



FOR SALE

**WEST CENTRAL AVENUE
SPRINGBORO, OH 45066**

Property Highlights

- PRIME VACANT COMMERCIAL 12-ACRE LOT - ENGULFED BY DEVELOPMENT
- OVER 24,500 DAILY TRAFFIC COUNTS
- SURROUNDED BY NUMEROUS SUCCESSFUL NATIONAL RETAILERS
- CLOSE PROXIMITY TO I-75 EXIT/ON RAMPS
- LOCATED BETWEEN KFC AND SHEETZ AT 844 W CENTRAL AVE IN SPRINGBORO, OH
- OWNER WILL CONSIDER DIVIDING PARCEL
- ZONED HBD, HIGHWAY BUSINESS AND SOME ED, EMPLOYMENT CENTER, B1 ZONING
- SPRINGBORO HAS SAID A LIGHT WILL BE INSTALLED ON RT. 73, EITHER AT TAHLEQUAH TRAIL, OR HIAWATHA TRAIL

Offered at: \$1,200,000





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	17,907	87,808	315,050
HOUSEHOLDS	7,194	34,591	128,153
HH INCOME	\$92,475	\$111,400	\$96,554

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