/SF
131	Dermatologists of Southwest Ohio	2,088	Nov 2030	\$1,957	\$23,484	\$11.25
133	Available — vacant suite	800	VACANT	\$810	\$9,720 asking	\$12.15
135	Dr. Nancy Alkire Family Practitioner	1,250	Jun 2028	\$1,400	\$16,800	\$13.44
137	Drs. Holstein & Novak	988	Month-to-Month	\$800	\$9,600	\$9.72
139	Northwest Title Company	1,560	Mar 2030	\$1,500	\$18,000	\$11.54
Total · 88% Leased		6,686		\$5,657	\$67,884	

OCCUPANCY

88%

5,886 of 6,686 SF · 4 leases

VACANCY

800 SF

Suite 133 available

AVG IN-PLACE RENT

\$11.53

per leased SF · gross

PROJECTED INCOME

\$77,604

at 100% occupancy



RENT ROLL & INCOME

Financials

INCOME & EXPENSE	ANNUALIZED · IN-PLACE
Gross Scheduled Income	\$77,604
Less: Vacancy — Suite 133 (800 SF)	(\$9,720)
Effective Gross Income	\$67,884
Less: Operating Expenses (est.)	(\$36,850)
In-Place NOI	\$31,034

OPERATING EXPENSES — ESTIMATED

Real Estate Taxes 2025	\$12,129	Insurance	\$5,200
Utilities — common area	\$6,300	Repairs & Maintenance	\$5,500
Management (4% EGI)	\$2,715	Reserves / Replacement	\$5,006
Total Operating Expenses · ~\$5.51 / SF		\$36,850	

Tenant Profiles



SUITE 131

Dermatologists of Southwest Ohio

Regional dermatology practice and the building's medical anchor, drawing steady referral and repeat patient traffic to Lewis Avenue.

31%

OF BUILDING

2,088 SF



SUITE 135

Dr. Nancy Alkire

Long-tenured private medical practice occupying a mid-building suite — a stable, low-turnover professional occupant.

19%

OF BUILDING

1,250 SF



SUITE 139

Northwest Title Company

Title, escrow and real-estate closing services — a complementary professional-service use anchoring the corner suite.

23%

OF BUILDING

1,560 SF



EXCLUSIVELY LISTED BY

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