

RETAIL FOR LEASE

195-205 East Leffel Ln. Springfield, OH 45505



LEFFEL LANE SHOPPING CENTER



Property Details

2 Retail Spaces Available

- » +/- 30,000 SF
- » +/- 10,860 SF

- High Ceilings, Private Restrooms, and Storage On-Site
- Zoned as CH-1
- Excellent Visibility on Leffel Ln. & S. Limestone St.
- Signalized Intersection with Numerous Hotels & Area Amenities



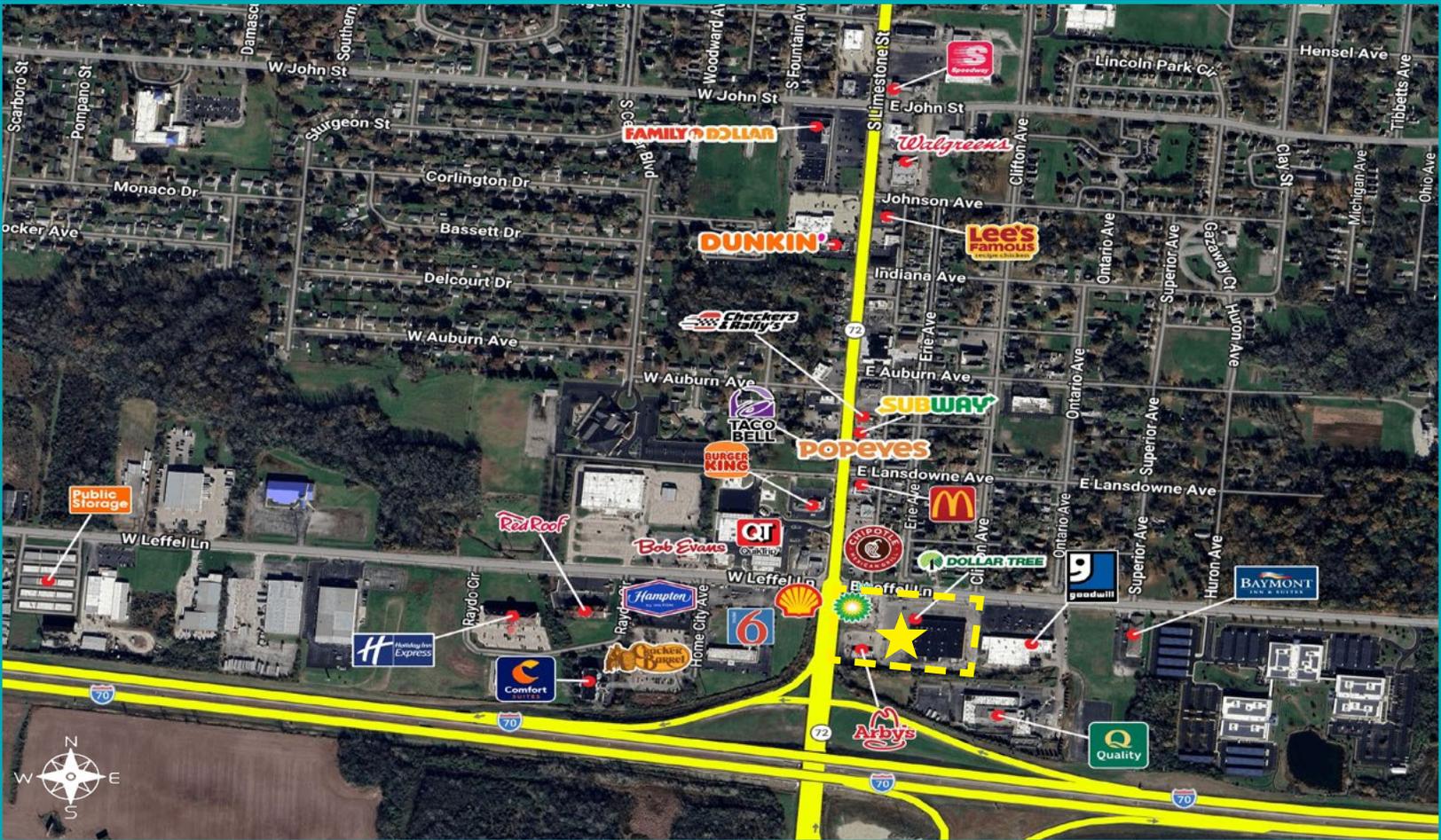
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PROPERTY AERIAL



- Dollar Tree alone generated 173K+ visitors with about \$2M in Sales Revenue in 2025
- Springfield had over 1.6M Inbound Commuter Visits in 2025, which is +6.8% YOY

Data obtained via Placer.ai

Springfield Population MSA	
Year	Total
2020 Census	136,001
2025	134,467
2030 Projection	133,435

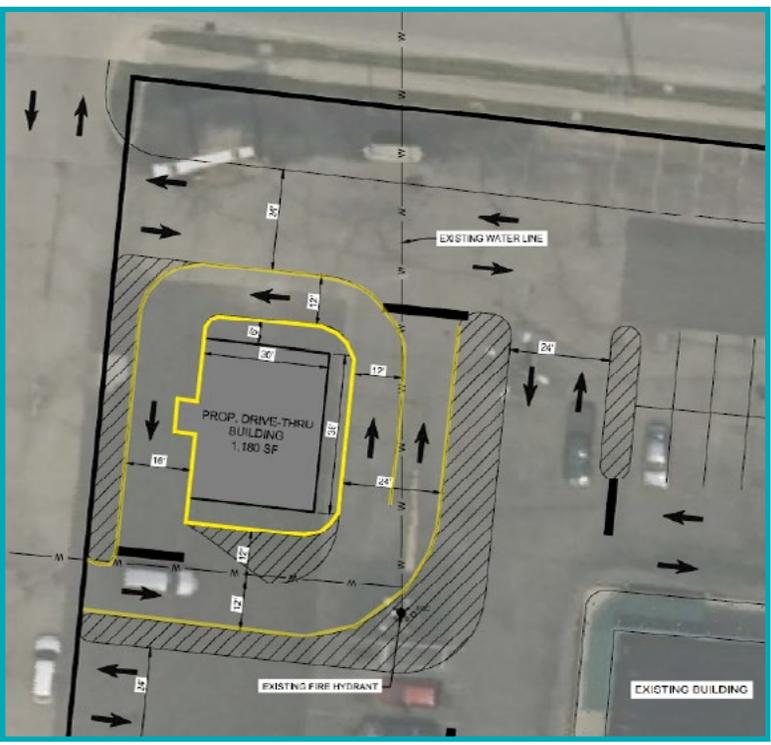
TRAFFIC COUNTS	
Street / Intersection	VPD
Leffel Ln.	11,422
S Limestone St.	14,714
I-70 E/W	65,551

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Additional Outparcel Opportunity!



Build to Suit - Leaseback Opportunity

- » +/- 1,180 SF
- » Easy In & Out Access
- » Ideal for Small Coffee Shops, QSR, Drive Thrus, etc.

Proposed Site Layout

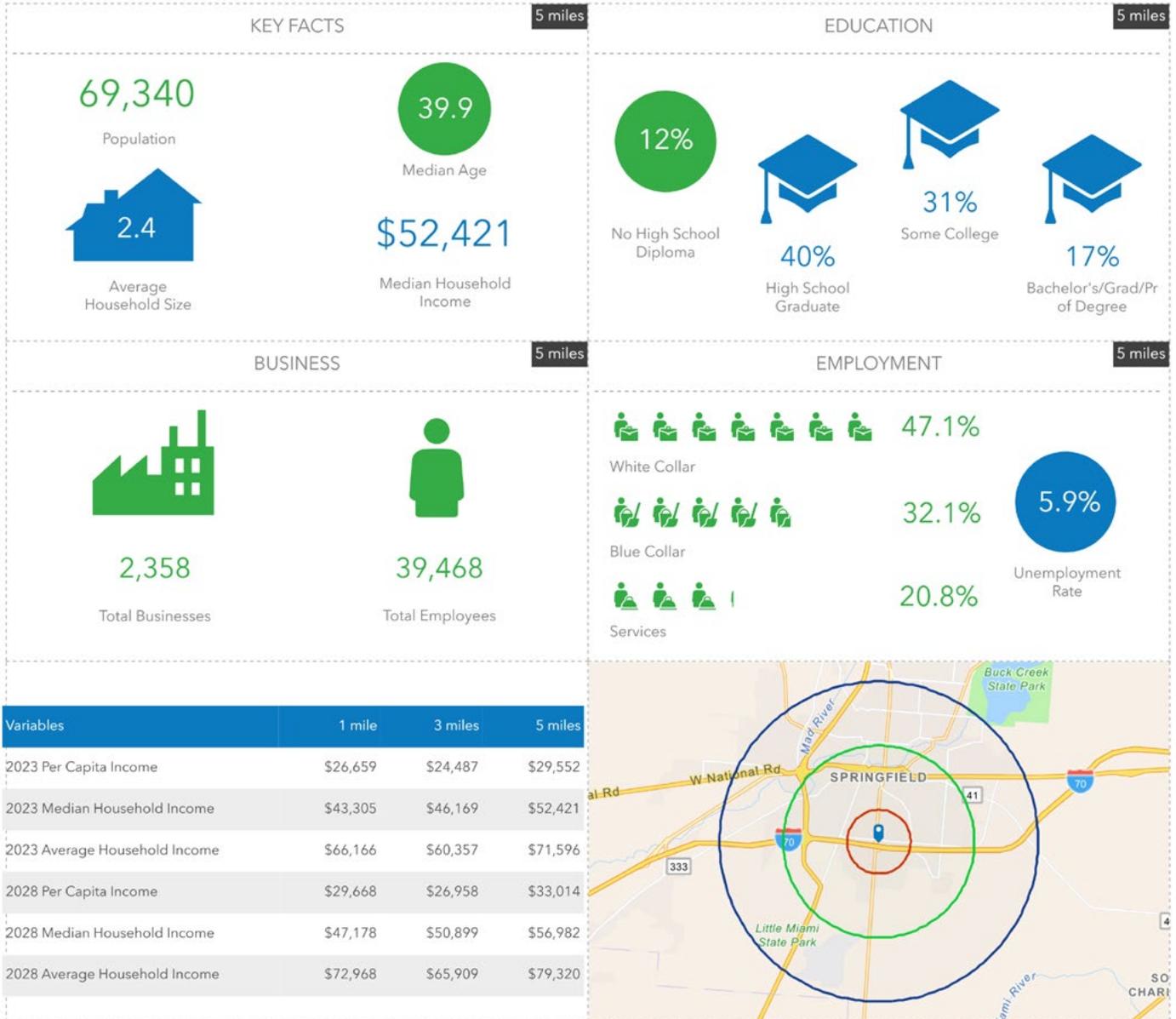
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Key Facts

195 E Leffel Ln, Springfield, Ohio, 45505 2
Rings: 1, 3, 5 mile radii



KEY FACTS

5 miles

69,340

Population



Average Household Size

39.9

Median Age

\$52,421

Median Household Income

EDUCATION

5 miles

12%

No High School Diploma



40%

High School Graduate



31%

Some College



17%

Bachelor's/Grad/Pr of Degree

BUSINESS

5 miles



2,358

Total Businesses



39,468

Total Employees

EMPLOYMENT

5 miles

47.1%

White Collar

32.1%

Blue Collar

20.8%

Services



Unemployment Rate



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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Equity Broker Contact

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