



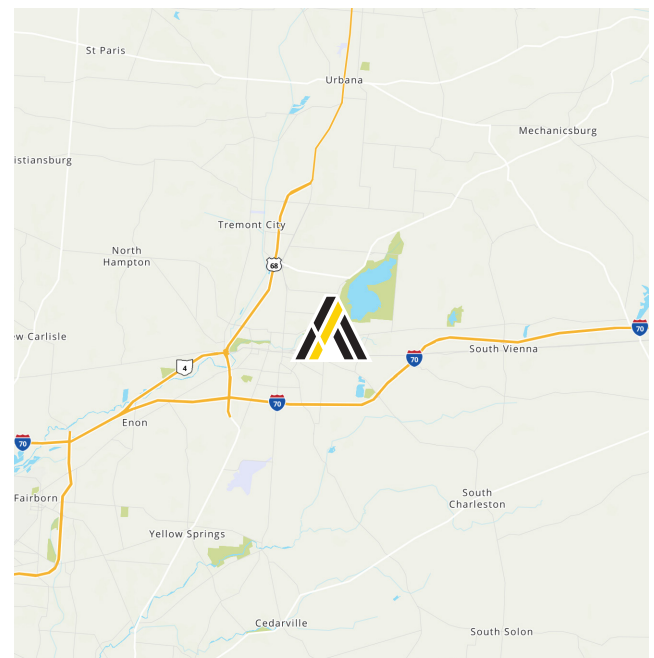
2900 E. Main Street

Springfield, Ohio 45503

**SALE PRICE:
NEGOTIABLE**

Property Highlights

- 1.89± Acre high-visibility development site
- Prime positioning along the Springfield growth corridor, directly across from a new Aldi currently under construction and just minutes from the I-70 interchange.
- Surrounded by expanding residential density, with a \$400M master-planned community (1,200+ homes) under construction just 2 miles away.
- Strong daily traffic counts (~20,000 VPD) with consistent commuter flow between downtown Springfield and the highway.
- 250± Feet of frontage on US Route 40 with existing curb cut, allowing for convenient access and efficient traffic flow.
- Flat, cleared, and ready for immediate development, minimizing upfront site work and accelerating time to market.



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Site Plan



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LOCATION & AREA HIGHLIGHTS

