

RETAIL FOR SALE



3822 SPRINGFIELD XENIA ROAD, SPRINGFIELD, OH, 45506



FOR SALE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

3822 SPRINGFIELD XENIA ROAD

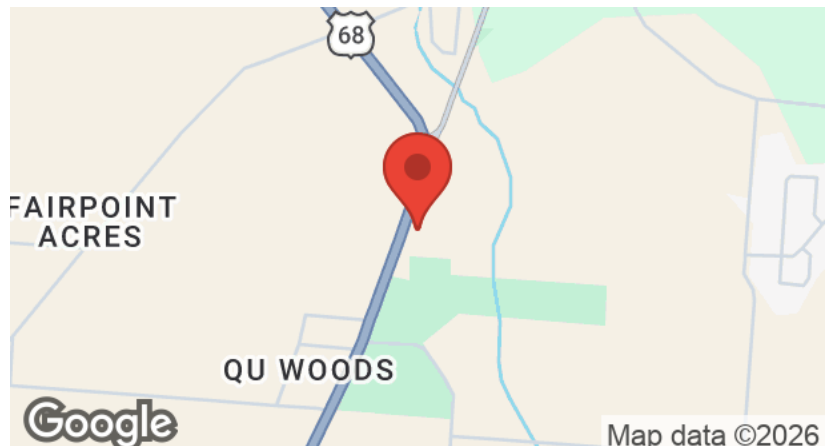


OFFERING SUMMARY

PRICE:	\$1,179,000
CAP RATE:	7.45%
NOI:	\$87,889.08
BLDG SIZE	10,860 sq ft
TOTAL SIZE	6.12 acres
APN:	3000600007000076

PROPERTY OVERVIEW

This 10,860 sq ft Dollar General sits on 6.12 acres of commercial land and delivers a strong 7.45% cap rate with 6 years remaining on the initial lease term. National credit tenant, pays \$87,889.08 annually on a NN lease, with four renewal options featuring 10% rent increases—providing built-in income growth and long-term stability. Backed by a proven retailer, predictable cash flow, and valuable excess land, this is a clean, reliable investment that performs well on paper and even better in practice.



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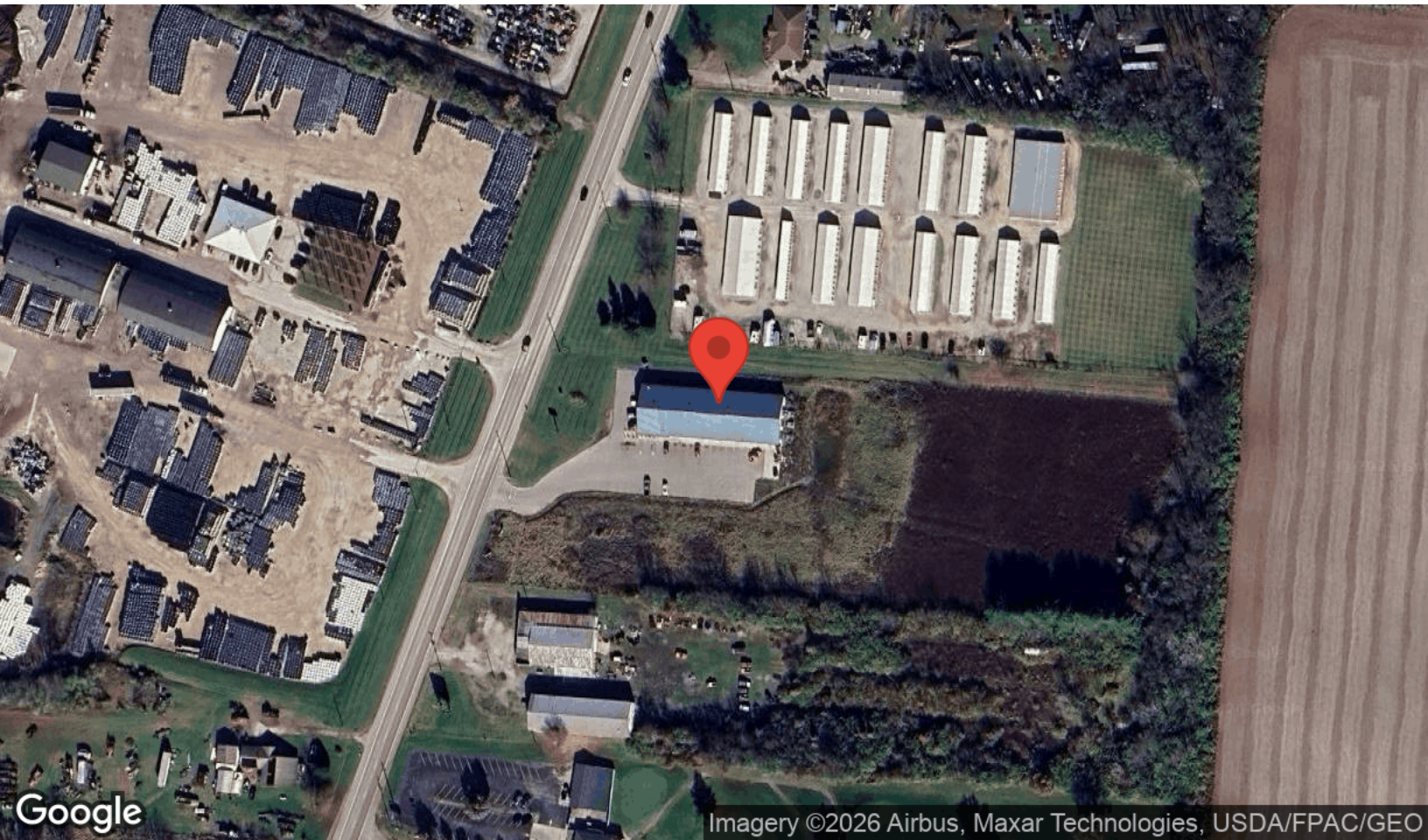
LOCATION MAPS

3822 SPRINGFIELD XENIA ROAD



Google

Map data ©2026 Google

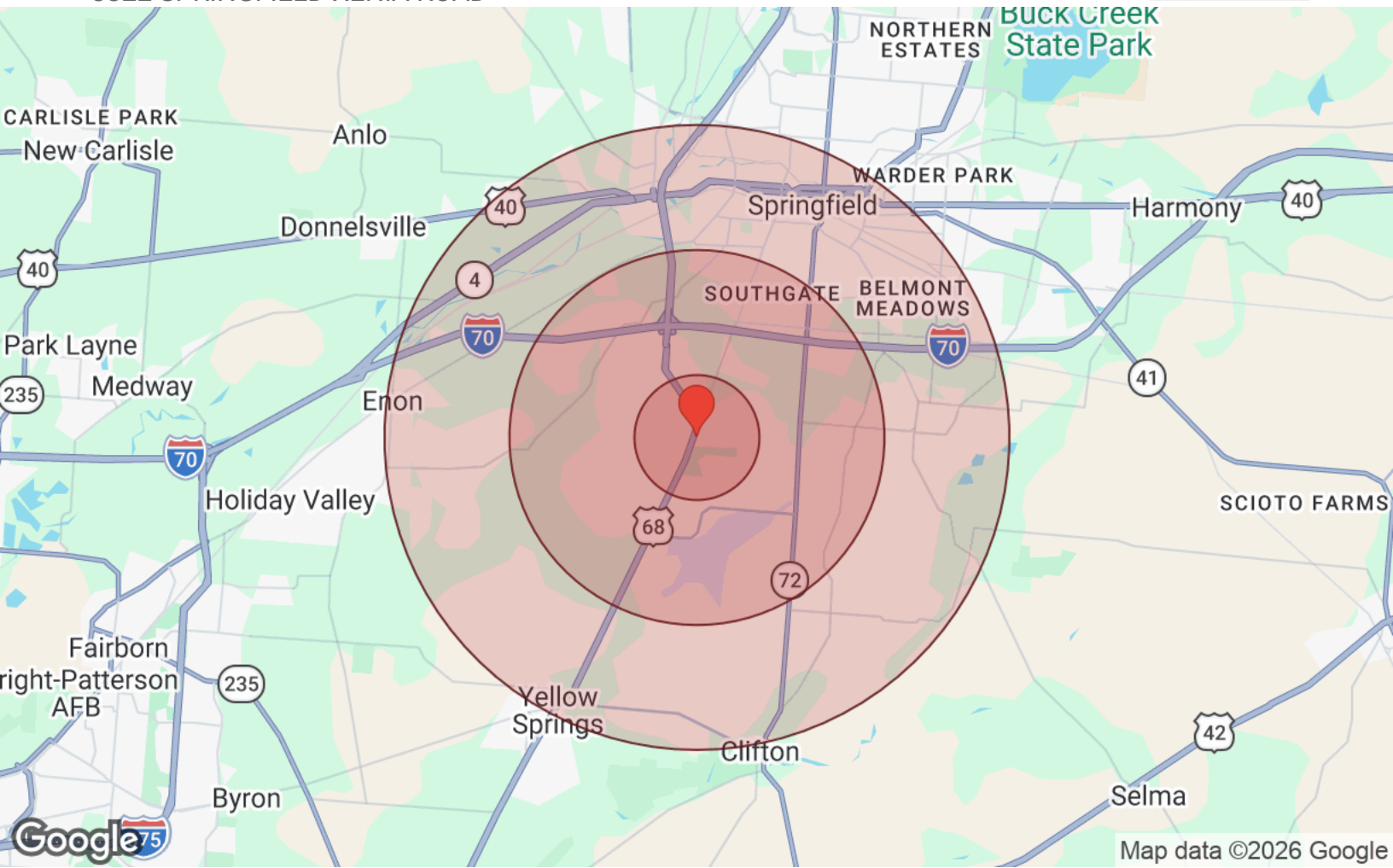


Google

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DEMOGRAPHICS

3822 SPRINGFIELD XENIA ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	244	5,228	24,361
Female	218	5,400	23,916
Total Population	462	10,628	48,277

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	409	7,376	34,634
Black	25	2,432	9,071
Am In/AK Nat	N/A	16	87
Hawaiian	N/A	3	19
Hispanic	9	350	2,235
Asian	2	52	261
Multiracial	15	388	1,902
Other	1	12	68

Housing	1 Mile	3 Miles	5 Miles
Total Units	217	4,746	21,807
Occupied	198	4,380	19,727
Owner Occupied	137	2,985	10,626
Renter Occupied	61	1,395	9,101
Vacant	20	366	2,081

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	72	1,925	9,427
Ages 15 - 24	43	1,266	6,457
Ages 25 - 54	144	3,678	17,747
Ages 55 - 64	61	1,470	6,255
Ages 65+	142	2,288	8,390

Income	1 Mile	3 Miles	5 Miles
Median	\$72,216	\$67,729	\$56,093
Under \$15k	15	450	2,724
\$15k - \$25k	13	376	1,708
\$25k - \$35k	7	324	1,810
\$35k - \$50k	12	428	2,683
\$50k - \$75k	57	838	3,814
\$75k - \$100k	29	553	2,190
\$100k - \$150k	20	760	2,847
\$150k - \$200k	29	343	1,110
Over \$200k	17	306	840

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