



# 10196 Springfield Pk.

Woodlawn, OH 45215

**EPIQUE**  
REALTY

## Property Features:

- 4,089 SF Medical / Office Building
- Configured for Medical or Healthcare Use
- Multiple Exam Rooms & Private Offices
- High Visibility Along Springfield Pike
- Strong Traffic Counts & Signage Opportunity
- Ample On-Site Parking for Staff & Patients
- Ideal for Medical, Dental, Therapy, or Professional Office Users
- Convenient Access to Major Retail & Business Corridors



**Chris Swain**  
513-382-0794  
chris@swa.in

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. All information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

# 10196 Springfield Pk.

**EPIQUE**  
REALTY

## Property Photos



# 10196 Springfield Pk

**EPIQUE**  
REALTY

## Aerial View



# 10196 Springfield Pk

**EPIQUE**  
REALTY

## Traffic Counts / Demographics

### Traffic Count

10196 Springfield Pike • Woodlawn, OH

**~18,000**

Vehicles Per Day  
Springfield Pike Corridor

Primary Corridor

**Springfield Pike**

Regional Access

**I-275 / Tri-County**

Source: Ohio DOT Traffic Count Estimates

### Area Household Income

10196 Springfield Pike • Woodlawn, OH

**\$74,833**

Median Household Income  
Woodlawn, OH

1-Mile Median Income

**\$58,271**

Per Capita Income

**\$44,288**

Source: U.S. Census Bureau – American Community Survey (ACS)

Meet

## Chris Swain

Ohio Licensed Commercial Agent

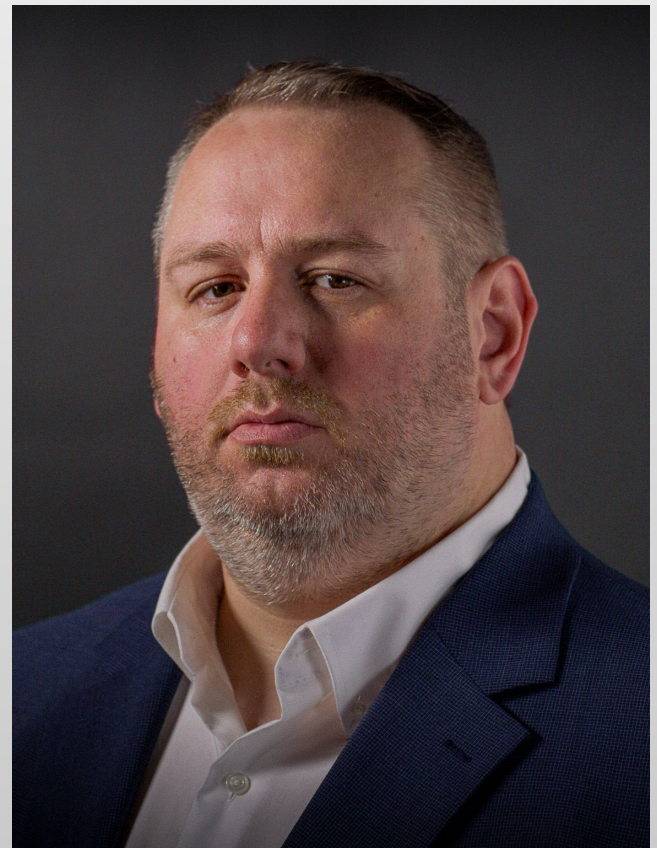
---

Chris Swain joins Epique as a licensed agent in Ohio.

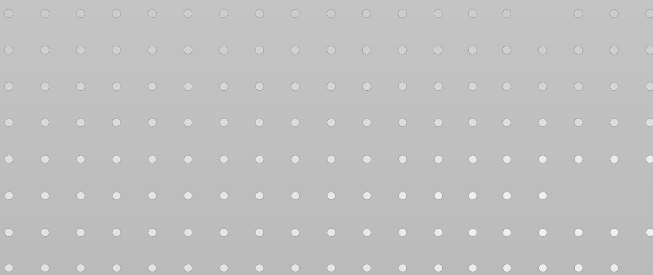
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



513-382-0794 | [chris@swa.in](mailto:chris@swa.in)



Meet

## Brian Bell

OH/IN/KY Licensed Broker

---

Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

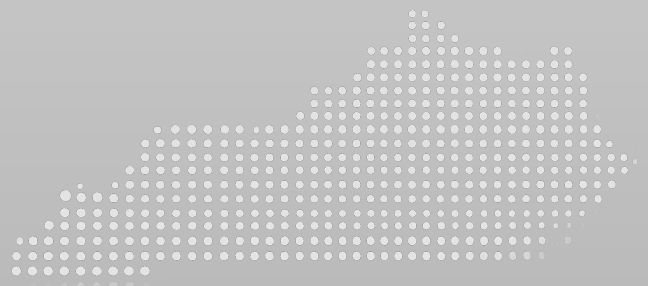
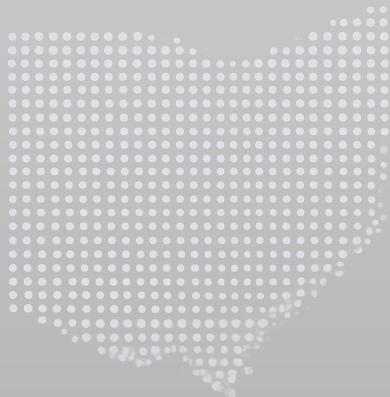
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



**502-552-8001**  
**[ohbroker@epiquerealty.com](mailto:ohbroker@epiquerealty.com)**





**EPIQUE**  
R E A L T Y

**Chris Swain**

Epique Agent

513-382-0794