



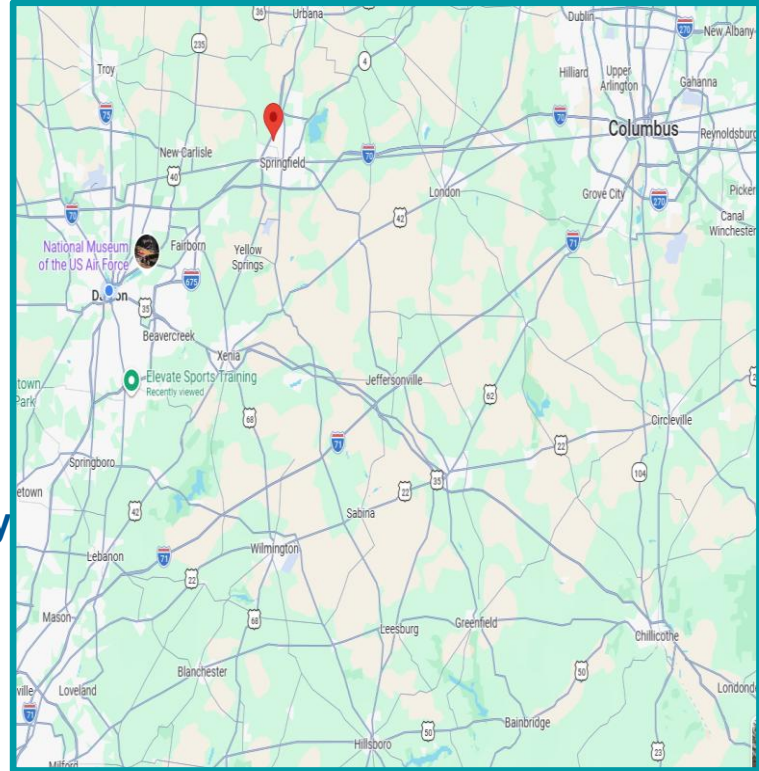
Commercial Real Estate Solutions®

North Bechtle Square
1985-2075 North Bechtle Avenue
Springfield, OH 45504



PROPERTY HIGHLIGHTS

- 37,083 SF Retail Shopping Center
- Highly desirable area
- 4,250 sf fully built-out restaurant
- 1,440 sf – this space needs to be white boxed by the tenant, or the landlord will white box with a 10-year term
- Traffic light access shared with Speedway Walmart Supercenter, Home Depot, Panera Bread, Chipotle, and many more
- Come join Penn Station, Eye-Mart, Original Mattress Factory, UPS, Papa John's, Honey Baked Ham, GameStop
- Located near Best Buy, Kohl's, Marshalls, and Meijer
- 19,373 cars per day
- \$23.00 PSF + \$8.50 NNN (includes trash)



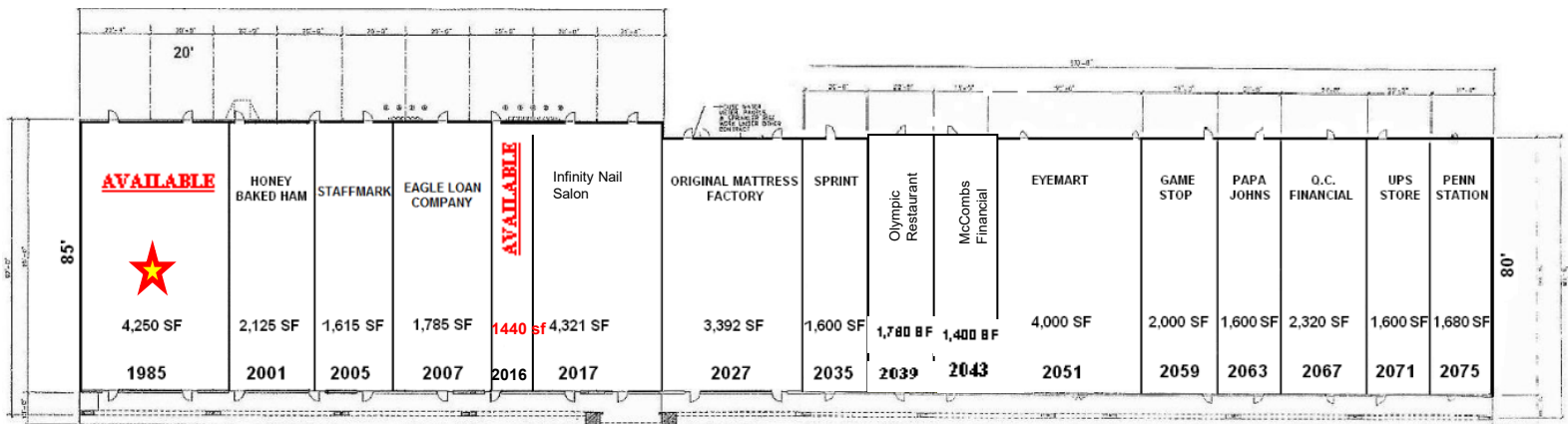
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

TRADE AREA MAP / AERIAL MAP



Demographics	1 mi.	3 mi.	5 mi.
Population	2,825	37,306	83,399
Avg. HH Income	\$115,225	\$78,010	\$79,697
Daytime Population	5,071	45,416	83,996



