

SPRINGDALE
OHIO

Atlantic
RETAIL

SITE

18.0 ACRES

W Crescentville Rd 19,096 ADT

Springfield Pike 48,930 ADT

SHOWCASE
CINEMA OF LUX

275 115,292 ADT

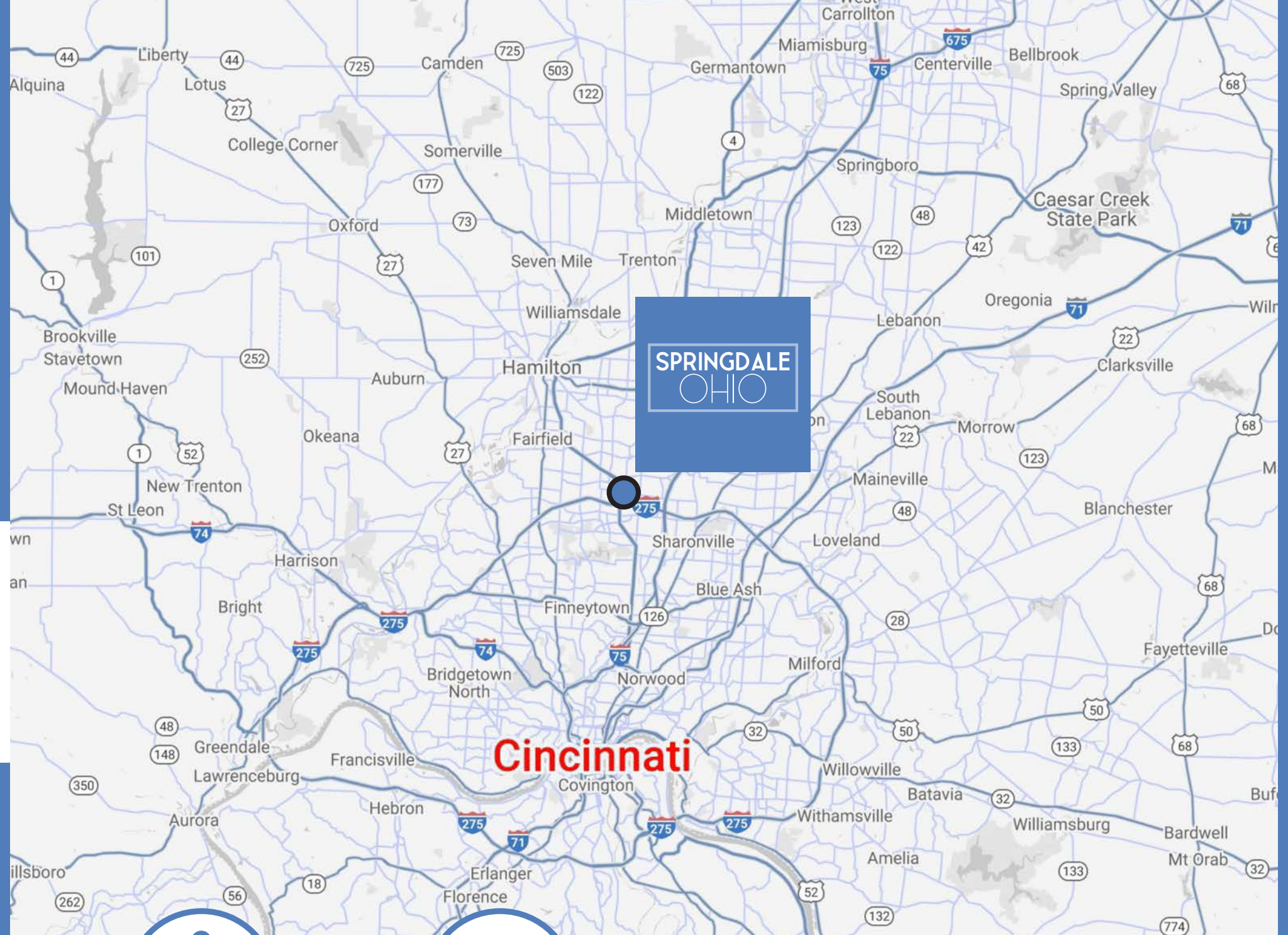
18.0 Acres - Multiple Potential Uses
Large Redevelopment Opportunity Off I-275

12064 SPRINGFIELD PIKE,
SPRINGDALE, OHIO 45246

FOR ACCESS TO DUE DILIGENCE DOCUMENTS
CLICK TO DOWNLOAD NDA

REGIONAL MARKET

The City of Springdale and the Tri-County submarket are located at the northern extent of Hamilton County, Ohio. Located along I-275, more than half of the Cincinnati metropolitan area's population can reach the trade area within a 20-minute drivetime. Route 4 is one of three major north-south arteries accessing the northwest suburbs and carries just under 50,000 cars per day.



Springdale is at the center of the Cincinnati Dayton Metroplex. Springdale offers access to two major international airports, four major interstate highways, access to the nation's rail system and a labor force of over one million workers. Springdale is home to over 1500 national and local businesses and prides itself on its business friendly atmosphere. Businesses located in Springdale have the opportunity to receive incentives through the State of Ohio job creation programs as well as tax abatements through our Enterprise Zone Program. We are committed to providing the best in infrastructure facilities and services for our community businesses. Springdale is a model for economic growth, prosperity and diversity.



2,274,659
PEOPLE



899,321
HOUSEHOLDS



20 MINUTES TO CINCINNATI
35 MINUTES TO CVG AIRPORT

SOURCE: CITY OF SPRINGDALE [HTTPS://WWW.SPRINGDALE.ORG/](https://www.springdale.org/)



SITE
18.0 ACRES

Springfield Pike 48,930 ADT

W Crescentville Rd 19,096 ADT

Princeton Pike 38,847 ADT

75
74,305 ADT

E Crescentville Rd 14,199 ADT

275
115,292 ADT

275
131,807 ADT

75
68,605 ADT

Northland Blvd

SHOWCASE

PLAY IT AGAIN SPORTS
PETSMART

planet fitness

ARTISAN VILLAGE
PROPOSED MIX USE

MORRIS HOME at home
Ashley HOMESTORE
SKY ZONE
Sears
ROBBIE'S
FIRE CHAIRS

HOBBY LOBBY
HARBOR FREIGHT TOOLS
WOODCRAFT
Office DEPOT

Burlington
VCF
VALUE CITY FURNITURE

E Kemper Rd 35,056 ADT

TARGET

COSTCO
WHOLESALE

Guitar Center
Sams Club
Savings Made Simple

BIG LOTS!
HAVERTY'S
SOUTHEASTERN SALVAGE
Home Emporium

ALDI
ROSS five BELOW
DRESS FOR LESS
T.J. MAXX
DSW
DESIGNER SHOE WAREHOUSE

LOWE'S

K&G
FASHION SUPERSTORE

IKEA

SPRINGDALE
OHIO

18.0 ACRES
SUBDIVISION POSSIBLE

LOCAL RETAIL LANDSCAPE | 3



MUHLHAUSER NORTH
9,797,749 SF

Muhlhauser Rd 37,998 ADT

Muhlhauser Rd 8,303 ADT

~143,000 SF
AMAZON DISTRIBUTION CENTER

MUHLHAUSER WEST
8,399,000 SF

MUHLHAUSER EAST
8,087,384 SF

BUTLER COUNTY
HAMILTON COUNTY

SITE
18.0 ACRES

W Crescentville Rd 19,096 ADT

MACY'S
HEADQUARTERS

Princeton Pike 38,847 ADT

E Crescentville Rd 14,199 ADT

COMMERCIAL OVERVIEW

- The Tri-County submarket is Cincinnati's largest, with 80.8 million square feet of industrial space (CoStar Analytics)
- Over 30 million square feet of industrial space within 3 miles of the site
- Site with immediate access to I-275; and less than 3 miles from I-75
- Total Businesses Within 5 Miles: 7,136 | Total Employees: 145,395

Northland Blvd 34,334 ADT

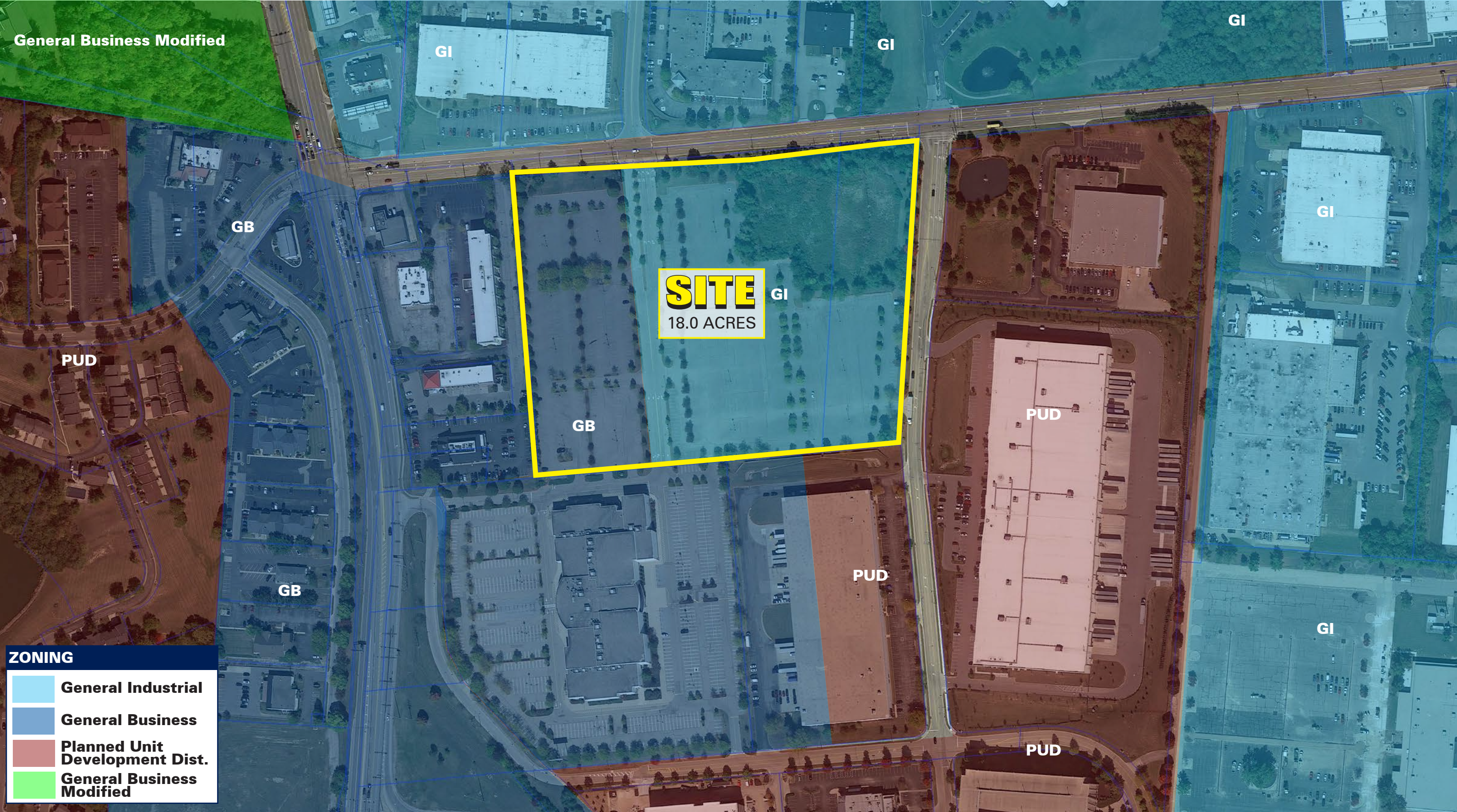
SRINGDALE SOUTH
1,478,724 SF

SRINGDALE EAST
1,265,101 SF

E Kemper Rd 35,056 ADT

I-275 131,807 ADT

I-75 68,605 ADT



ZONING

- General Industrial
- General Business
- Planned Unit Development Dist.
- General Business Modified

PERMITTED USES

GENERAL BUSINESS (GB)

IT IS THE PURPOSE OF THE "GB" DISTRICT TO PROVIDE APPROPRIATE AND CONVENIENT LOCATIONS FOR SHOPPING AND CONVENIENCE GOODS AND SERVICES FOR THE ENTIRE COMMUNITY WHICH TEND TO GENERATE LARGE VOLUMES OF VEHICULAR TRAFFIC.

GENERAL INDUSTRIAL (GI)

IT IS THE PURPOSE OF THE "GI" DISTRICT TO PROVIDE APPROPRIATE AND CONVENIENT LOCATIONS FOR THE MANUFACTURE OF PRODUCTS AND PROCESSES WHICH NORMALLY REQUIRE A LARGE AMOUNT OF MOTOR VEHICLE TRUCKING AND RAIL SERVICES FOR THE TRANSPORTATION OF THE RAW MATERIALS AND FINISHED PRODUCTS, BUT IN WHICH DUST, SMOKE, FUMES, GLARE, ODORS, NOISE, OR OTHER POTENTIALLY OBJECTIONABLE INFLUENCES CAN BE CONTROLLED.



PYLON

SITE
18.0 ACRES

PYLON

SHOWCASE
CINEMA DE LUX

ONE WAY

PYLON

HOME 2
SUITES BY HILTON

PAPPADEAUX
RESTAURANT & BISTRO

USPS

SUPERIOR POOL PRODUCTS
APG OFFICE FURNISHINGS
APPLESEED FUND

HIT PROMOTIONAL PRODUCTS

GE

MC SWAIN MANUFACTURING

MACY'S CORPORATE OFFICES AND DISTRIBUTION CENTER

Springfield Pike 48,930 ADT

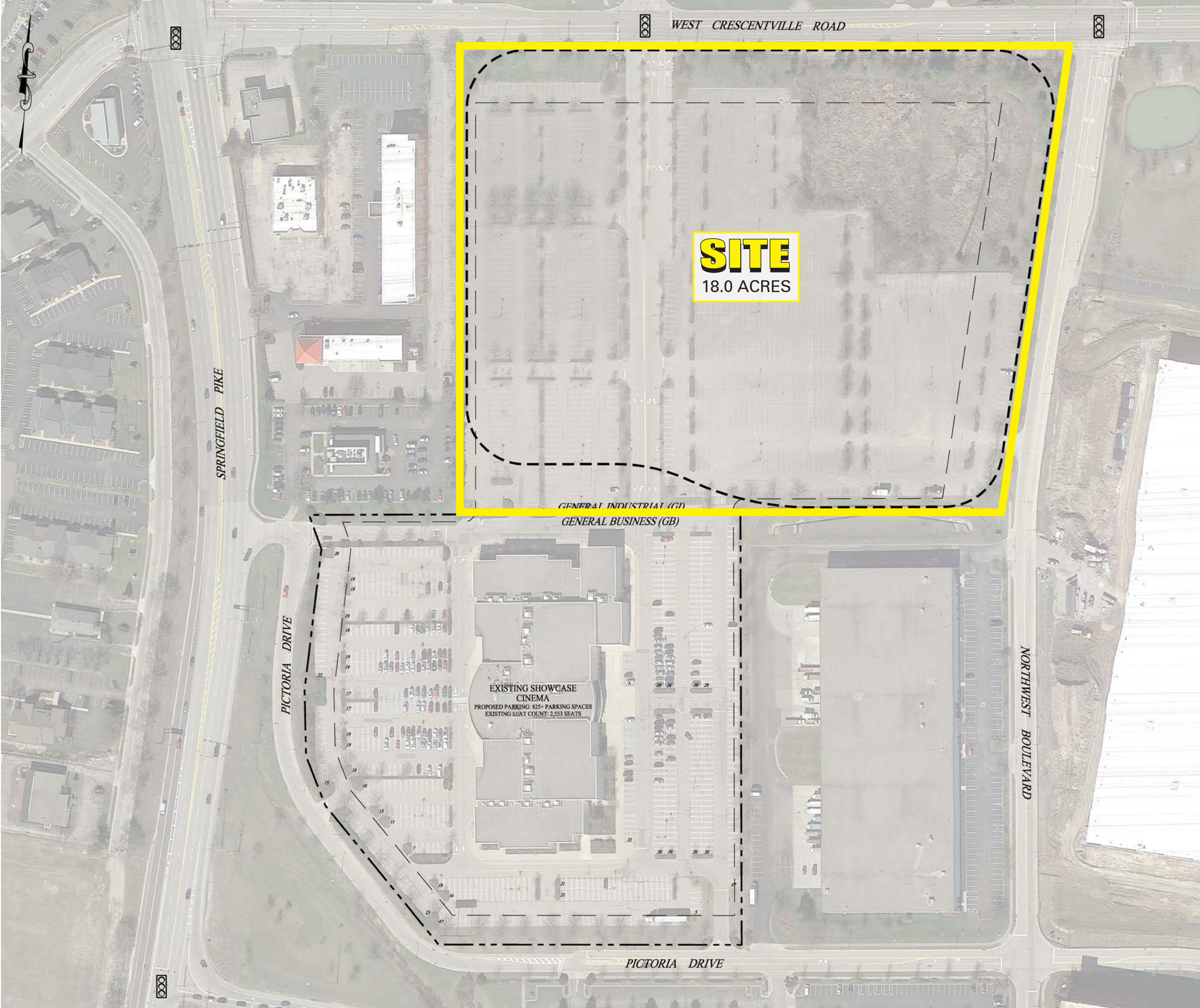
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18.0 ACRES
SUBDIVISION POSSIBLE

SPRINGDALE
OHIO

ACCESS AERIAL | 6



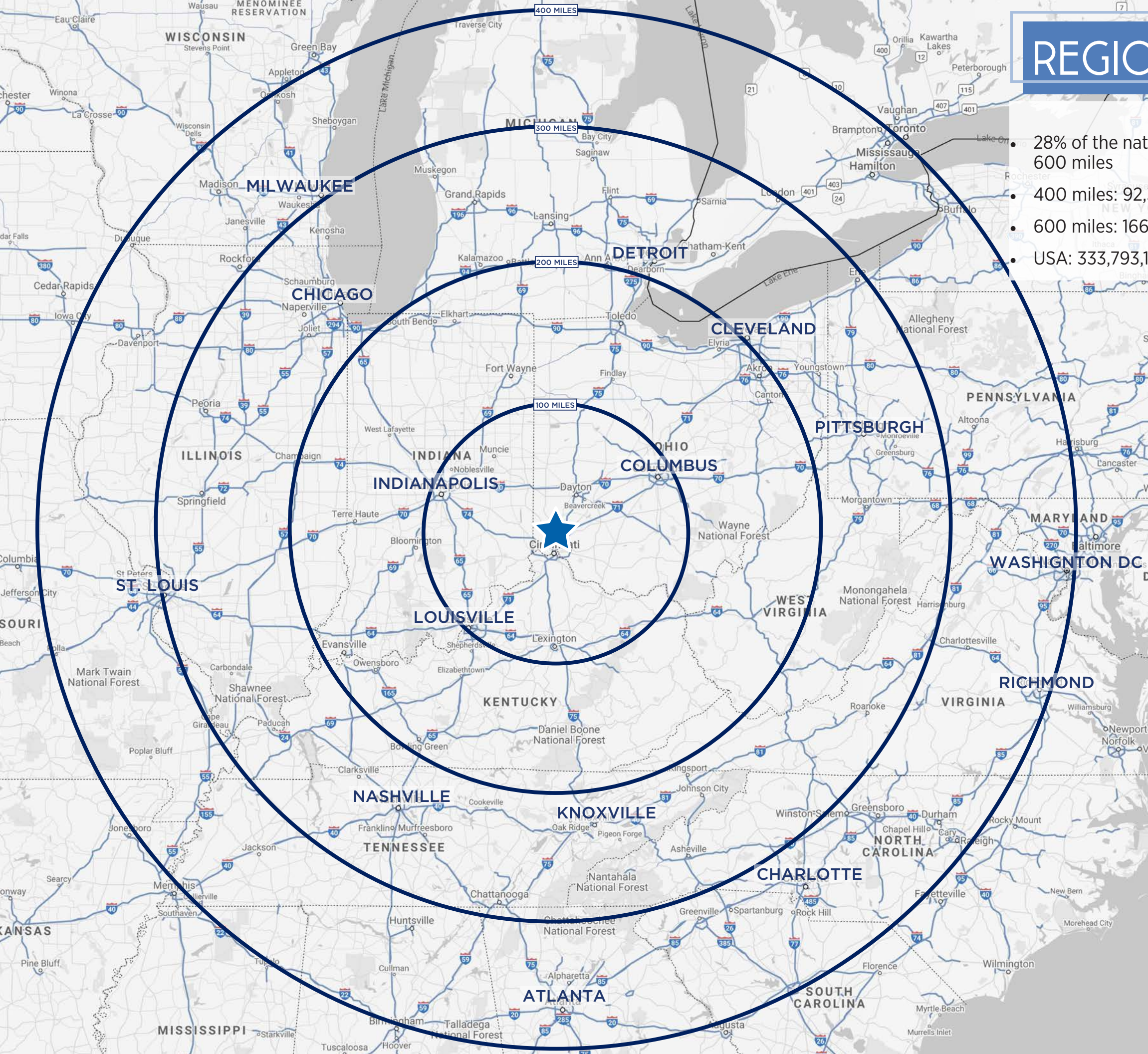
SITE
18.0 ACRES

GENERAL INDUSTRIAL (GI)
GENERAL BUSINESS (GB)

EXISTING SHOWCASE
CINEMA
PROPOSED PARKING: 825+ PARKING SPACES
EXISTING SEAT COUNT: 2,553 SEATS



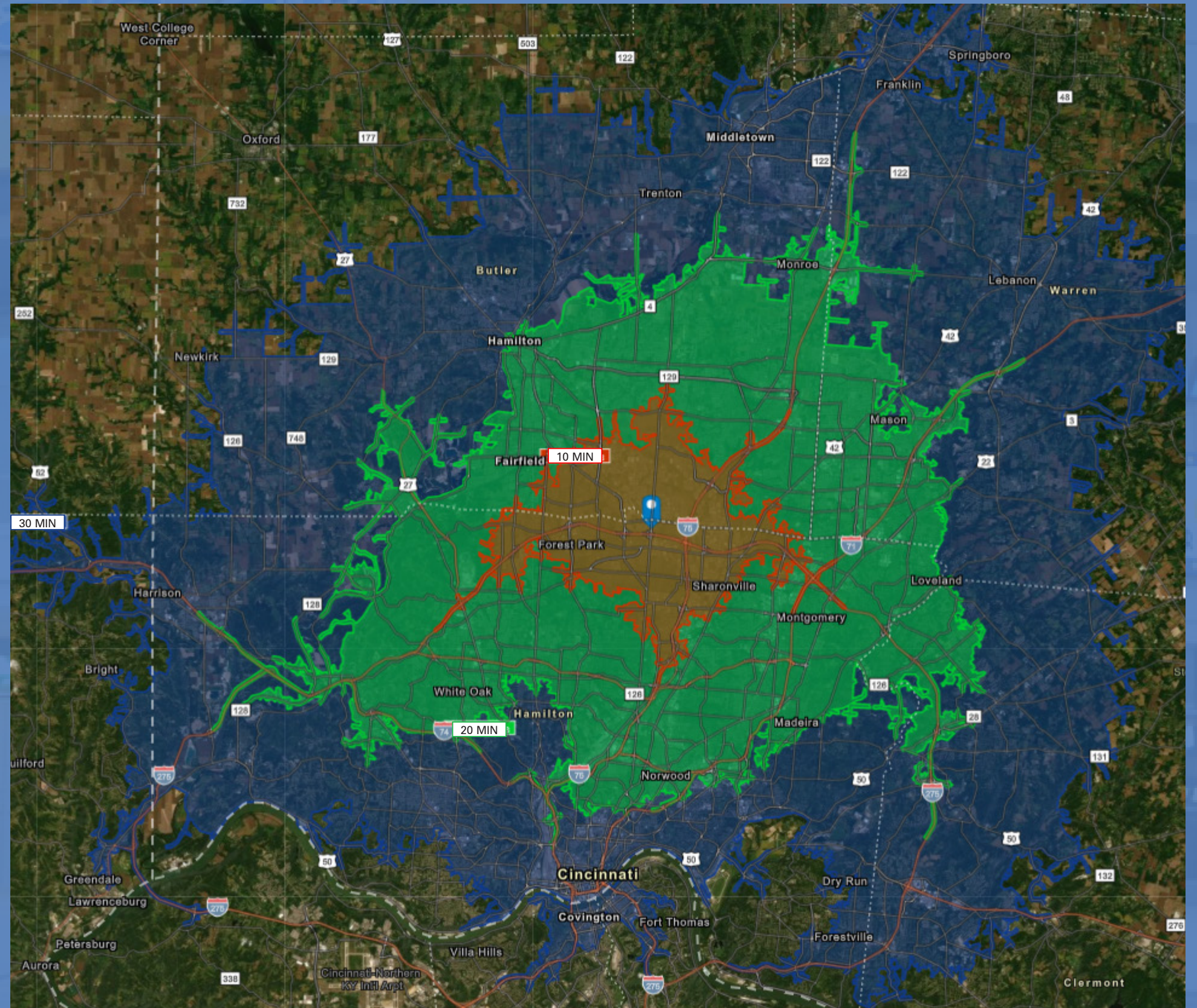
REGIONAL ACCESS



- 28% of the nations population within 400 miles - 50% within 600 miles
- 400 miles: 92,354,979
- 600 miles: 166,643,615
- USA: 333,793,107

LOCAL DEMOGRAPHICS

20 MIN DRIVE TIME



SPRINGDALE
OHIO

18.0 ACRES
SUBDIVISION POSSIBLE

INVESTMENT HIGHLIGHTS | 9

Peter Considine
617.369.5959
pconsidine@atlanticretail.com

Garrick Hagins
412.595.9303
ghagins@atlanticretail.com

David Smookler
617.369.5918
dsmookler@atlanticretail.com

FOR MORE INFORMATION CONTACT



Century 21 Thacker & Associates, Inc.
Ken Thacker
513.524.2221
kenthacker@century21.com
Ohio Broker of Record

