

AVAILABLE FOR LEASE

RETAIL SPACE NEXT TO CASSANO'S | 901 N. Bechtle Ave, Springfield, OH



CONTACT:

DANIELLE KUEHNLE
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



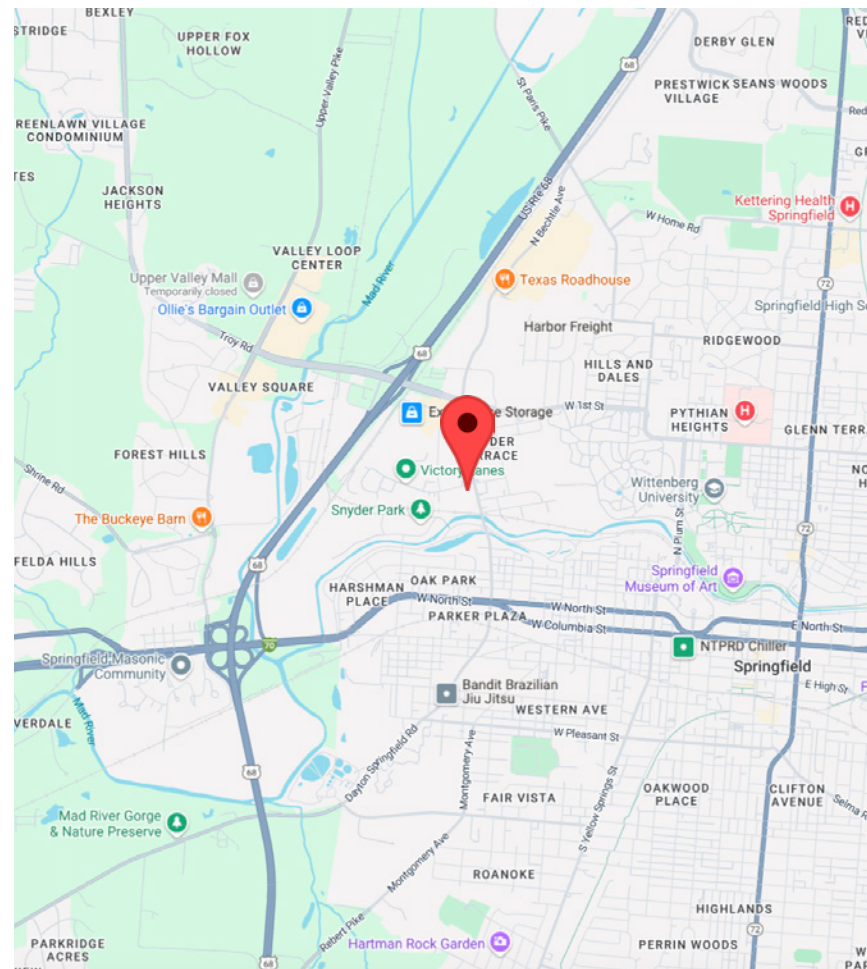
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PROPERTY HIGHLIGHTS

- ±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 and from US 68 & I-70
- High visibility with direct frontage on Bechtle Ave. providing drive-by traffic of over 16,000 vehicles per day.

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,601	45,848	83,747
Total Employees	7,248	27,802	40,828
Total HH Income	\$55,914	\$60,951	\$66,879



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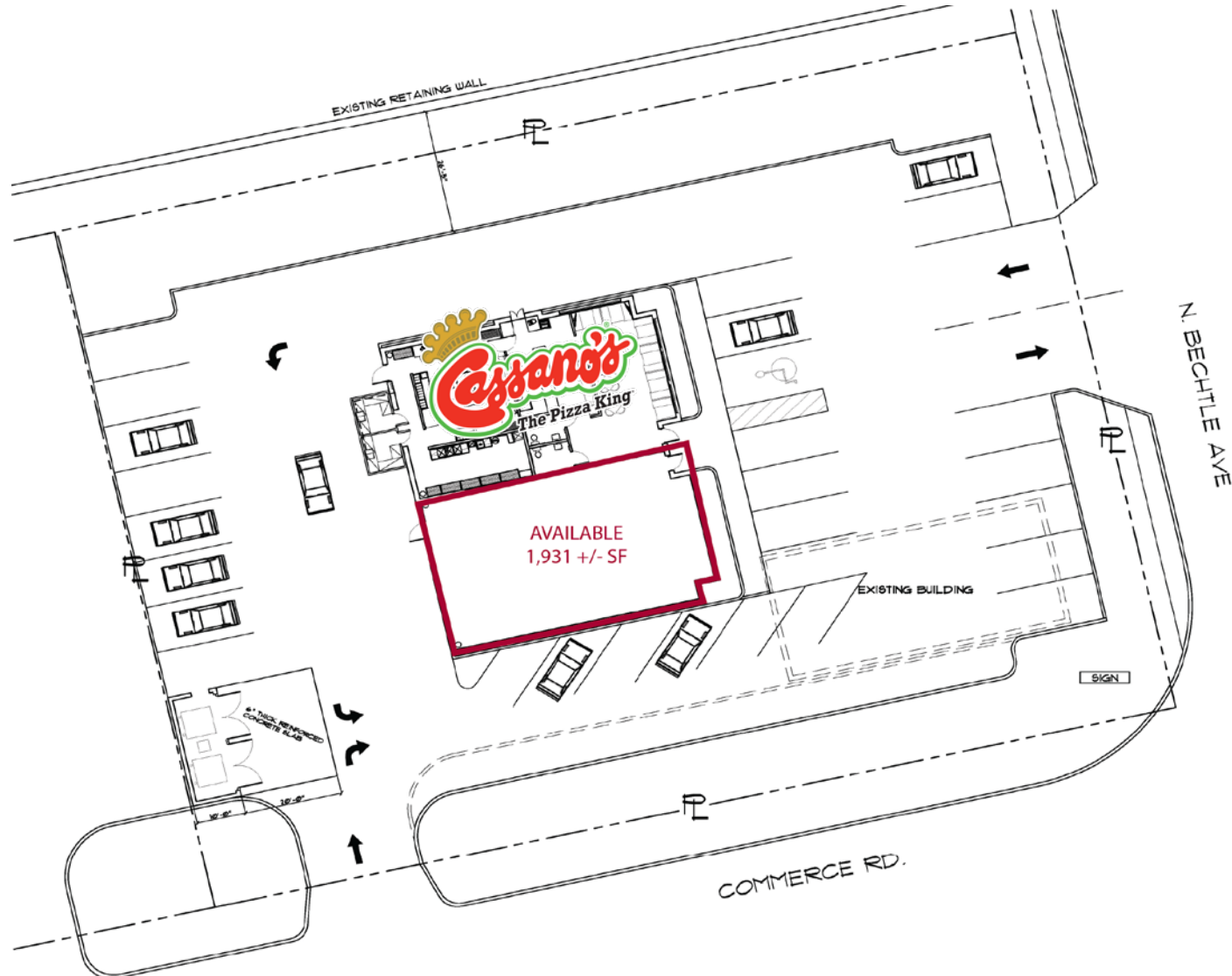
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SITE PLAN



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