



OFFERING MEMORANDUM

SINGLE TENANT NNN ASSET

HOPEBRIDGE AUTISM THERAPY CENTERS | 2904 FOLTZ DRIVE, EDGEWOOD, KY - TOTALING 7,100 SF

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

Lee & Associates is pleased to offer for sale the fee simple interest in 2904 Foltz Drive, in Edgewood, Kentucky. It is a single tenant medical office building of 7,100 square feet that is on a single lot totaling .81 acres. It is leased to Hopebridge Autism Therapy Center, <https://www.hopebridge.com>, a national behavioral health group. The lease is a Triple Net lease with a little less than 3 years of term remaining.

Kentucky mandates insurance coverage for autism diagnostics and therapy for individuals under 21, ensuring stable reimbursement and fueling demand for ABA and related services. This broad coverage sustains autism service providers like Cultivate.

Northern KY, near Cincinnati, is a high-demand, recession-proof zone for ABA services. The presence of Cultivate Behavioral Health & Education further strengthens this property as a key community asset.

The global autism therapeutics market, valued at \$2.35B in 2024, is projected to grow at a 6.12% CAGR, reaching \$4.22B by 2034.

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PRICING DETAILS

PURCHASE PRICE | **\$1,500,000 or \$211.27/SF**

TOTAL PROPERTY SIZE | **7,100 SF on .81 Acres**

CAP RATE | **9%**

NET OPERATING INCOME (NOI) | **\$134,872**

REMAINING TERM | **2 YEARS, 11 MONTHS**

An aerial photograph of the Hopebridge Autism Therapy Center. The building is a single-story structure with a dark roof and light-colored walls, situated in a wooded area. A parking lot with several cars is visible in the foreground. The background shows a residential neighborhood with houses and a church steeple in the distance. The image is overlaid with a dark blue gradient.

HOPEBRIDGE AUTISM THERAPY CENTER

2904 FOLTZ DRIVE | EDGEWOOD, KY 41017

HOPEBRIDGE AUTISM THERAPY CENTER

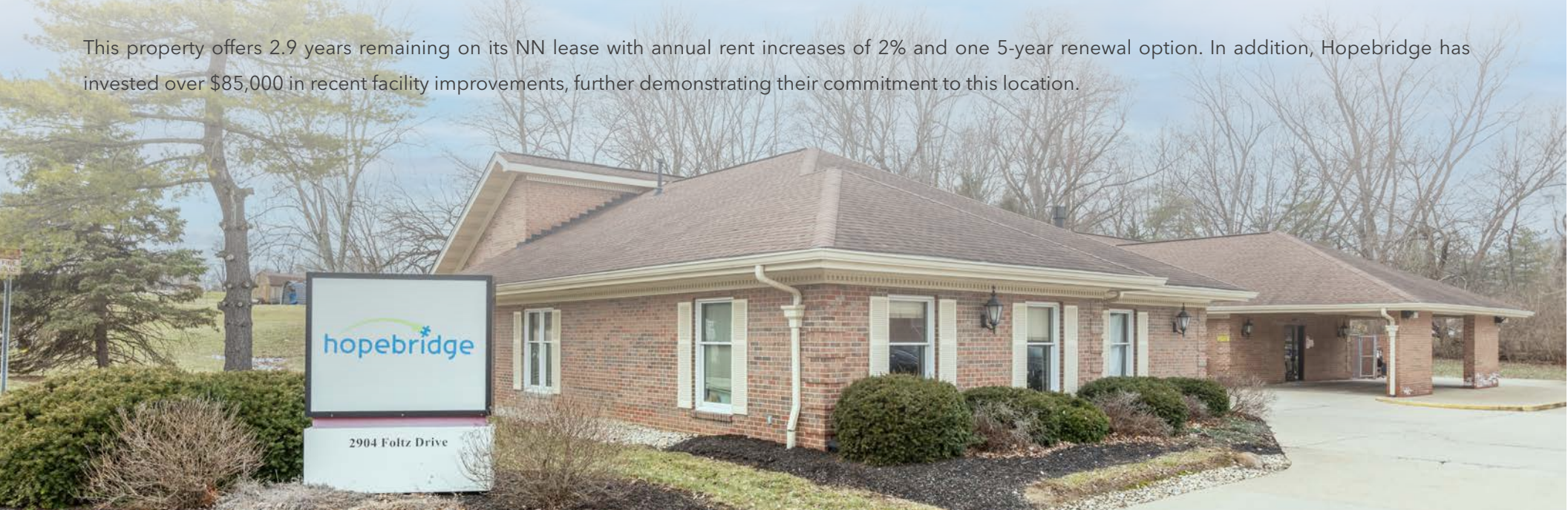
2904 FOLTZ DRIVE
EDGEWOOD, KY 41017

Lee & Associates is excited to offer for sale 2904 Foltz Dr, Edgewood, KY 41017, a prime medical outpatient facility leased to Hopebridge Autism Therapy Center, one of the largest providers of autism therapy services in the United States. The property, which is strategically located in the Cincinnati, OH-KY-IN metropolitan area, offers a stable and long-term investment opportunity in the growing healthcare sector, specifically in the autism therapy market.

The property is ideally situated to serve a significant population in the Northern Kentucky area, located just off I-275, near key educational and healthcare institutions, including Turkey Foot Middle School, Thomas More University, and a major healthcare center for the region. The center is located in a rapidly growing community with a population of 63,491 within a 3-mile radius and 141,390 within a 5-mile radius.

Hopebridge Autism Therapy Center is part of a national network of over 130 centers across 12 states, offering personalized care to children diagnosed with autism spectrum disorders. The company is backed by Arsenal Capital, a private equity firm with over \$4.3 billion in assets under management, ensuring strong financial backing and corporate stability.

This property offers 2.9 years remaining on its NN lease with annual rent increases of 2% and one 5-year renewal option. In addition, Hopebridge has invested over \$85,000 in recent facility improvements, further demonstrating their commitment to this location.





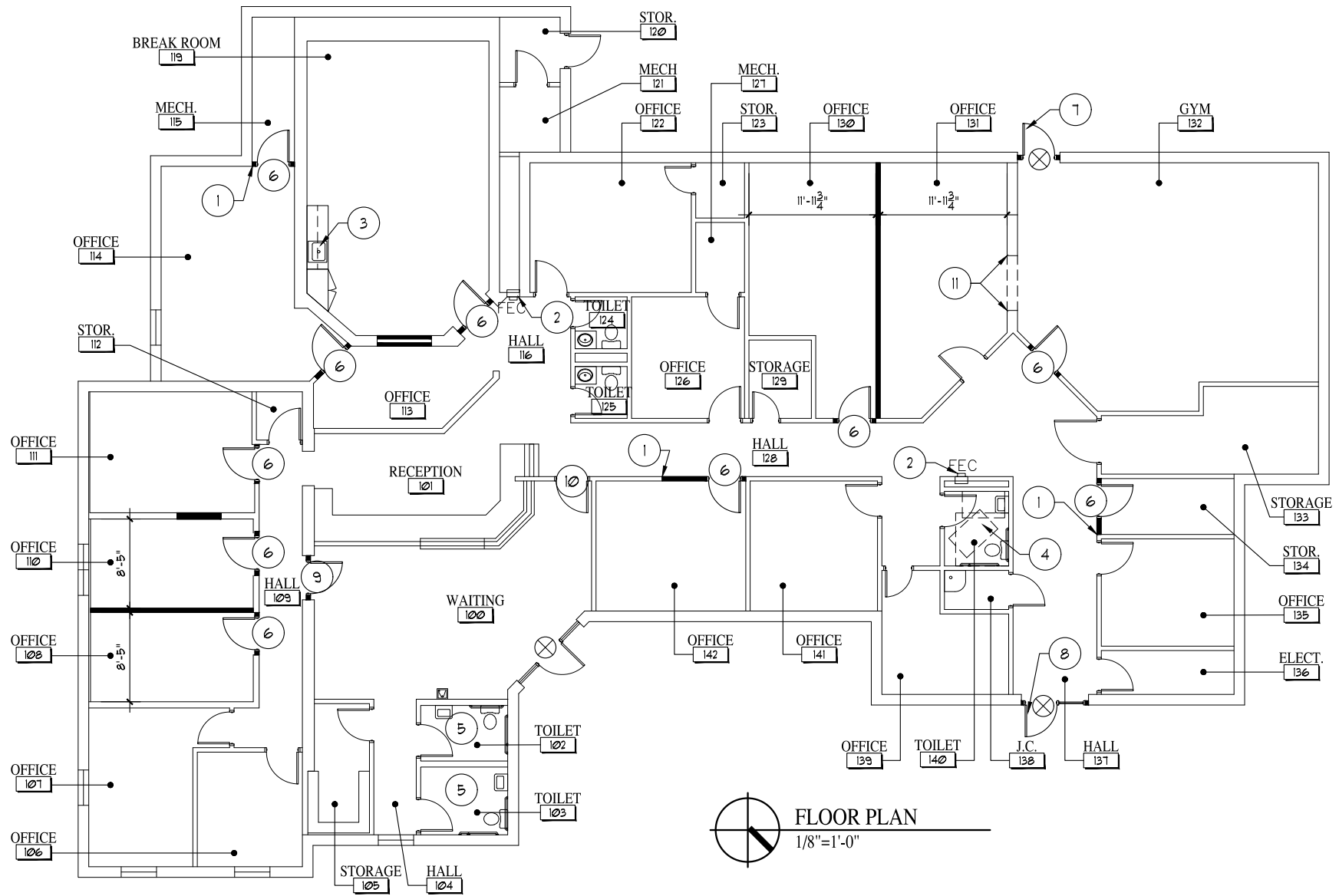
PROPERTY SUMMARY

Address	2904 Foltz Drive Edgewood, KY 41017
Year Built	1987
Buildings Size	±7,100 Square Feet
Land Size	±0.81 Acres
Percentage Leased	100%
Property Type	Medical Outpatient
Parking	5:1,000 SF 35 Spaces
Zoning	PO
Parcel ID	015-40-13-027.02

TENANT OVERVIEW

Tenant	Hopebridge Autism Therapy Center
% Occupied	100%
Lease Type	NNN
Base Rent	\$132,228 with 2% Annual Increases
Reimbursable Operating Expenses	\$28,667
Original Lease Term	5 Years, 3 Months with Two 5-year Renewal Options
Lease Expiration	June 30, 2028 (with 1 remaining 5-year renewal option)
Term Remaining	±2.9 years
Tenant Responsibility	Operating expenses, common area maintenance (including site lighting, snow removal, landscaping), real estate taxes and property insurance and repairs, utilities
Landlord Responsibility	HVAC, exterior foundation, walls, roof, plumbing, sewage, main electrical service

FLOOR PLAN | 2904 FOLTZ DRIVE



PROPERTY IMAGES | 2904 FOLTZ DRIVE



PROPERTY AERIAL | 2904 FOLTZ DRIVE



EDGEWOOD, KY

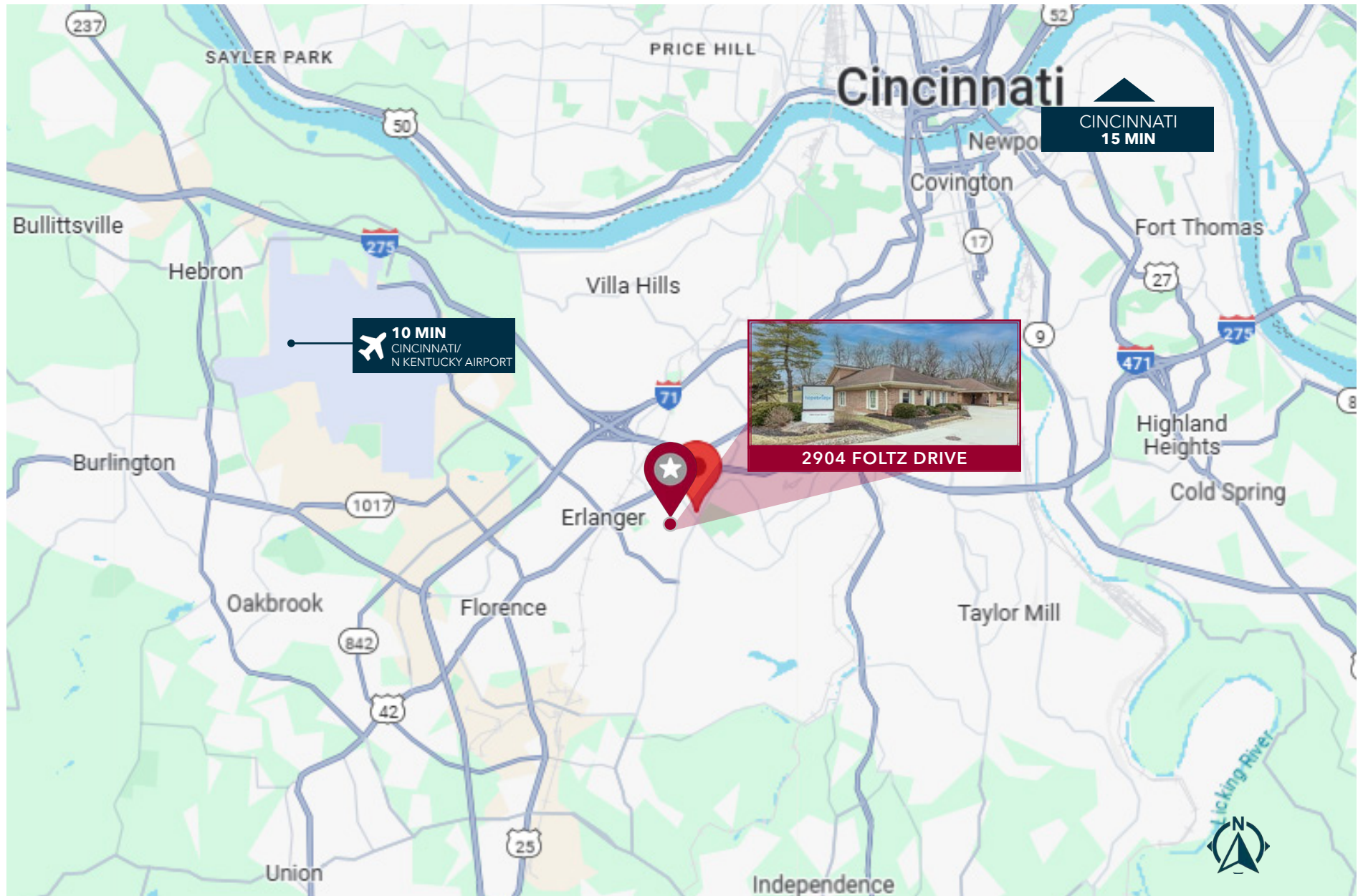
2904 Foltz Drive in Edgewood, KY is positioned within a demographically ideal service area for Applied Behavior Analysis (ABA) therapy, located just minutes from the I-275 corridor and central to Northern Kentucky's most active suburban communities. A 10-mile radius surrounding the property encompasses over 325,000 residents across Edgewood, Florence, Erlanger, Fort Mitchell, and parts of southern Cincinnati, with a high concentration of families, strong private insurance coverage, and a growing demand for pediatric behavioral health services.

ABA therapy, the leading treatment for Autism Spectrum Disorder (ASD), is in increasingly high demand, yet the region remains underserved. The area is supported by a robust referral ecosystem of pediatricians, early childhood education centers, and public and private schools, all within close proximity to the clinic site.

Additionally, Edgewood is within 20 minutes of Cincinnati Children's Hospital, a nationally ranked pediatric institution, enhancing potential referral credibility. With limited direct competition, a dense and well-aligned population base, and favorable payer dynamics, Edgewood represents a prime opportunity for a high-quality ABA clinic to scale quickly and deliver impactful, community-based care.



LOCATION OVERVIEW | 2904 FOLTZ DRIVE



FINANCIAL OVERVIEW - RENT ROLL | 2904 FOLTZ DRIVE

Rent Roll Analysis
2904 Foltz Drive, Edgewood, KY

				Building	Lease	Lease	Scheduled	Expense	Potential	Last Rent	Increase	Security	
<u>Tenant Name</u>	<u>Suite</u>	<u>Lease Type</u>	<u>Lease Status</u>	<u>Area</u>	<u>Share %</u>	<u>Start Date</u>	<u>End Date</u>	<u>Base Rent</u>	<u>Recoveries</u>	<u>Gross Revenue</u>	<u>Increase</u>	<u>Amount</u>	<u>Deposit</u>
Contract	2904 Foltz	Office	Contract	7,100	100%	11/1/2017	6/30/2028	11,019	2,219	13,238	7/1/2024	2%	0
Hopebridge, LLC													
Total Contract													
				7,100				11,019	2,219	13,238			0
Total				7,100				11,019	2,219	13,238			0

	Total			
	Area	Percentage	Monthly Rent	Annual Rent
Occupied	7,100	100.00	11,019.01	132,228.12
Vacant	0	0.00	0.00	0.00
Total	7,100		11,019.01	132,228.12





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