

FOR SALE



\$1,295,000

465 N Shawnee Lane, Chillicothe, OH 45601

- Single Tenant NNN medical office investment.
- Free standing building totaling 8,103+/- Sq Ft.
- Landlord responsible for roof replacement, and structural maintenance only.
- Current cap rate of 7.5%.
- Brand new 5 year lease.
- Parent company guarantee.
- 2% rent escalations per year.
- On approximately 1.01 acre lot .
- Close proximity to regional hospital.



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Investment Summary

| | |
|-----------------------------|-----------------------------------------------|
| LIST PRICE | \$1,295,000 |
| NOI | \$97,236 |
| CAP RATE | 7.50% |
| PRICE PSF | \$159.82 |
| RENT PSF | \$12.00 |
| GLA OF BUILDING | ± 8,103 |
| LOT SIZE | ± 1.01 AC |
| TENANT NAME | Spero Health |
| OWNERSHIP TYPE | Fee Simple Interest |
| LEASE TYPE | NNN |
| INITIAL TERM | 5 Years |
| LEASE COMMENCEMENT | 4/19/2024 |
| LEASE EXPIRATION | 6/19/2029 |
| RENTAL INCREASES | 2% Annually |
| RENEWAL OPTIONS | Three, 1-Year Options |
| TENANT RESPONSIBLE | Insurance, Real Estate Taxes, and Maintenance |
| LANDLORD RESPONSIBLE | Roof Replacement and Structure |

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ANNUALIZED OPERATING DATA

| Year | Annual Rent | Monthly Rent | Rent/SF | Cap Rate |
|-----------------|-------------|--------------|---------|----------|
| Current | \$97,236 | \$8,103 | \$12.00 | 7.50% |
| Year 2 | \$99,180 | \$8,265 | \$12.24 | 7.65% |
| Year 3 | \$101,164 | \$8,430 | \$12.48 | 7.81% |
| Year 4 | \$103,187 | \$8,599 | \$12.73 | 7.97% |
| Year 5 | \$105,251 | \$8,770 | \$12.99 | 8.13% |
| Option 1 | \$107,356 | \$8,946 | \$13.25 | 8.29% |
| Option 2 | \$109,503 | \$9,125 | \$13.51 | 8.45% |
| Option 3 | \$111,693 | \$9,307 | \$13.78 | 8.60% |

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SperoHealth



- **Evidence Based Treatment**- Spero Health offers an integrated care model combining physical and behavioral healthcare services, including physician services like medication-assisted treatment, behavioral health counseling, recovery support, medication management, and patient education—all under one roof.



- **Rehabilitation Industry**- SAMHSA (Substance Abuse and Mental Health Services Administration) estimates the market for addiction treatment is about \$35 billion per year.



- **Industry Recognition** - Spero Health's received an exceptional Net Promoter Score of 84.3. Additionally, an overwhelming 99% of patients acknowledged the genuine care and compassion they receive from Spero Health's dedicated team. Spero Health has also been named a Top Place to Work by the Tennessean for the fifth consecutive year.

Locations

- **Website**

sperohealth.com

- **Headquarters**

Nashville, TN

- **Founded**

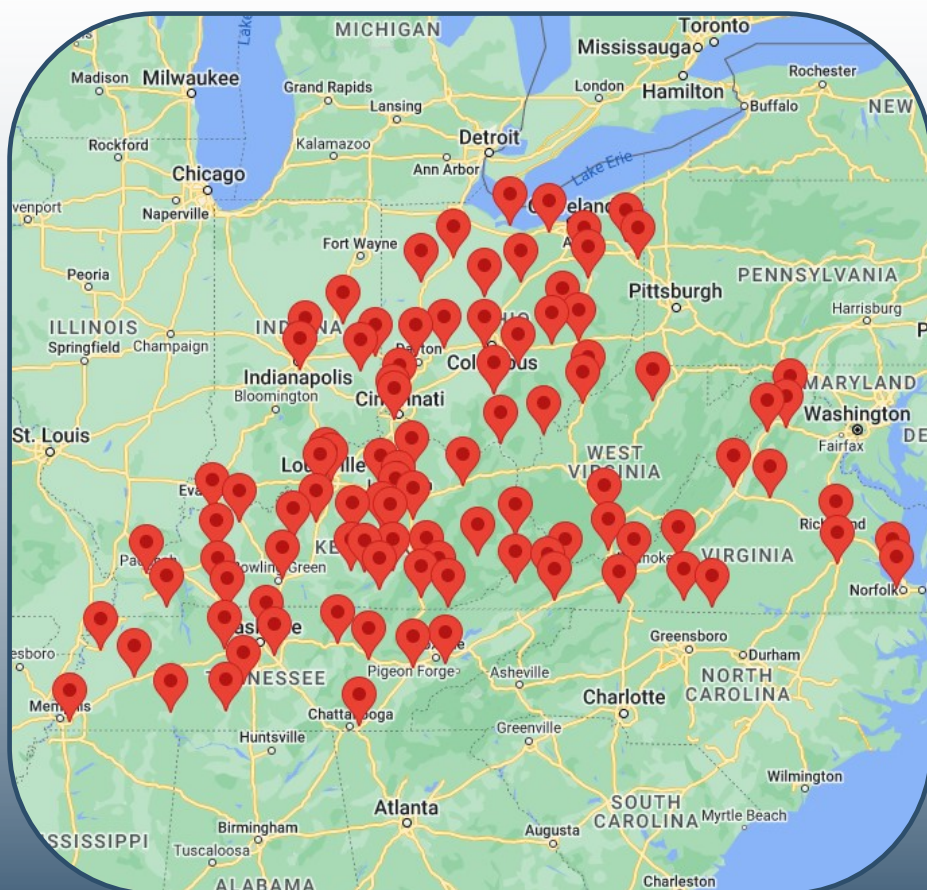
2018

- **Locations**

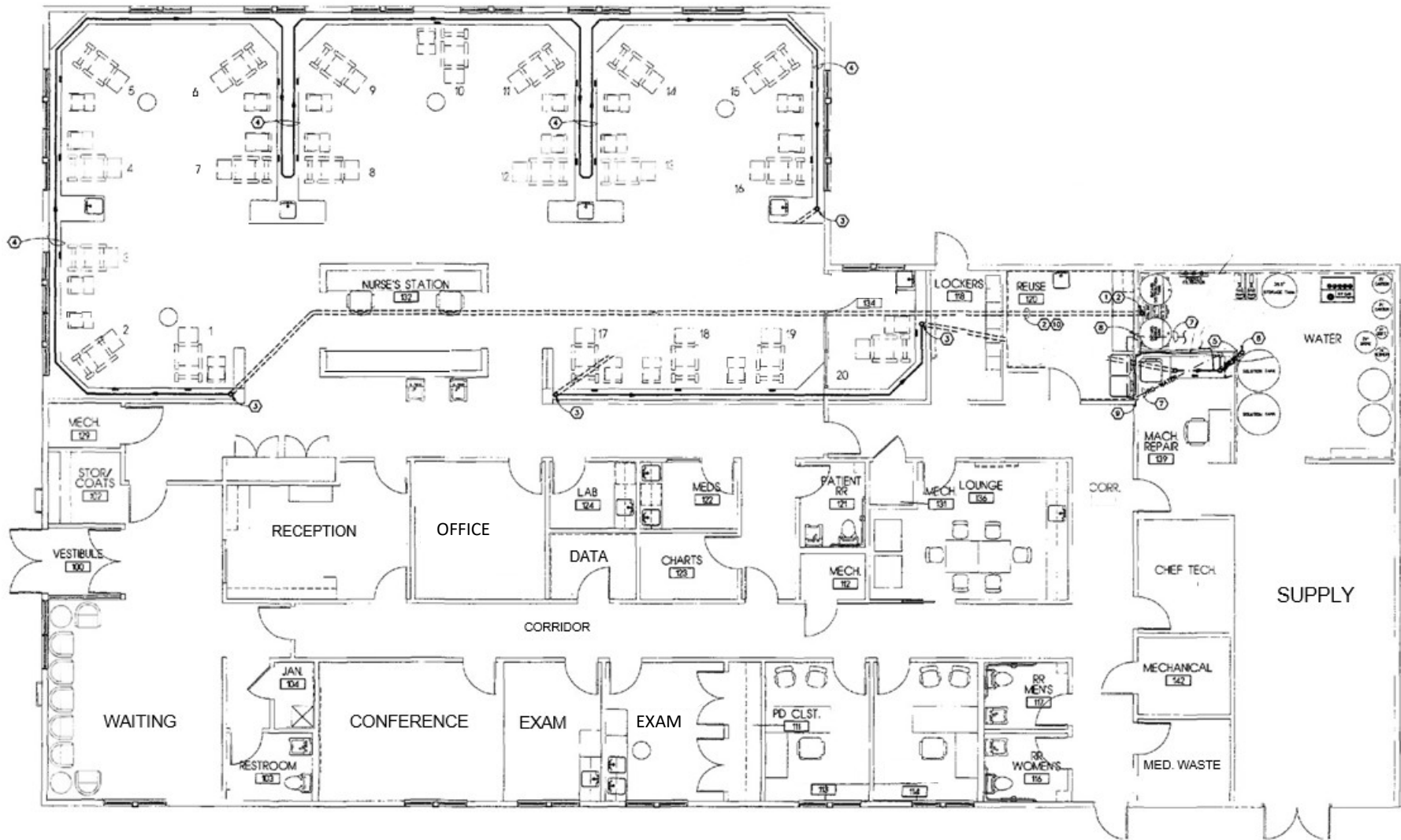
95+

- **States**

Indiana, Kentucky, Ohio, Tennessee, Virginia, West Virginia



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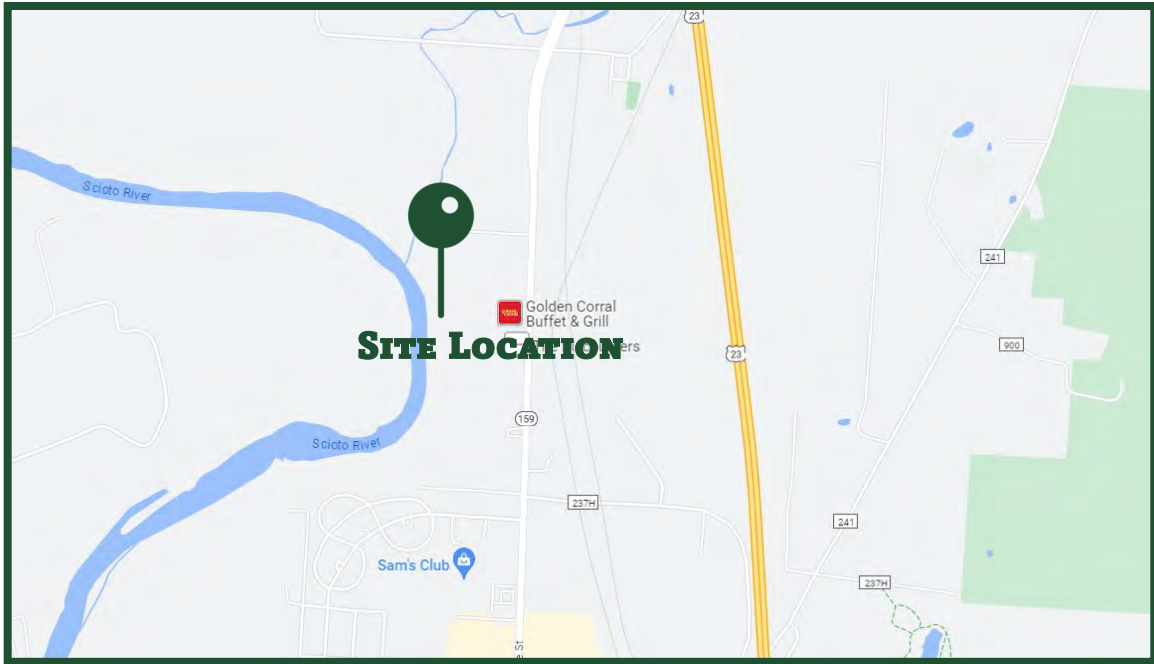
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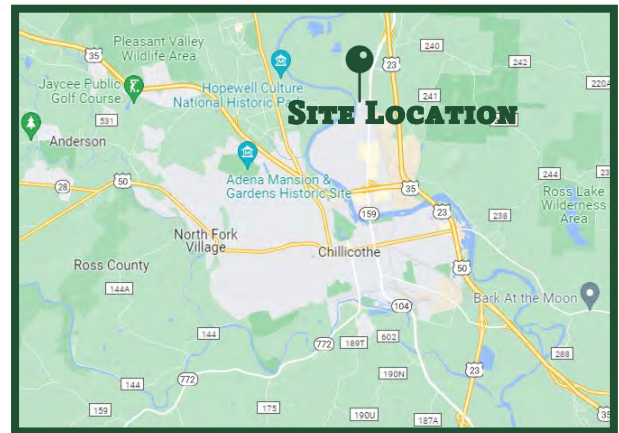


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NEARBY TRAFFIC COUNT

| Street | Avg Daily Volume |
|--------------------------|------------------|
| N BRIDGE ST - SENEY RD | 21,887 |
| N BRIDGE ST -FOXTRAIL RD | 23,554 |
| US-23 - MARIETTA RD | 20,688 |



DEMOGRAPHICS

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|--|---------------|----------------|----------------|
| Population (2020) | | 701 | 13,288 | 33,844 |
| Households (2020) | | 1,183 | 7,660 | 18,853 |
| Avg Household Income (2020) | | \$40,584 | \$51,118 | \$51,157 |

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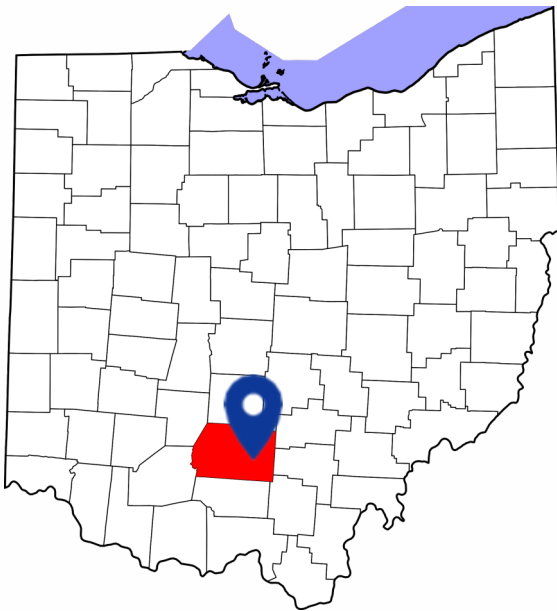
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CITY OF CHILLICOTHE

Regional Overview

Chillicothe, Ohio, with a centuries-old history, was the heart of the Hopewell tradition and Ohio's initial state capital from 1803 to 1810. Flourishing in the 19th century through the construction of the Ohio and Erie Canal and Cincinnati and Marietta railroad, the city now seamlessly blends its historic landmarks like the Adena Mansion and Gardens and the Chillicothe Gazette building, with a diverse economy – embracing industries such as papermaking, truck manufacturing, medical services, and hospitality. This dynamic city maintains its heritage while embracing modern development, offering a welcoming environment with a vibrant arts scene and ample outdoor activities in the heart of Ohio.



21,890

Residents (2023)



5,407

Households (2023)



\$49,047

Median Income (2023)

Community Organizations

- Big Brother/ Big Sister
- American Red Cross
- EPIC (Empowering Young Professionals in Chillicothe)
- United Way
- 31 Non- Profit Organizations
- Chillicothe Ross Chamber of Commerce

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM <https://www.chillicothe.com/> & <https://chillicotheohio.com/>

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