



**20 S MAIN STREET
RITTMAN, OH 44270
SALE PRICE: \$600,000**



Financial Summary

Net Operating Income	\$42,000
Cap Rate	7.0%

PROPERTY HIGHLIGHTS

- Available: 12,960 SF
- Acres: 0.556 AC
- True NNN leased investment in Rittman, OH
- Success on the Spectrum (SOS) Franchisee ready to commit to a 10-year lease with (2) 5-year options
- Frontage: ±50 | Depth: ±100
- Parking: ±20 Spaces
- Zoning: C-2
- Annual Real Estate Taxes: \$7,216.86



LISTING AGENTS

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10-YEAR ABSOLUTE NNN INVESTMENT OPPORTUNITY



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PROPERTY OVERVIEW

This is a unique opportunity to acquire a 12,960 SF single-tenant, absolute NNN investment property in Rittman, Ohio, leased to Success on the Spectrum – Rittman, a growing provider of Applied Behavior Analysis (ABA) therapy for children with autism. The current owner-occupier is prepared to execute a new 10-year lease with two five-year renewal options, offering long-term stability, and is willing to provide financials upon request. Rent will commence at \$3,500 per month (\$42,000 annually) for years 1–2, with 3% annual escalations beginning in year 3, providing consistent income growth. The lease is structured as a true triple-net (NNN), with the tenant responsible for all taxes, insurance, and maintenance, creating a passive investment for ownership. Success on the Spectrum operates within the rapidly expanding ABA therapy sector, a critical, needs-based healthcare service driven by rising autism diagnoses and demand for early intervention. Notably, ABA services are largely reimbursed through Medicaid and private insurance, offering a reliable and recession-resistant revenue stream for operators. This makes the property an attractive opportunity for investors seeking durable cash flow backed by a healthcare-oriented tenant.

LOCATION OVERVIEW

20 S Main St in Rittman is located approximately 0.5 miles from U.S. Route 224, 4 miles from Interstate 76, and 12 miles from Interstate 71, providing convenient regional highway access.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,795	9,408	31,867
Total Units	2,191	4,121	13,547
Median Income	\$59,665	\$71,003	\$77,601

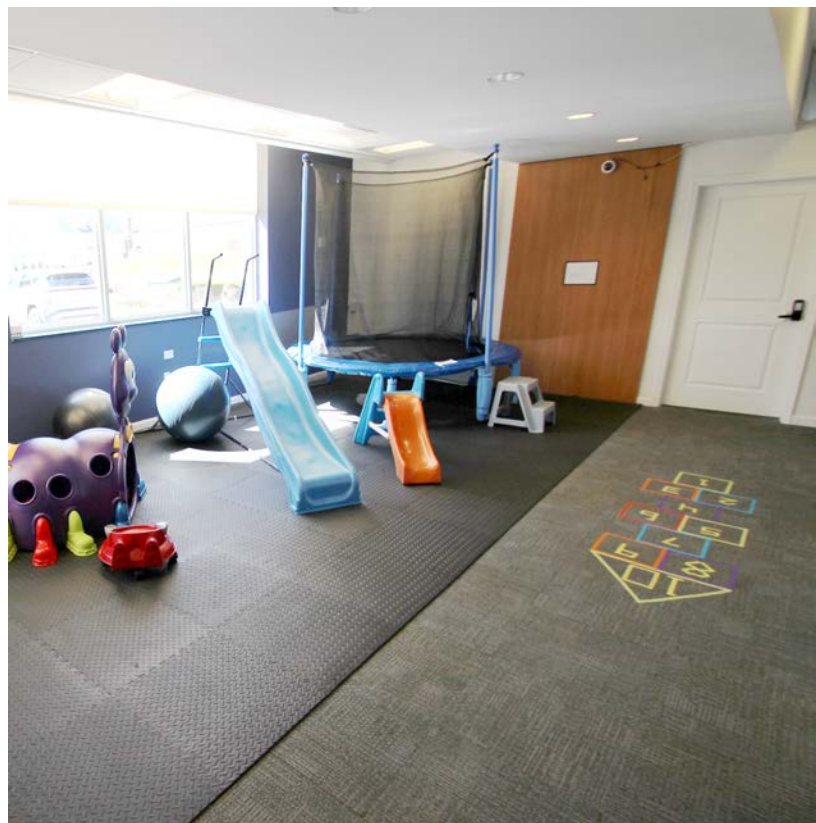
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SUCCESS ON THE SPECTRUM (SOS)

Success on the Spectrum (SOS) is a U.S. Based provider of autism therapy services built around a franchise model, primarily delivering Applied Behavior Analysis (ABA) therapy to children with autism and developmental delays. Founded in 2015 in Houston by Nichole Daher, a parent of a child with autism, SOS was created with a focus on improving both the quality and accessibility of autism services. The company began franchising in 2018 and is widely recognized as the first national autism treatment franchise, allowing individual owners to open and operate centers in their local markets while following a standardized clinical and operational framework. This structure has enabled rapid growth across multiple states, with each location providing therapy services tailored to the needs of children and their families.

At its core, SOS centers specialize in ABA therapy, an evidence-based approach that helps children develop communication, social, and daily living skills while reducing problematic behaviors. In addition to ABA, many locations also offer complementary services such as speech therapy, occupational therapy, and social skills training. The centers are designed to be sensory-friendly, structured environments with a strong emphasis on one-on-one therapy and high staff-to-child ratios. A distinguishing feature of the SOS model is its commitment to transparency and family involvement, often incorporating viewing areas for parents and ongoing communication regarding a child's progress. Each child receives a customized treatment plan with the goal of helping them function more independently in school and everyday life over the long term.

