

# BECHTLE CROSSING

AVAILABLE FOR LEASE (1,665 SF - 6,500 SF)

1600-1690 N BECHTLE AVENUE, SPRINGFIELD, OH 45504



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**PASSOV GROUP**

COMMERCIAL BROKERAGE

# THE OPPORTUNITY

**BECHTLE CROSSING**  
SPRINGFIELD, OH 45504

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## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 1,665 SF - 6,500 SF of prime retail space available
- Strong anchor lineup including Academy Sports, Kohl's, Marshalls, Harbor Freight and additional daily needs drivers
- Excellent accessibility with three points of ingress/egress and one signalized intersection
- Over \$913M in consumer spending within a 5-mile radius, supporting strong retail demand
- Bechtle Crossing generates over 2.5M annual visits, ranking in the top 20% of neighborhood centers in Ohio
- High visibility along North Bechtle Avenue with 21,668 VPD and US Route 68 with 25,935 VPD
- Positioned near top national and regional retailers such as Meijer, Lowe's, Home Depot, Walmart, and Hobby Lobby



## PROPERTY INFORMATION

Address	1600-1690 N Bechtle Avenue, Springfield, OH 45504
GLA	222,874 SF
Parking Spaces	1,035 spaces
Ingress/Egress	1 Signalized Intersection (North Bechtle Avenue) 3 Full Access Points (North Bechtle Avenue)
Primary Traffic	21,668 VPD - North Bechtle Ave
Secondary Traffic	25,935 VPD - US Route 68
Year Built / Renovated	1993   2003

## AVAILABILITY

## SIZE

## PRICING

<b>Suite 1618</b>	1,665 SF	Upon Request
<b>Suite 1674</b>	6,500 SF	Upon Request

# SITE PLAN

**BECHTLE CROSSING**  
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## TENANT INDEX

1600	Kohl's	89,008 SF
1604	Harbor Freight	20,350 SF
1608	Marshalls	25,280 SF
1612	Holiday Hair	1,225 SF
1618	Available	1,665 SF
1624	America's Best Eyeglasses	3,936 SF
1630	AT&T	2,400 SF
1642	Blossom Nail Bar	4,000 SF
1646	Torrid	3,000 SF
1650	Bath & Body Works	3,021 SF
1652	Sally Beauty	1,500 SF
1654	Kay Jewelers	2,474 SF
1674	Available	6,500 SF
1680	Five Below	8,653 SF
1690	Academy Sports + Outdoors	49,862 SF
	<b>Total</b>	<b>222,874 SF</b>

# AVAILABILITIES

## SUITE 1618

BECHTLE CROSSING  
SPRINGFIELD, OH 45504



AVAILABILITY	SIZE	PRICING
Suite 1618	1,665 SF	Upon Request



# AVAILABILITIES

## SUITE 1674

BECHTLE CROSSING  
SPRINGFIELD, OH 45504



**AVAILABILITY**

Suite 1674

**SIZE**

6,500 SF

**PRICING**

Upon Request

# CLOSE AERIAL

BECHTLE CROSSING  
SPRINGFIELD, OH 45504



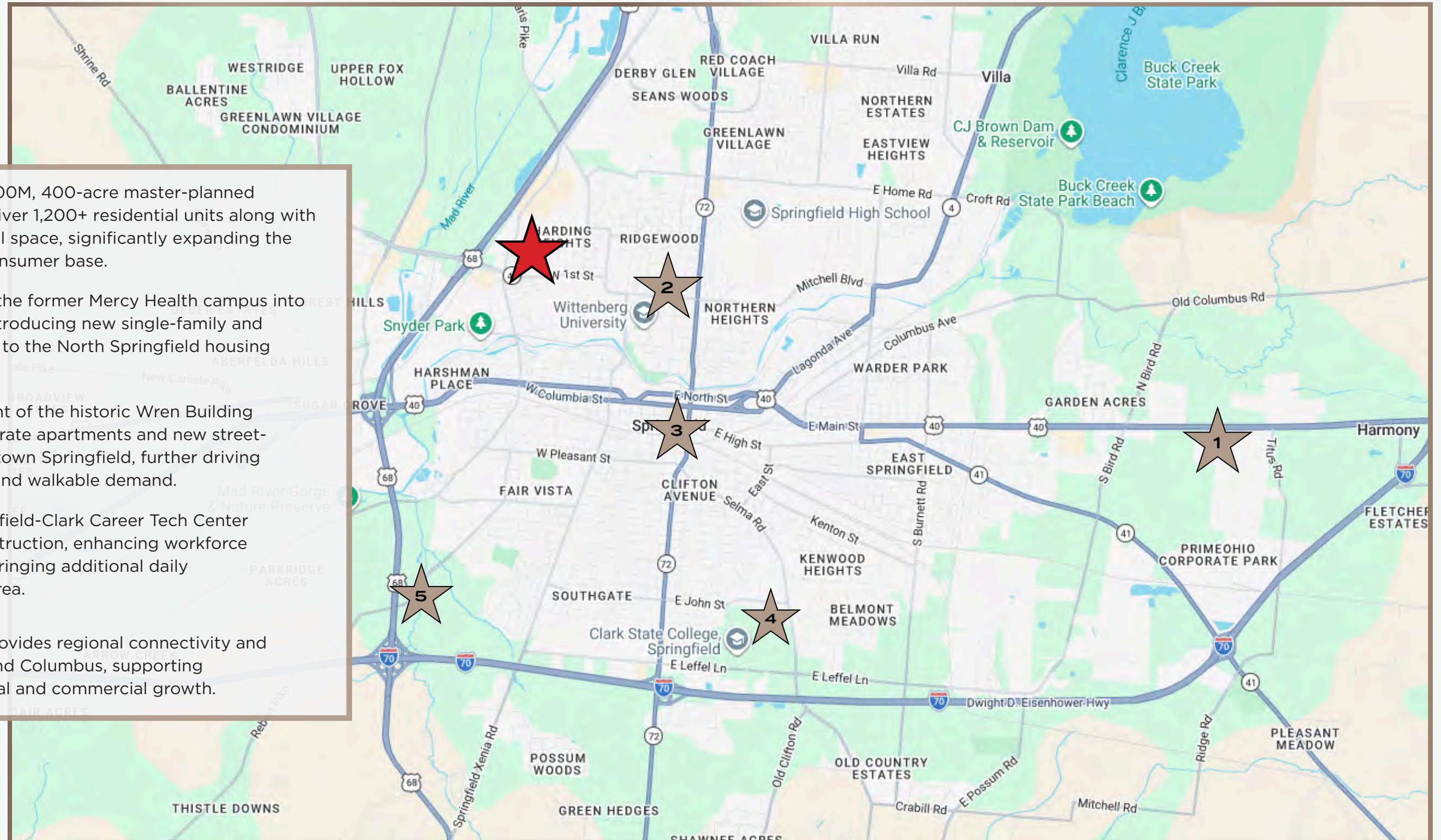
# TRADE AERIAL

BECHTLE CROSSING  
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# NOTABLE DEVELOPMENTS

- 1** Melody Parks, a \$400M, 400-acre master-planned community, will deliver 1,200+ residential units along with planned commercial space, significantly expanding the area's long-term consumer base.
- 2** Redevelopment of the former Mercy Health campus into Fountain Village, introducing new single-family and townhome product to the North Springfield housing supply.
- 3** \$32M redevelopment of the historic Wren Building bringing 72 market-rate apartments and new street-level retail to Downtown Springfield, further driving residential density and walkable demand.
- 4** New \$98.2M Springfield-Clark Career Tech Center campus under construction, enhancing workforce development and bringing additional daily population to the area.
- 5** Proximity to I-70 provides regional connectivity and access to Dayton and Columbus, supporting continued residential and commercial growth.



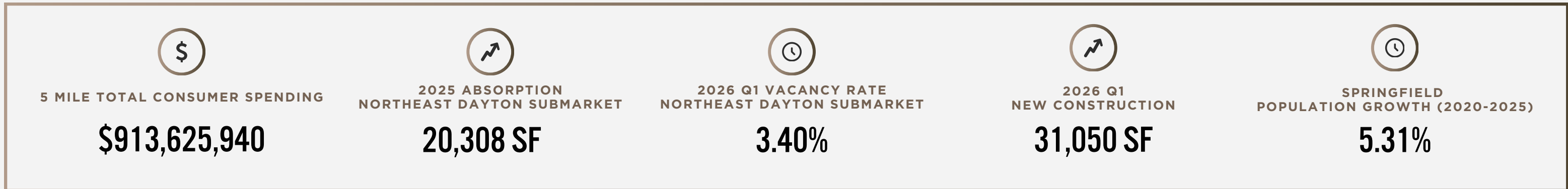
# LOCATION OVERVIEW

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Bechtle Crossing is strategically positioned along North Bechtle Avenue, the dominant retail corridor serving the Springfield trade area and greater Clark County. With direct access to US 68 & I-70 and traffic counts exceeding 30,000 vehicles per day, the property benefits from strong regional connectivity to Dayton and Columbus, along with excellent visibility and accessibility via multiple signalized intersections.

The corridor is anchored by a powerful lineup of national retailers including Walmart, Home Depot, Lowe's, Kohl's, and Meijer, establishing the area as Springfield's primary retail destination for both daily needs and destination shopping. This concentration of national tenancy drives consistent traffic, cross-shopping, and sustained consumer activity throughout the corridor.

Bechtle Crossing is further supported by ongoing residential and mixed-use development that continues to expand the area's customer base. Major projects including the 400-acre Melody Parks development with over 1,200 planned housing units, redevelopment of the former Mercy Health campus into new residential product, and continued downtown reinvestment delivering new multifamily and retail space are contributing to long-term population growth and increased consumer demand. Continued investment along the Bechtle Avenue corridor reinforces its position as the premier retail spine within the Springfield market.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Total Population</b>	3,102	44,456	85,789
<b>Daytime Population</b>	1,377	18,149	35,773
<b>Average Household Income</b>	\$95,402	\$66,224	\$69,788
<b>Median Household Income</b>	\$64,833	\$47,268	\$51,944
<b>Consumer Spending</b>	\$39,967,633	\$443,388,838	\$913,625,940