

SALE

4655 URBANA RD

4655 Urbana Rd Springfield, OH 45502



PROPERTY DESCRIPTION

Situated minutes from I-70 and I-675, this site provides immediate access to major Midwest transportation corridors, making it ideal for regional distribution or light-to-heavy manufacturing. Springfield is part of the Dayton MSA and within an hour's drive of Columbus and Cincinnati — providing access to a strong labor pool and logistics networks. Multiple built-in clean rooms add turnkey value for users in automotive, biotech, pharma, medical device, aerospace, or electronics manufacturing — industries that require controlled environments. Save time and capital with preexisting infrastructure ready for specialized operations.

OFFERING SUMMARY

Sale Price:	\$5,900,000
Lot Size:	393,626 SF
Building Size:	129,148 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,373	22,817	48,544
Total Population	22,703	54,762	118,022
Average HH Income	\$82,964	\$76,692	\$77,030

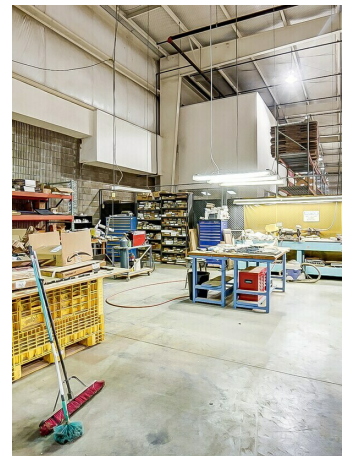
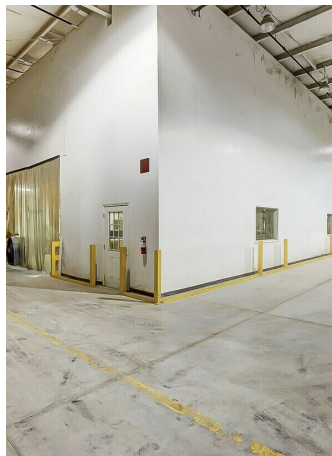
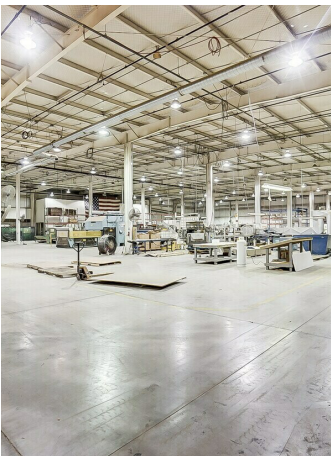
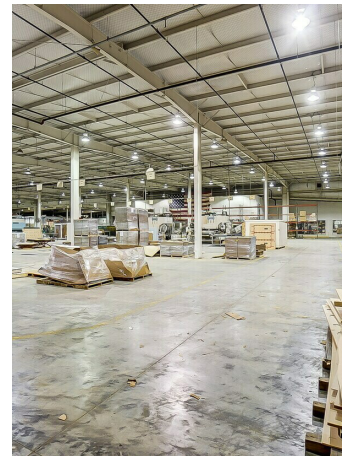
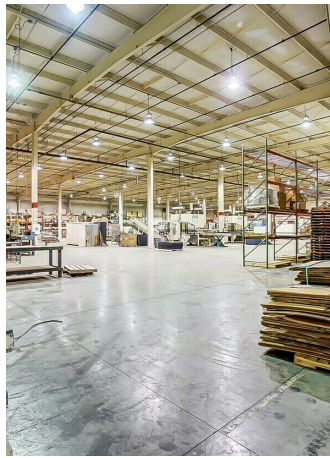
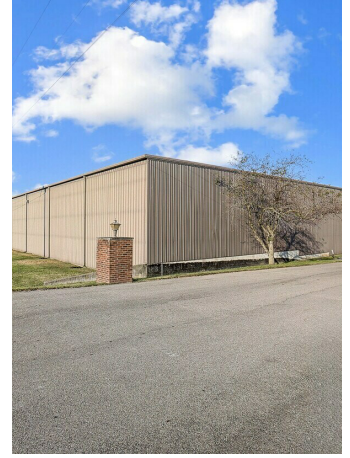
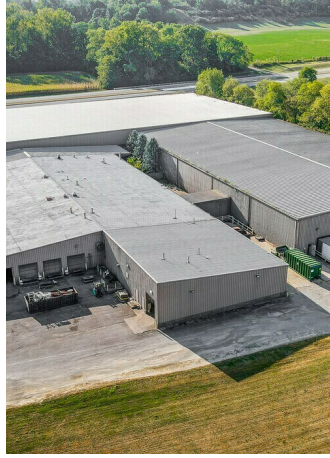
Patrick Williams
(937) 360-9952



COLDWELL BANKER
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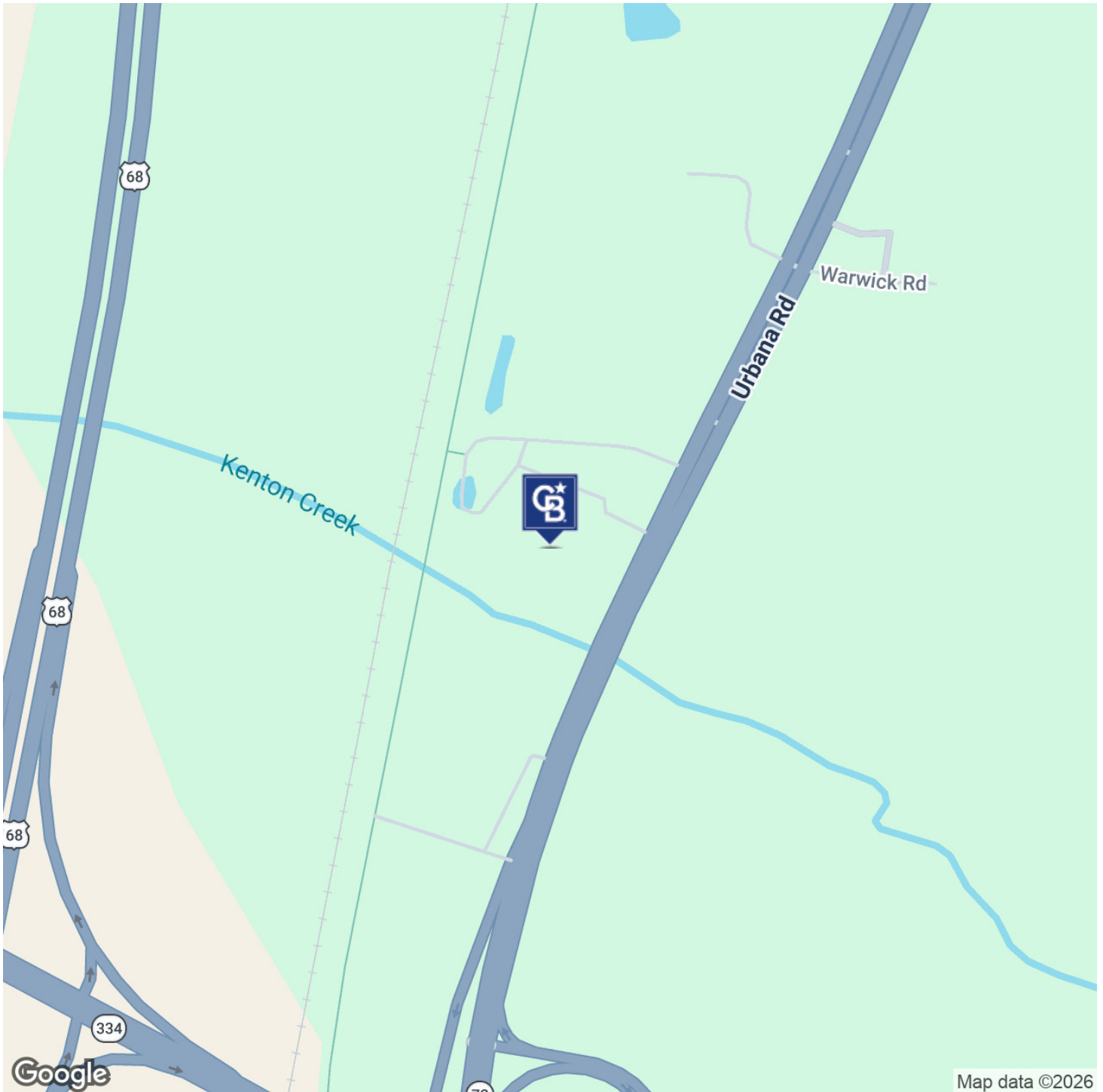


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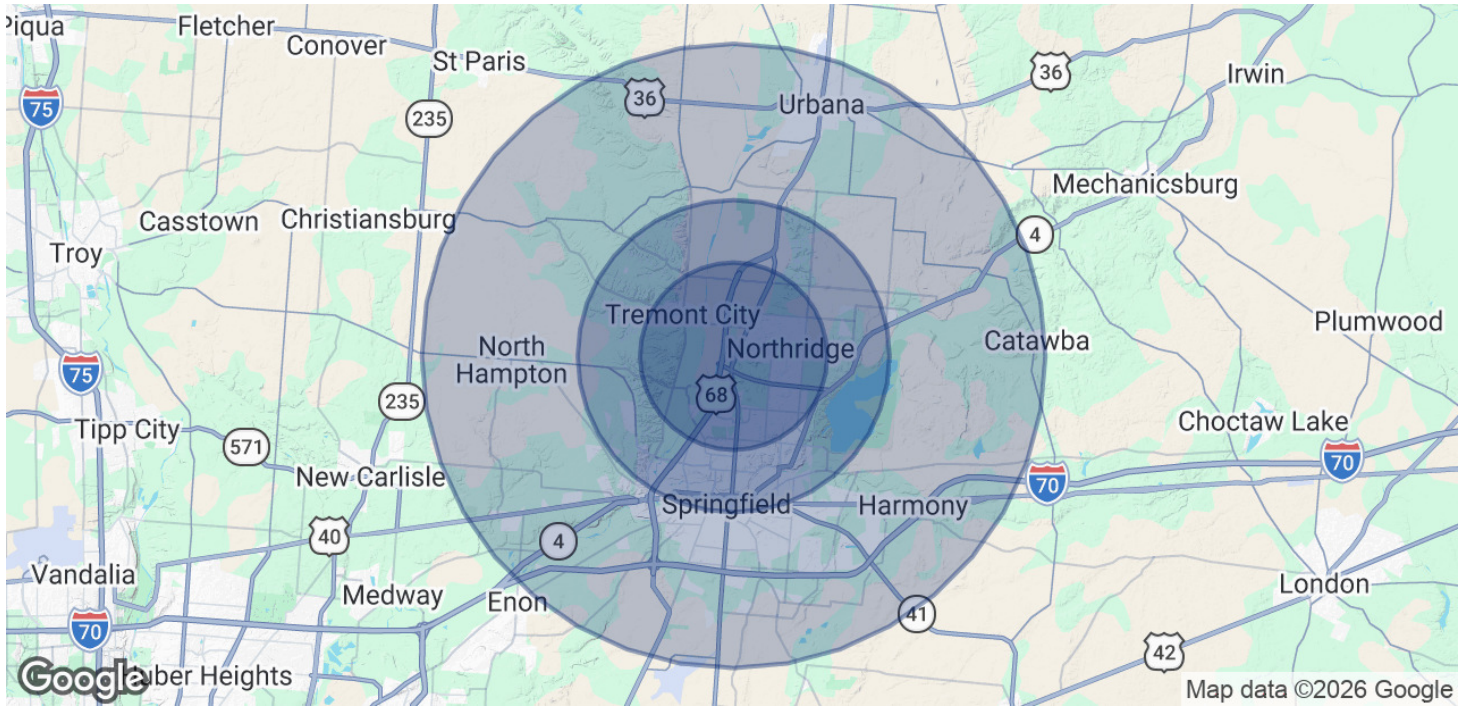


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,703	54,762	118,022
Average Age	45.8	41.3	41
Average Age (Male)	42.7	39.7	39.6
Average Age (Female)	49.7	43.3	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,373	22,817	48,544
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$82,964	\$76,692	\$77,030
Average House Value	\$212,018	\$174,397	\$171,323

2023 American Community Survey (ACS)

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