

For Lease

1014 Hospital Drive

Batavia, OH 45103

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PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

THE OFFERING

Pesola Advisors Group is pleased to present a versatile commercial space available for lease at 1014 Hospital Drive in Batavia, Ohio. Located near Mercy Health–Clermont Hospital and a concentration of medical, professional, and service-oriented businesses, the property offers convenient access to State Route 32, on-site parking, and exterior signage opportunities.

The space offers a clean, move-in-ready interior with updated flooring, neutral finishes, and a flexible combination of open work and customer-facing areas. Well suited for office, medical, wellness, beauty, studio, or other service-based uses, 1014 Hospital Drive provides an excellent opportunity for an operator seeking an accessible and established location in the Batavia market.

PROPERTY HIGHLIGHTS

OFFERED AT: \$1250/MONTH (MG)

- 650 Square Feet
- Move-in-ready
- Flexible layout
- On-site parking
- Exterior signage opportunities
- Trash Included
- Electric metered separately
- 20% allocation on water and gas
- Surrounded by medical and service-oriented businesses







Subject Site

1014 HOSPITAL DRIVE, BATAVIA, OH 45103



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Pesola Advisors Group brings a distinctive perspective to Cincinnati's commercial real estate landscape, one forged through firsthand entrepreneurial experience and deep market immersion. Before entering commercial real estate, founder Nick Pesola built and operated multiple successful restaurant and bar concepts across the Greater Cincinnati region, giving him a ground-level understanding of what it actually takes to run a business inside a commercial space. That operator's mindset shapes everything we do.