

# SALE

## 309 E LEFFEL LN

309 E Leffel Ln Springfield, OH 45505



### VISUAL MEDIA

#### PROPERTY DESCRIPTION

Prime Interstate 70 frontage at Exit 54 (SR 72) in Springfield, Ohio—an exceptional commercial opportunity featuring a large 14,000± SF facility on 5± acres with outstanding visibility and access. Property includes a commercial sign and private billboard on site, plus extensive paved parking for customers, groups, and events.

The building also offers a spacious lodge-style gathering area suitable for memberships, events, retail, training/classroom, or other commercial concepts.

High-traffic interstate exposure and versatile footprint create strong potential for a wide range of retail, hospitality, or service uses (buyer to verify zoning/permits and intended use). Schedule a private showing today.

#### PROPERTY HIGHLIGHTS

- 5.0 Acres
- Prime Interstate 70 visibility
- Excellent access to Interstate 70 and surrounding road networks
- Strong commercial location in Springfield, Ohio
- Ideal for redevelopment, owner-user, or investment

#### OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	1
Lot Size:	14,180 SF
Building Size:	14,180 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,657	27,427	48,622
Total Population	39,351	68,799	119,946
Average HH Income	\$56,903	\$68,149	\$78,499

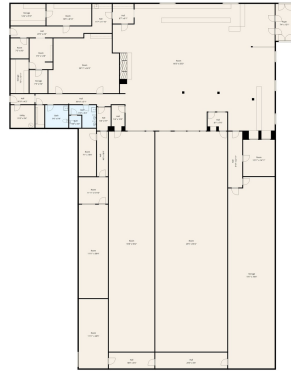
**Patrick Williams**  
(937) 360-9952



**COLDWELL BANKER  
COMMERCIAL**  
HERITAGE

# SALE

309 E LEFFEL LN  
309 E Leffel Ln Springfield, OH 45505



TOTAL: 11623 sq. ft.  
1st Floor: 11623 sq. ft.  
EXCLUDED AREAS: STORAGE: 1797 sq. ft., UTILITY: 91 sq. ft., WALLS: 266 sq. ft.  
Plan Made Courtesy of Columbus, Ohio. Measurements Corrected to Reflect Actual Dimensions.



Patrick Williams  
(937) 360-9952

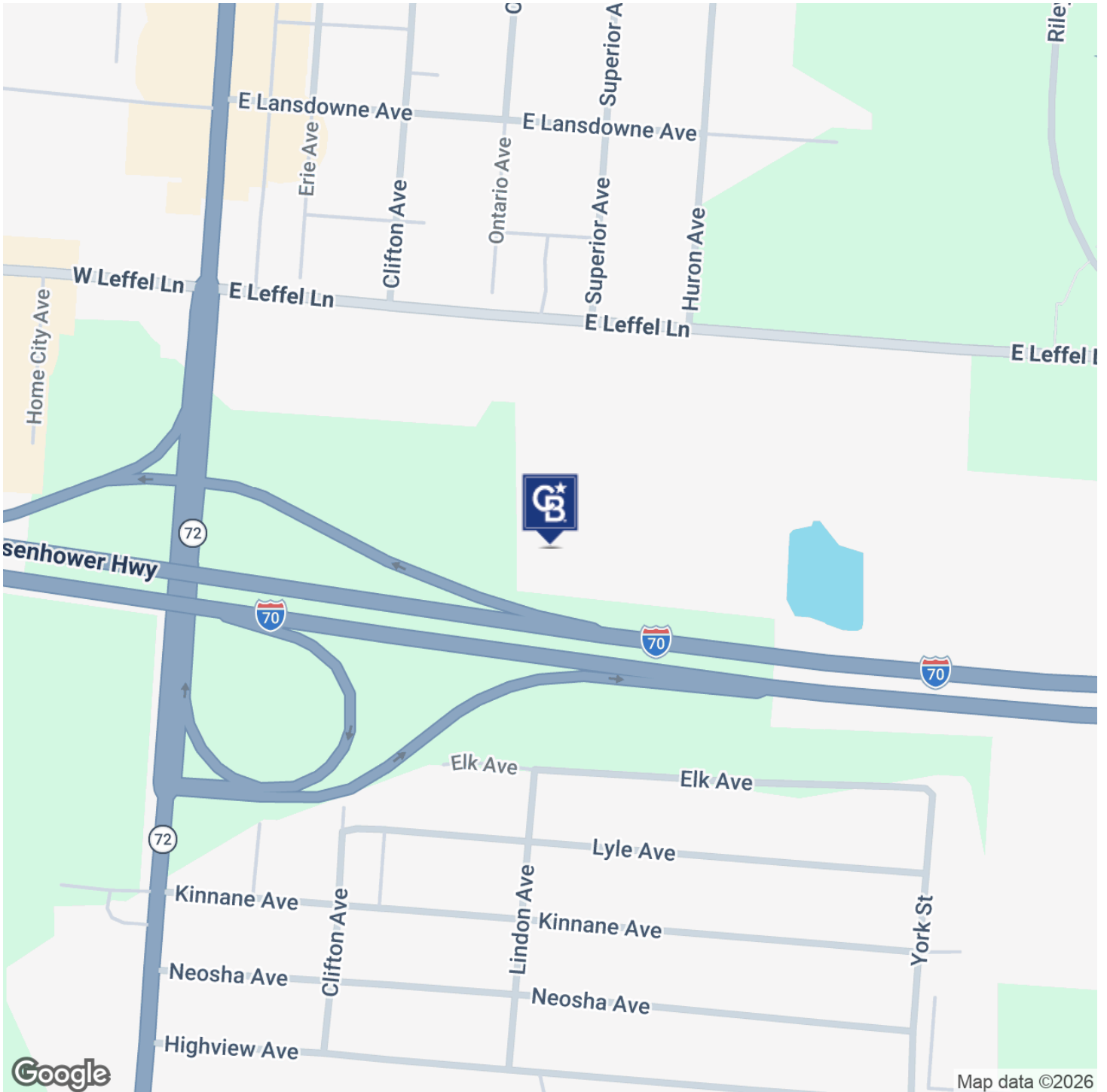


COLDWELL BANKER  
COMMERCIAL  
HERITAGE

# SALE

## 309 E LEFFEL LN

309 E Leffel Ln Springfield, OH 45505



**Patrick Williams**  
(937) 360-9952

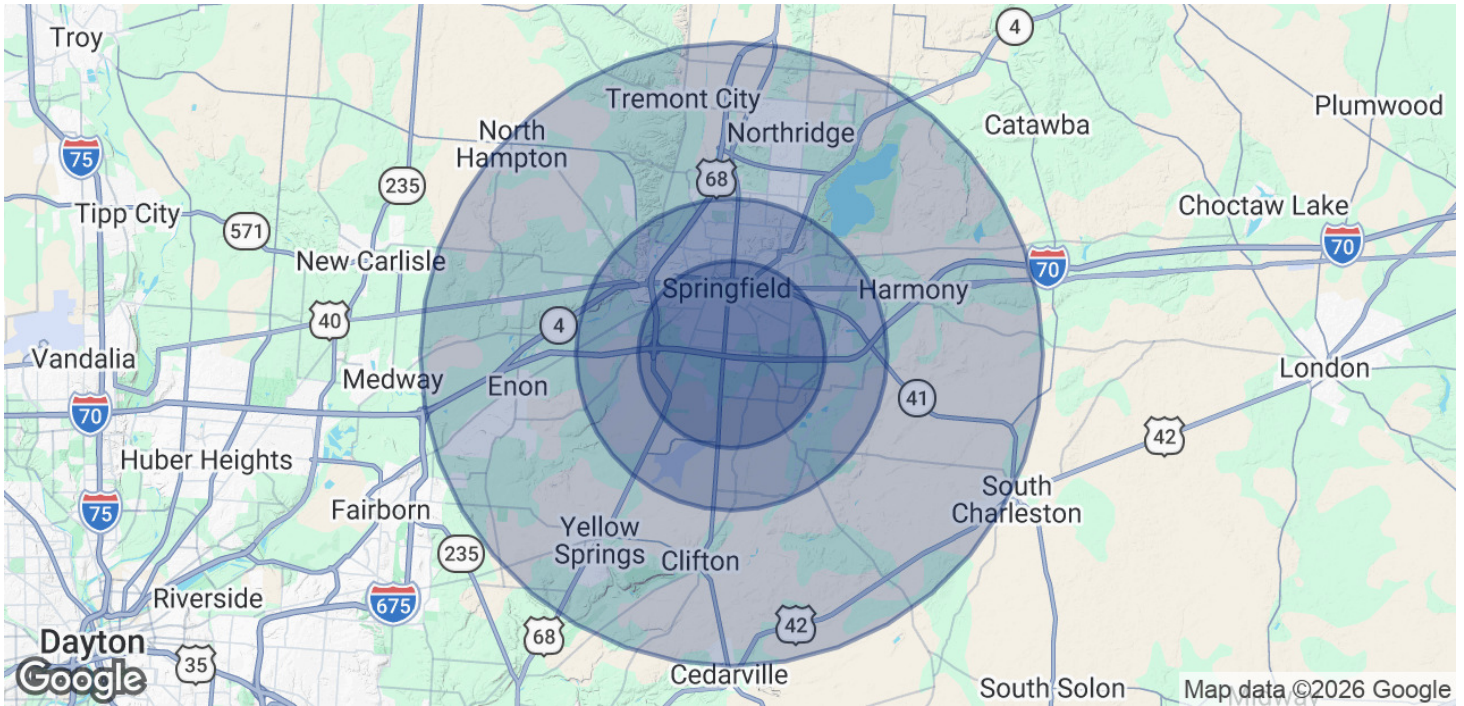


**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

# SALE

## 309 E LEFFEL LN

309 E Leffel Ln Springfield, OH 45505



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,351	68,799	119,946
Average Age	36.6	38.3	41.4
Average Age (Male)	37.2	38.3	40
Average Age (Female)	37.7	39.2	43.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,657	27,427	48,622
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$56,903	\$68,149	\$78,499
Average House Value	\$107,128	\$135,929	\$183,486

2023 American Community Survey (ACS)

**Patrick Williams**  
(937) 360-9952



**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE