



1401 Fotler Street

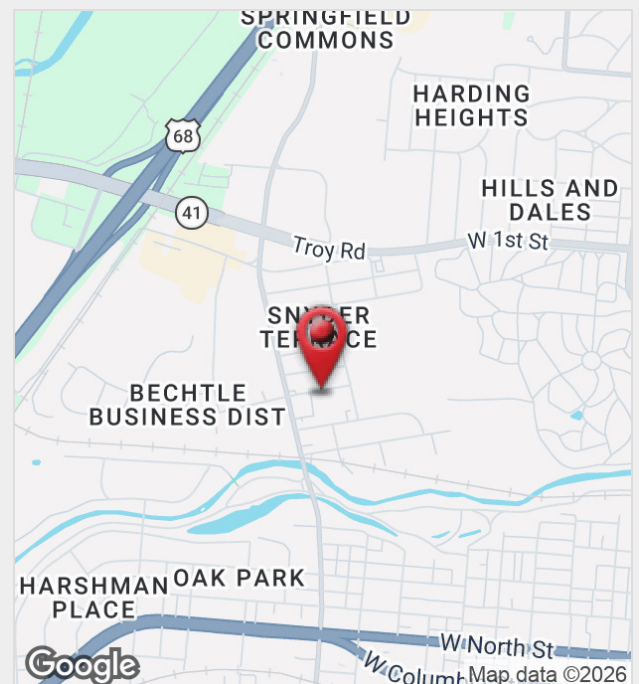
Springfield, Ohio 45504

Property Features

- 10,000 SF Warehouse Available
- One Dock Door and 2 Drive-In Doors (12' x 14')
- 16'-19' Clear Height
- 208-Volts and 3-Phase Power
- Gas Heaters Inside of Warehouse
- Fenced-In Area for Outdoor Storage
- Located Right off of U.S. 68

Lease Rate: \$6.50 SF/Yr (NNN)

Sale Price: \$895,000



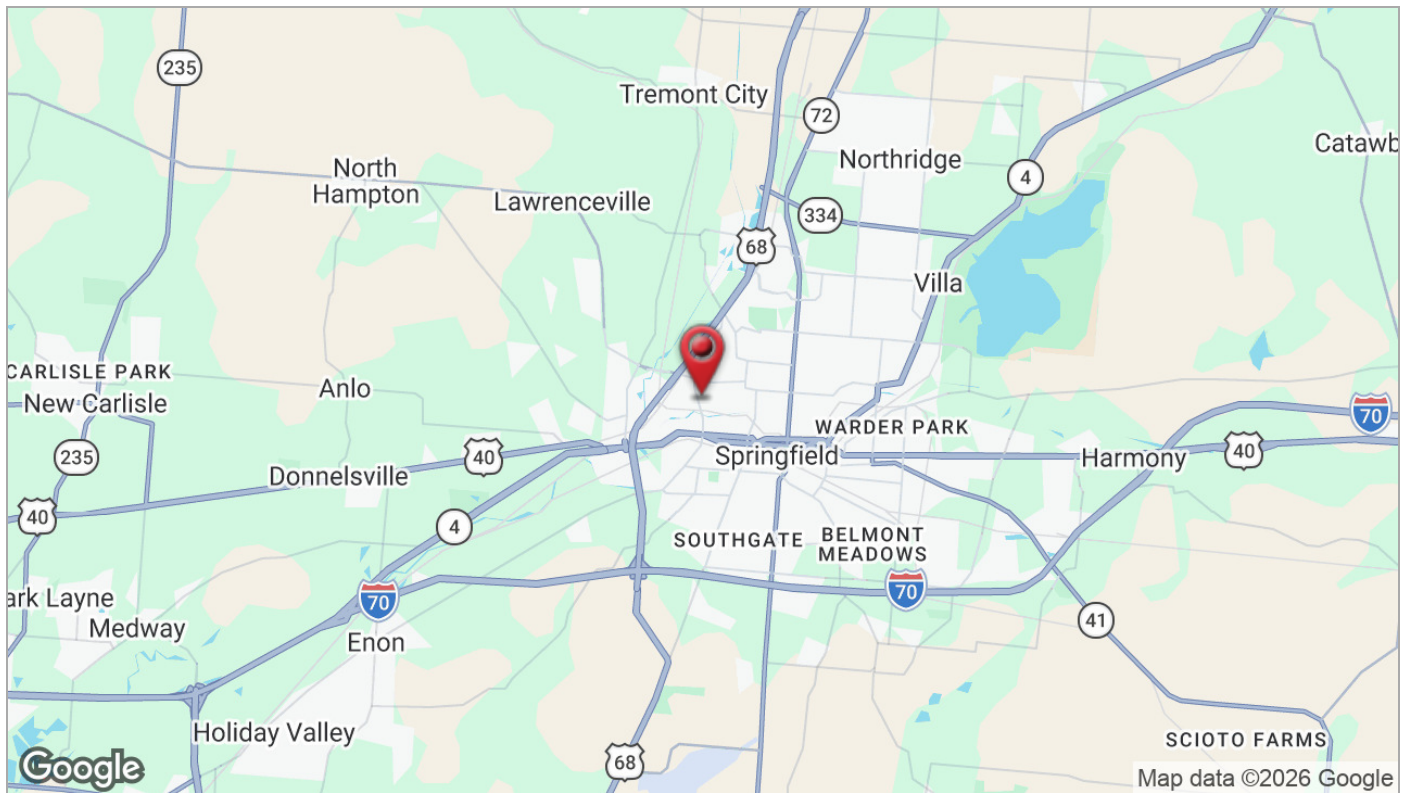
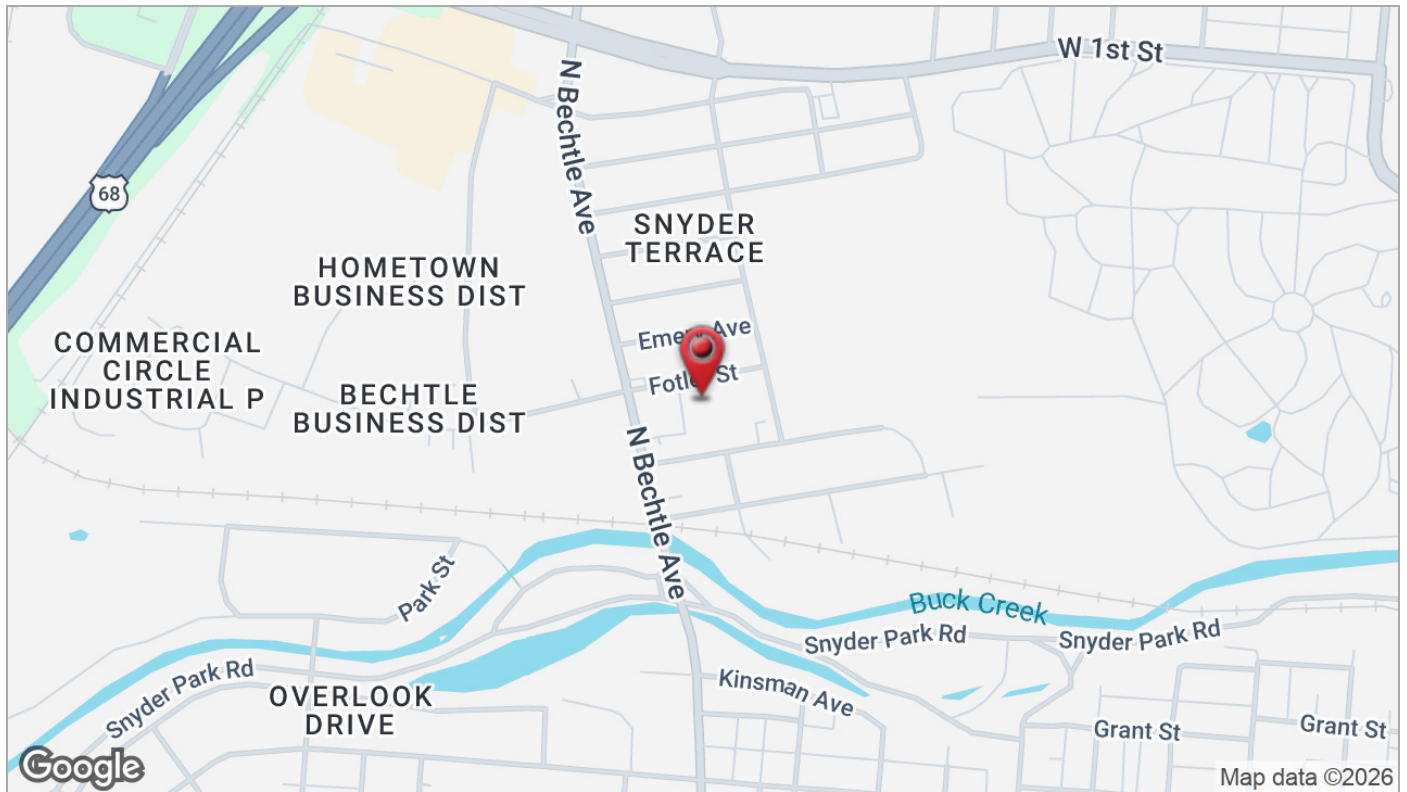
For more information:

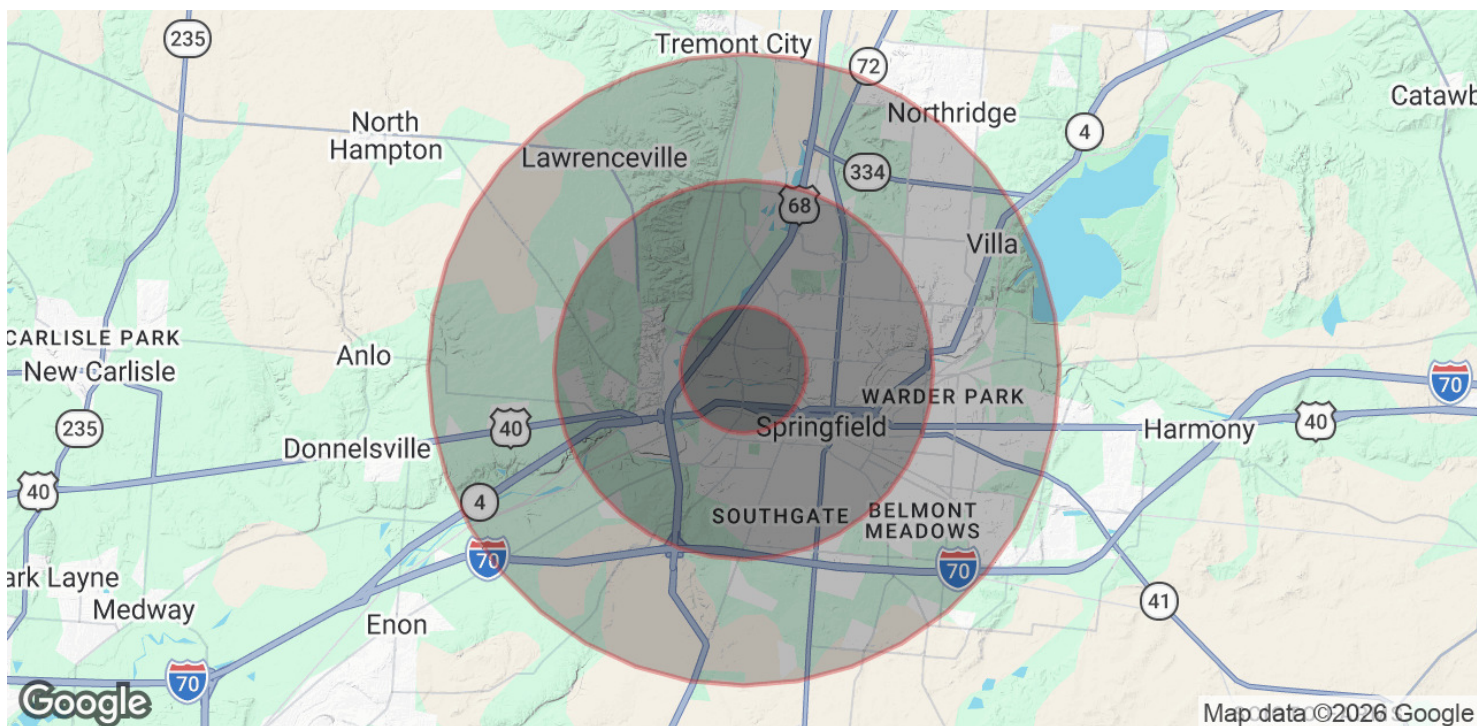
Ryan McGreevy

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,947	46,275	81,880
Average Age	36.3	38.3	39.7
Average Age (Male)	34.6	39.2	39.2
Average Age (Female)	38.1	38.7	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,909	18,883	33,830
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$65,787	\$64,732	\$69,389
Average House Value	\$115,337	\$131,308	\$151,281

2023 American Community Survey (ACS)