

FOR LEASE

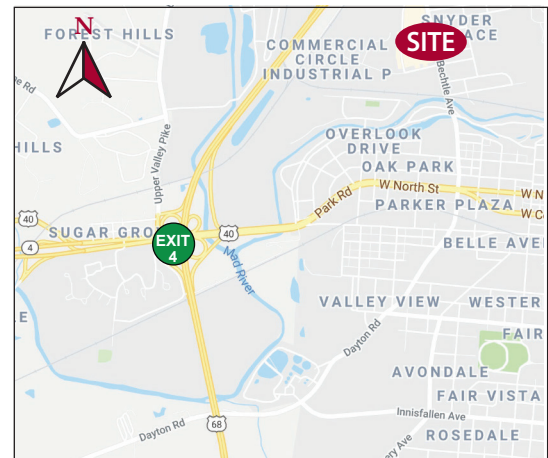


901 N. BECHTLE AVE.

Springfield, OH 45504



- 1,931 +/- SF NEW CONSTRUCTION RETAIL SPACE (32'8" x 54'8.5")
- AVAILABLE IMMEDIATELY
- CO-TENANT WITH CASSANO'S
- IDEAL LOCATION just off US 40 on Bechtle Ave. in strong retail corridor
- IMMEDIATELY ADJACENT TO KROGER at signalized intersection
- CLOSE PROXIMITY WITH CONVENIENT ACCESS to/from US 68 & I-70
- HIGHLY VISIBILITY with direct frontage on Bechtle Ave. providing drive-by traffic of over 16,990 vehicles per day



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2021 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	5,749	46,634	82,354
HH INCOME	\$46,400	\$54,079	\$59,356
TOTAL EMPLOYEES	5,163	26,157	38,681

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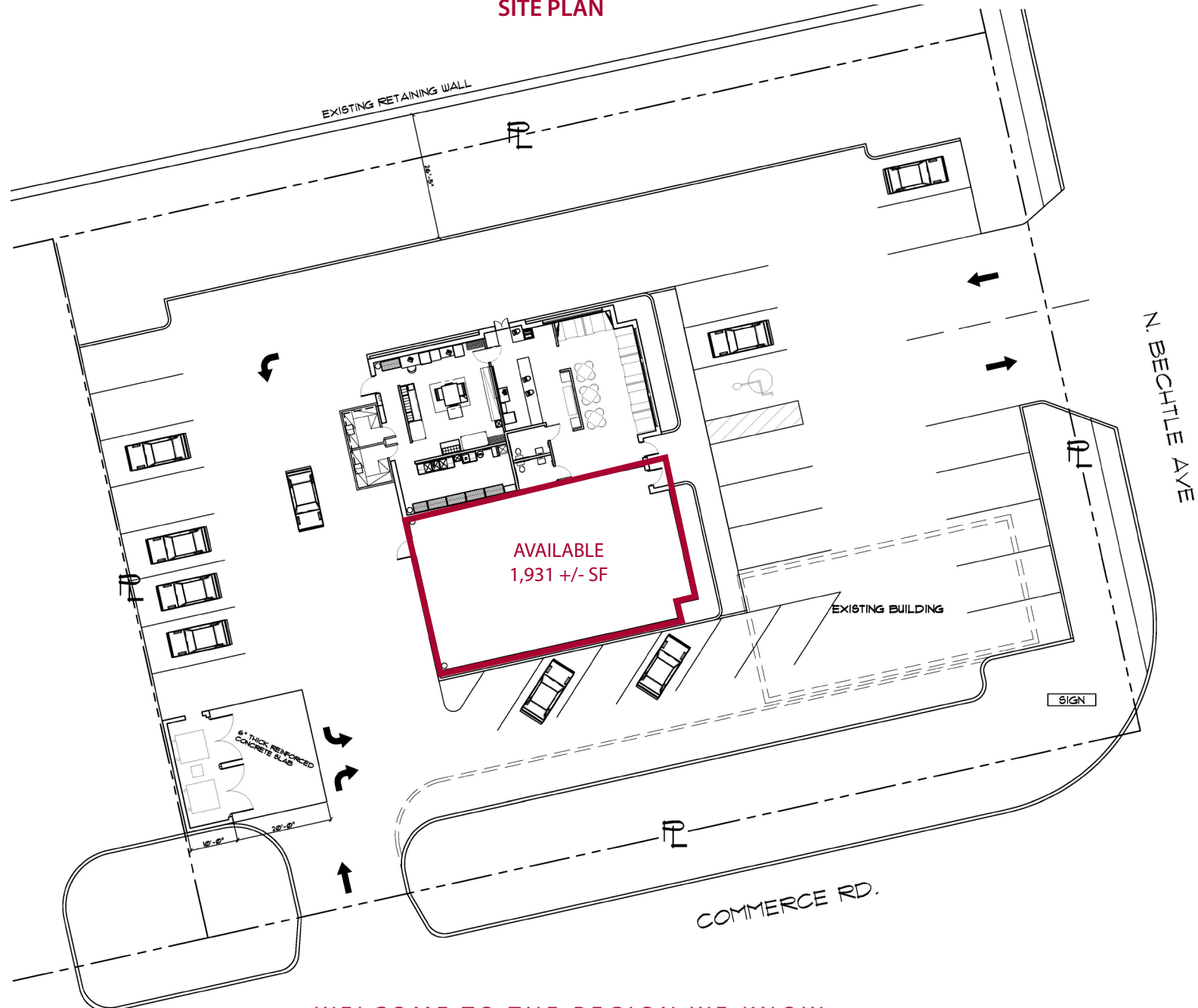
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SITE PLAN



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