

BARNES & NOBLE PLAZA

832-840 N. LEXINGTON-SPRINGMILL RD, ONTARIO, OHIO 44906



UP TO ±4,000 SF OF RETAIL SPACE AVAILABLE

840 N. Lexington-Springmill Rd offers up to 4,000 SF of retail space for lease within a high-traffic commercial corridor in Ontario, Ohio. The property features a 1,500 SF end cap and a 2,500 SF in-line suite, which can be leased individually or combined to accommodate a larger user. The space is well-positioned for tenants seeking visibility, accessibility, and consistent daily traffic. The layout and location are ideal for medical, optical, and service-oriented retail users looking to establish or expand within a strong retail trade area. With excellent frontage and ease of access from a signalized intersection, this property provides a practical and efficient leasing opportunity in one of the area's most active corridors.

NAIOhio Equities

Gabriel Dent

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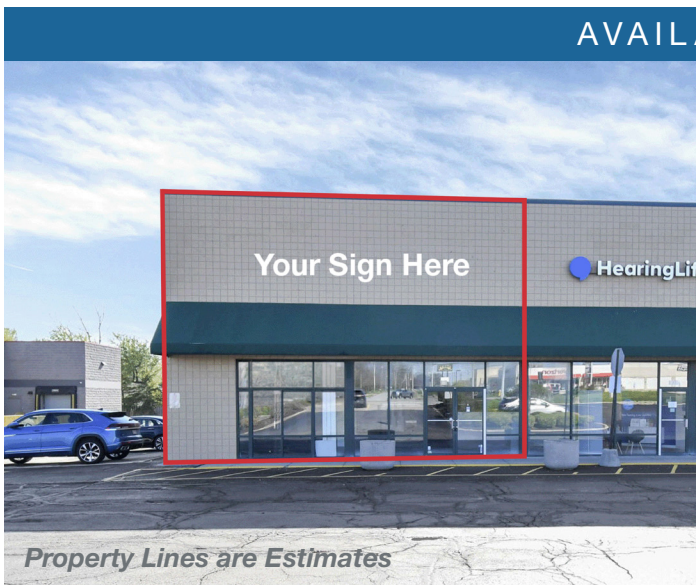
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PROPERTY SUMMARY



Property Lines are Estimates

Address 832-840 N. Lexington-Springmill Rd, Ontario, OH 44906

Lease Rate \$20.00 - \$26.00/SF NNN

2026 OpEx \$3.75/SF

Parking 101 Spaces (4:1,000 SF Ratio)

Ingress/Egress Signalized Intersection at N. Lexington-Springmill Road & Village Mall Drive

Lot Frontage ±280' (Approximate)

Lot Depth ±355' (Approximate)

AVAILABLE SPACE

Suite 1 1,500 SF End Cap

Suite 2 2,500 SF In-Line

Suite 1+2 4,000 SF

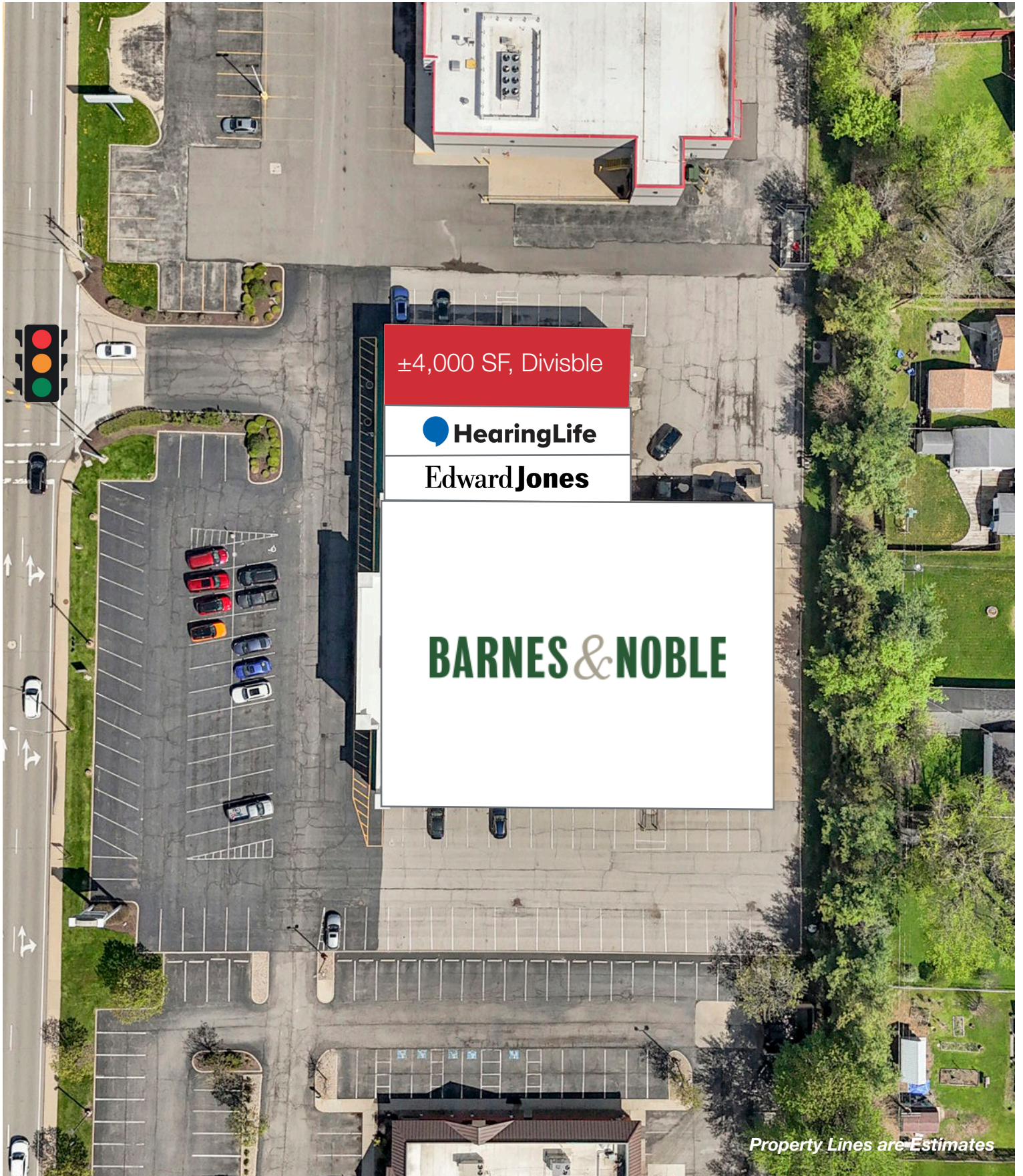
PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ▶ Up to 4,000 SF Available with Flexible Leasing Options
- ▶ Anchored by Barnes & Noble
- ▶ 1,500 SF End Cap Space with Strong Visibility
- ▶ 2,500 SF In-Line Space Available
- ▶ Ideal for Medical, Optical, and Daily-Needs Retail Users
- ▶ Suites Can Be Combined or Leased Separately
- ▶ Marquis Signage Available at \$100/Month
- ▶ Over 17,000 VPD Providing Consistent Daily Traffic
- ▶ Prominent Frontage on N. Lexington-Springmill Rd
- ▶ Surrounded by Big-Box Retail, Dining, and Service Users
- ▶ Strong Year-Round Consumer Traffic Drivers

PROPERTY AERIAL



±4,000 SF, Divisible

 **HearingLife**

Edward Jones

BARNES & NOBLE

Property Lines are Estimates

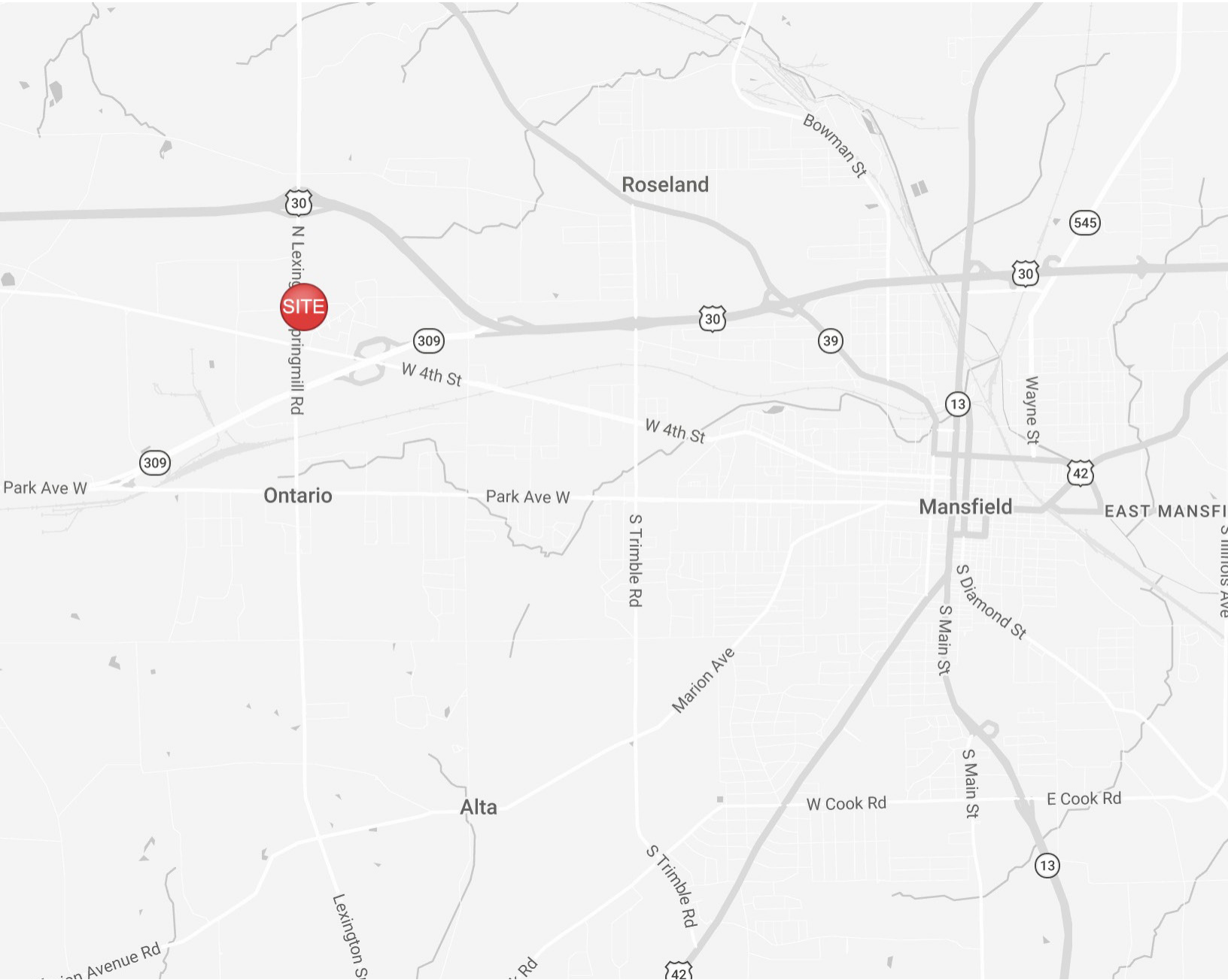
PROPERTY PHOTOGRAPHS



SURROUNDING BUSINESSES



LOCATION MAP



CURRENT DEMOGRAPHICS



55,868 RESIDENTS



39.7 MEDIAN AGE



\$73,401 AVERAGE HOUSEHOLD INCOME



\$158,164 MEDIAN HOME VALUE (OWNER-OCCUPIED)



46,134 LABOR POPULATION



\$6,518 MONTHLY HOUSEHOLD EXPENDITURE

Based on 5 mile radius.

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FOR MORE INFORMATION



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