

1251 Nilles Road
Fairfield, OH 45014

FOR SALE

OFFICE SPACE | ± 5,826 SF
\$695,000 | 10.99% CAP RATE

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

Property Description

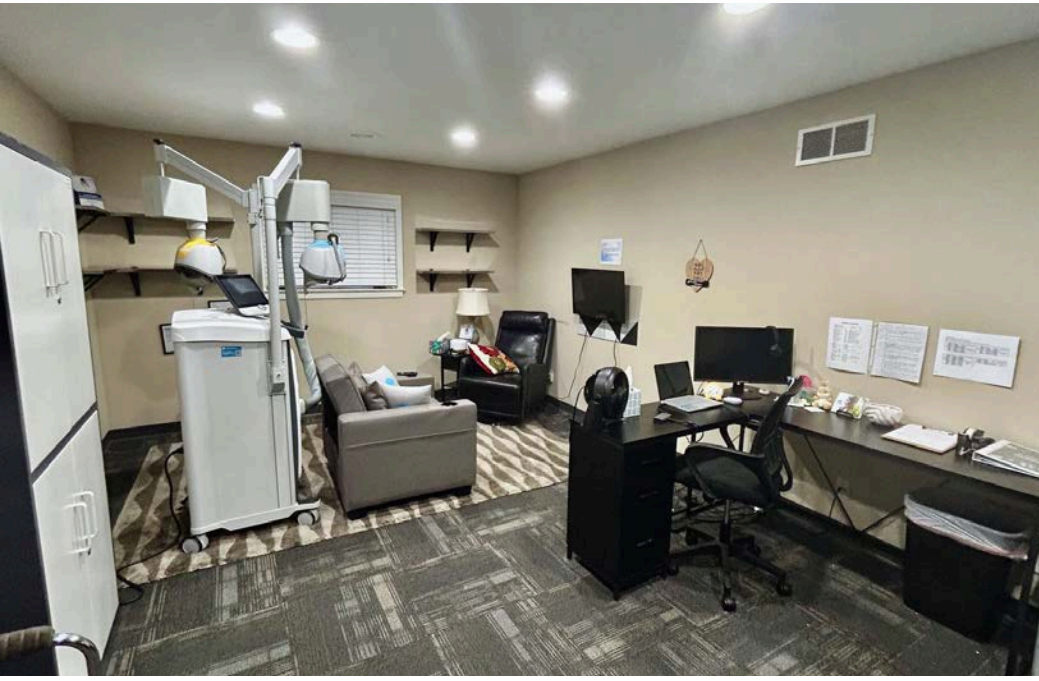
This true triple-net (NNN) investment delivers \$76,430 in annual net income at a near 11% cap rate — a combination that is increasingly difficult to find in today's market. The tenant has occupied this location for 20 years, just renewed for an additional 6-year term, and operates this site as their headquarters for a 12-location Ohio operation. Opportunities combining this level of yield and tenant stability are rarely available — qualified buyers are encouraged to reach out for additional information.

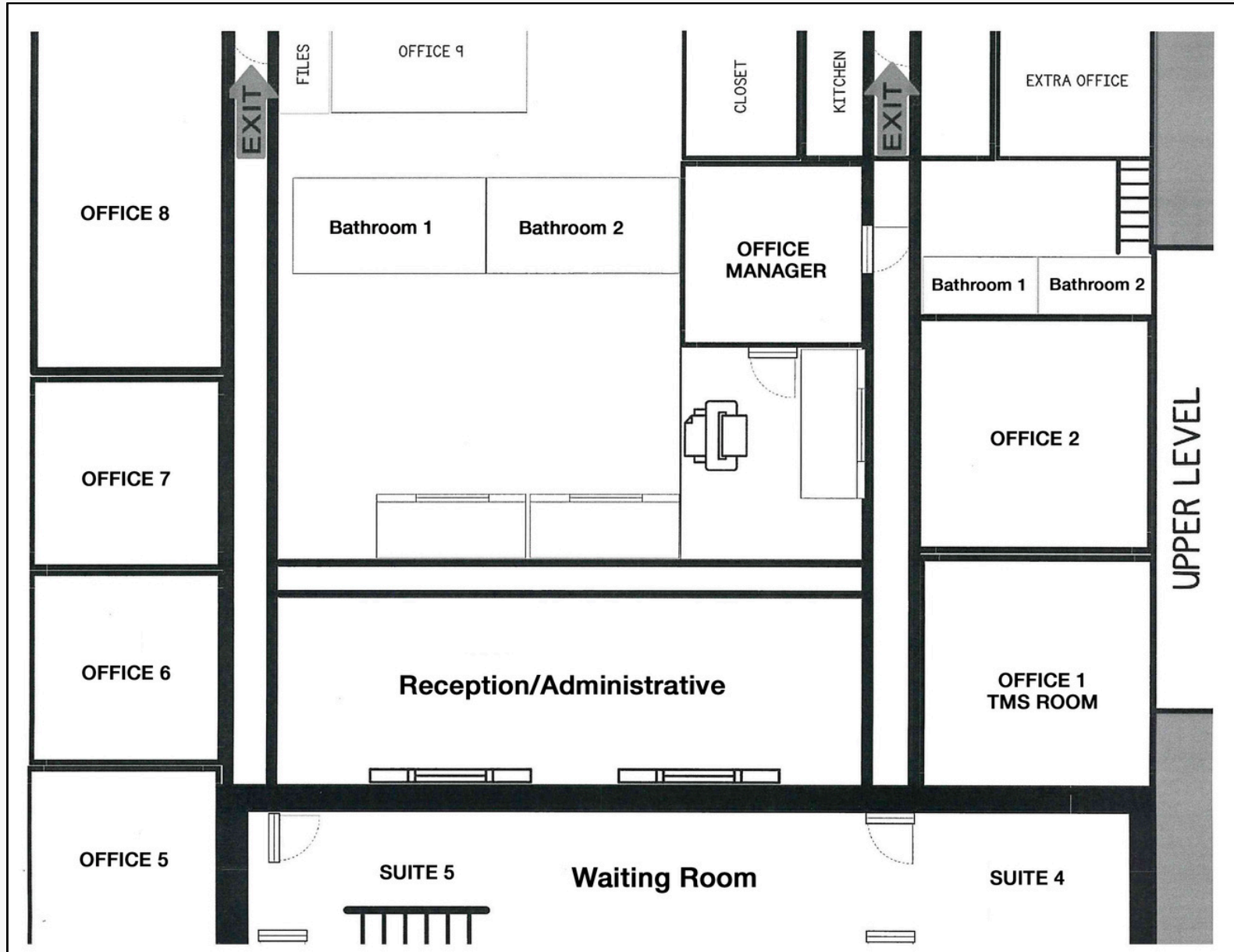
Highlights

- Sale Price: \$695,000
- Triple-net (NNN) lease structure
- 10.99% capitalization rate
- \$76,430 annual net income
- 20-year tenant occupancy history
- Just renewed their lease for 3+ years
- Tenant headquarters; 12 Ohio locations
- Mindfully Mental Health — 4 states, expanding
- Fairfield, Butler County — Greater Cincinnati
- High-traffic Nilles & Winton Road intersection
- Minutes from I-275, I-75, and I-71









*Disclaimer: Floor plans are provided by third parties for illustrative purposes only and are not guaranteed for accuracy. Buyers are advised to conduct their own due diligence prior to purchase.

RETAILER MAP

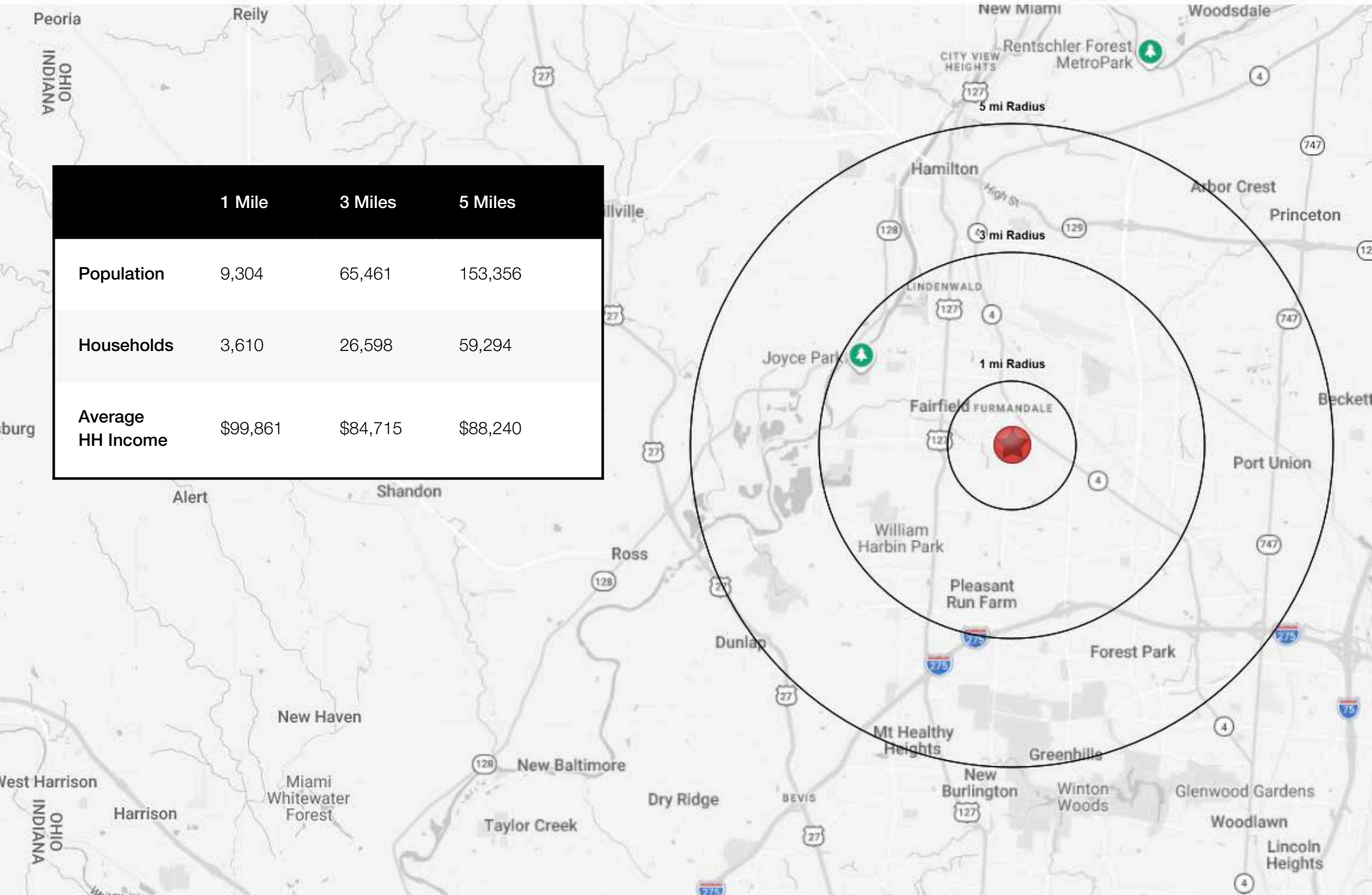
1251 Nilles Road | 07



DEMOGRAPHICS

1251 Nilles Road | 08

	1 Mile	3 Miles	5 Miles
Population	9,304	65,461	153,356
Households	3,610	26,598	59,294
Average HH Income	\$99,861	\$84,715	\$88,240



THANK YOU

STAY CONNECTED



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