

12037 Sheraton Lane  
Springdale, OH 45246

**FOR SALE/LEASE**

**OFFICE/MEDICAL SPACE  
2,700 SF**

**MERCY HEALTH**  
McCounty Imaging Services

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

## Property Description

This is a rare opportunity for a medical practice to own a freestanding, single-tenant building in one of north Cincinnati's most established healthcare corridors. The 2,700 SF property at 12037 Sheraton Lane was purpose-built for medical use and most recently operated as a Mercy Health MRI facility, offering specialized infrastructure that would be difficult and costly to build from the ground up. As a standalone building, it provides the kind of operational independence that multi-tenant medical suites simply cannot — dedicated parking, a single-user footprint, and complete control over your space and patient experience. The property has been professionally managed by NAI Bergman, ensuring it has been meticulously maintained and ready for its next occupant. For a growing or established practice looking to plant roots in a proven, highway-accessible submarket with a built-in patient draw, this building is worth a serious look.

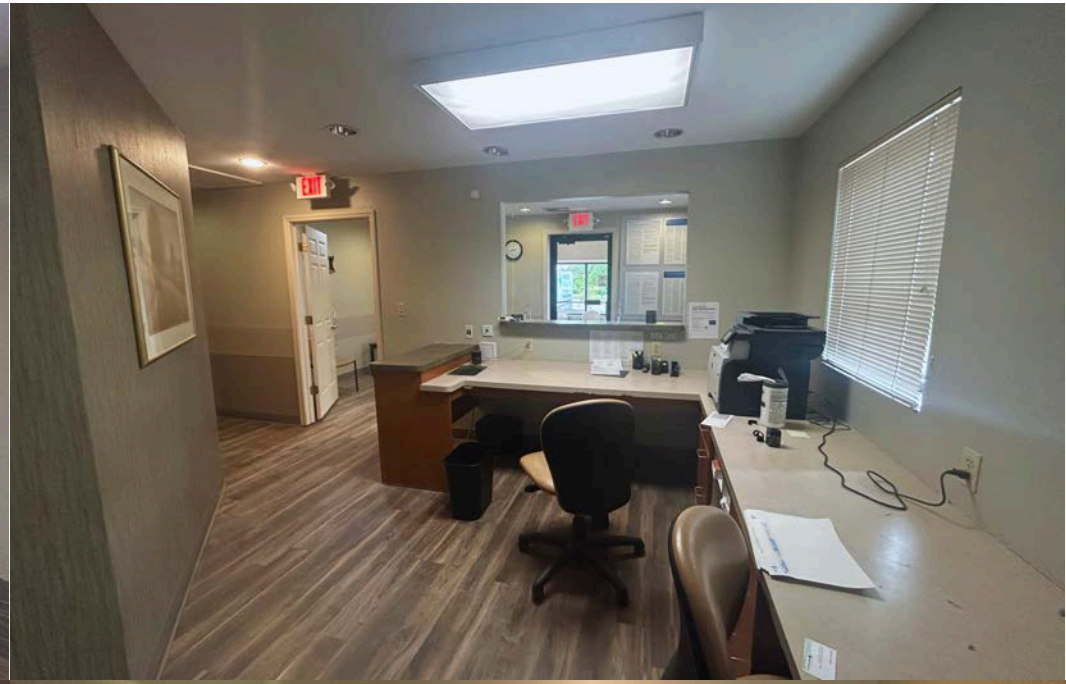
## Highlights

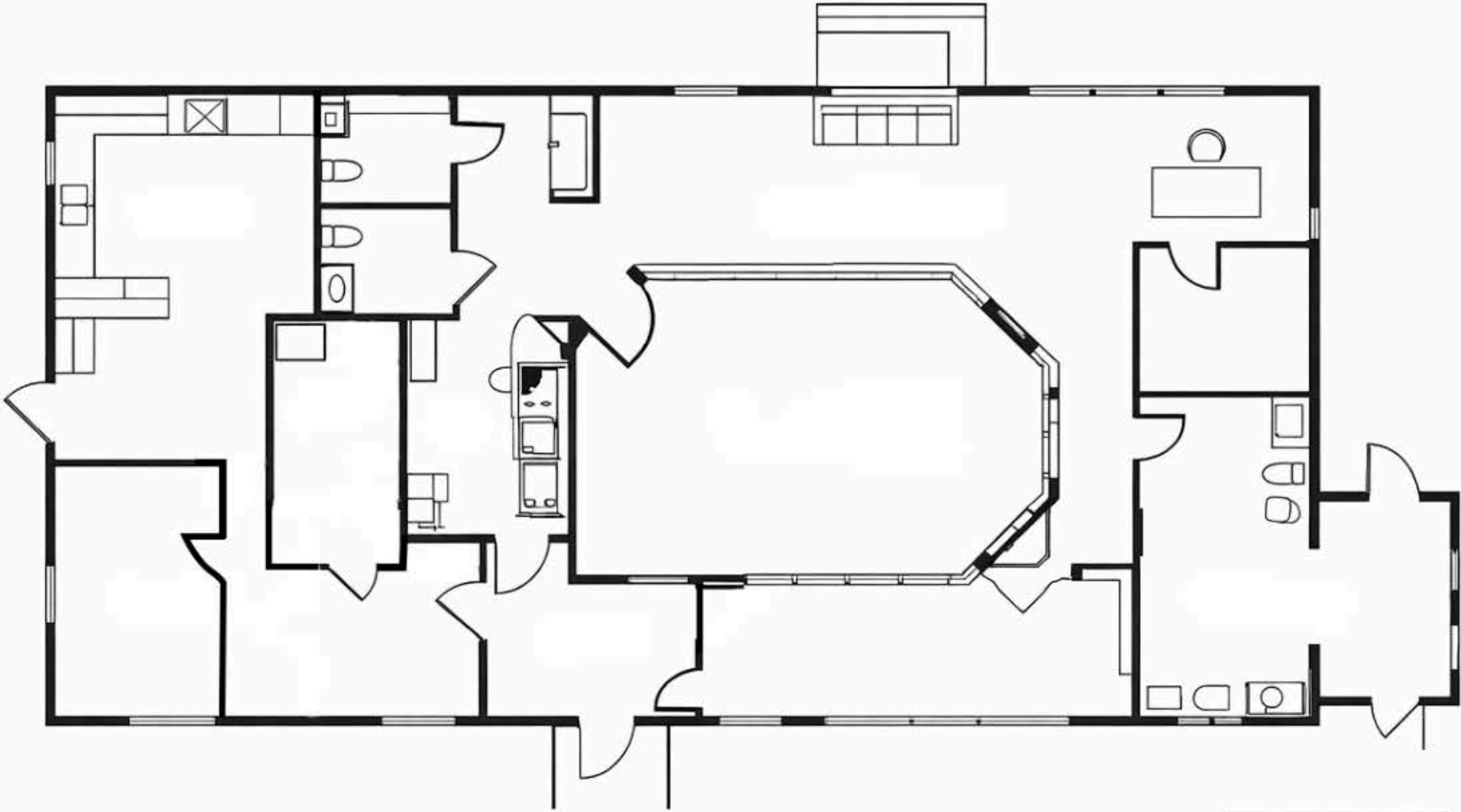
- Stand Alone Building
- Ample Parking
- Signage Available
- Break Room
- Professionally Managed
- Multiple Private Offices
- Reception Desk & Waiting Area



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12037 Sheraton Lane | 03

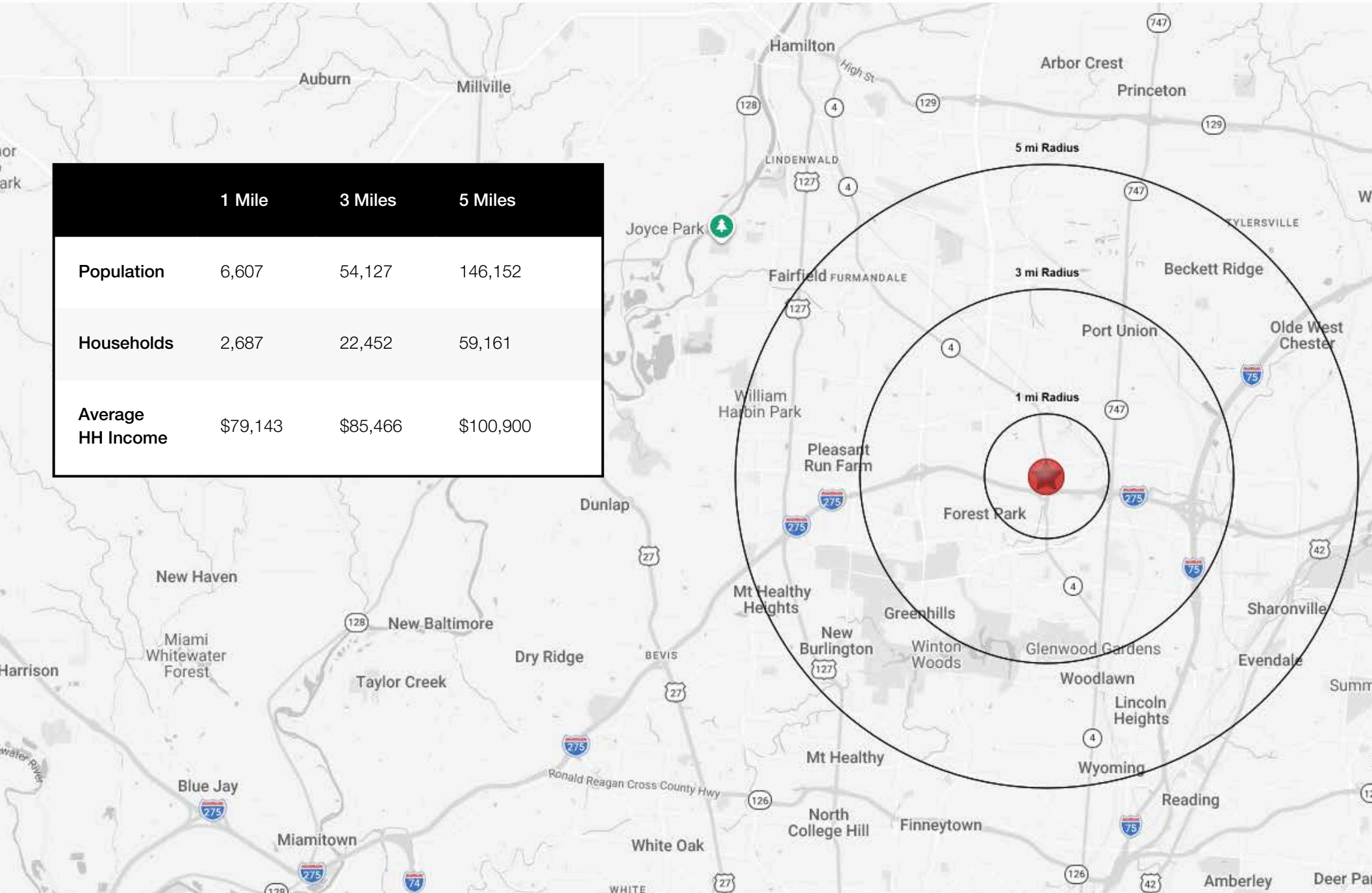




2,700 SF



	1 Mile	3 Miles	5 Miles
Population	6,607	54,127	146,152
Households	2,687	22,452	59,161
Average HH Income	\$79,143	\$85,466	\$100,900



# THANK YOU

STAY CONNECTED



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