



Former Tire Choice - Springfield

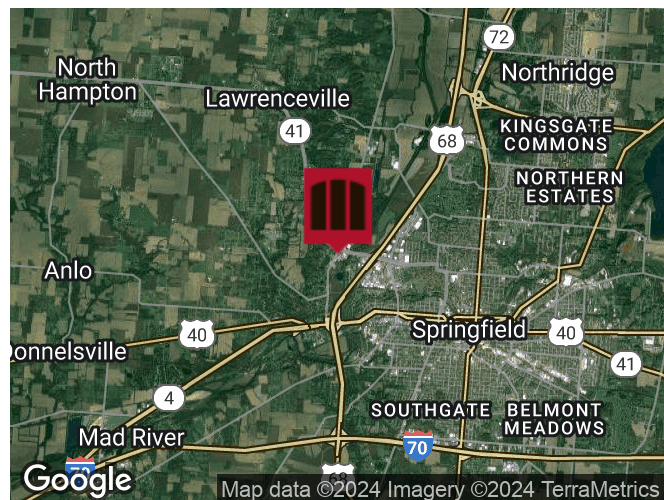
1180 Upper Valley Pike, Springfield, OH 45504

Property Description

This former Tire Choice is located on the west side of Springfield, OH just west of US Highway 68 and Troy Road. This site is on the western edge of the main trade area of Springfield. The site has excellent visibility from Upper Valley Pike and sits on a large parcel, 1.06 acres. The former mall located just north of the site has recently been completely redeveloped into an active industrial/business park.

Property Highlights

- 7 bays
- Combined traffic counts of nearly 20,000 VPD from Upper Valley Pike and Troy Roads
- Building sits on a 1.06 acre parcel
- Pylon sign and acres from the rear to a signalized intersection



Building Summary

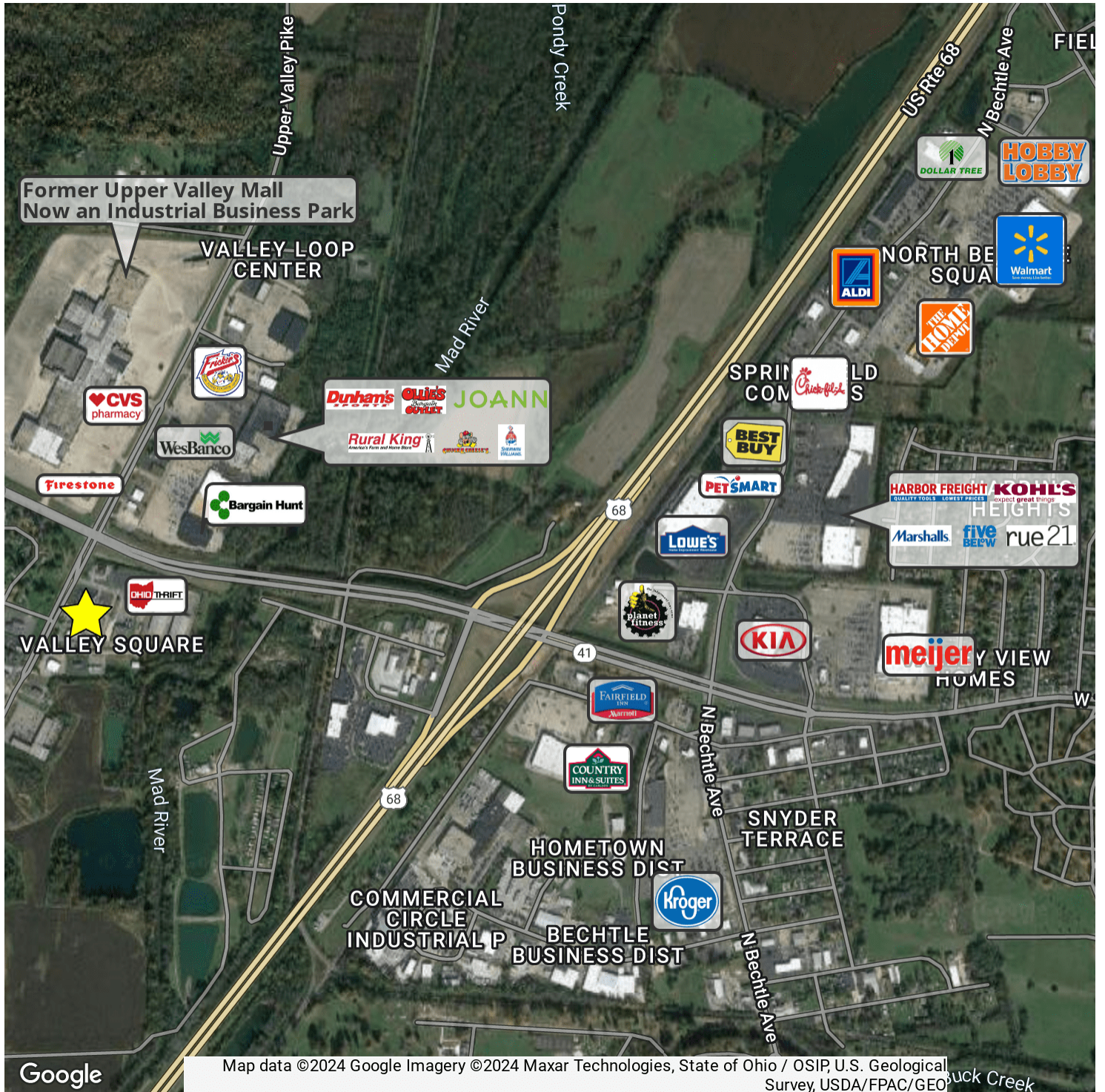
Building Size:	7,021 SF
Property Size:	1.07 acres
Lease Rate:	Negotiable
Sale Price:	Subject to Offer



Retailer Map

Former Tire Choice - Springfield

1180 Upper Valley Pike, Springfield, OH 45504



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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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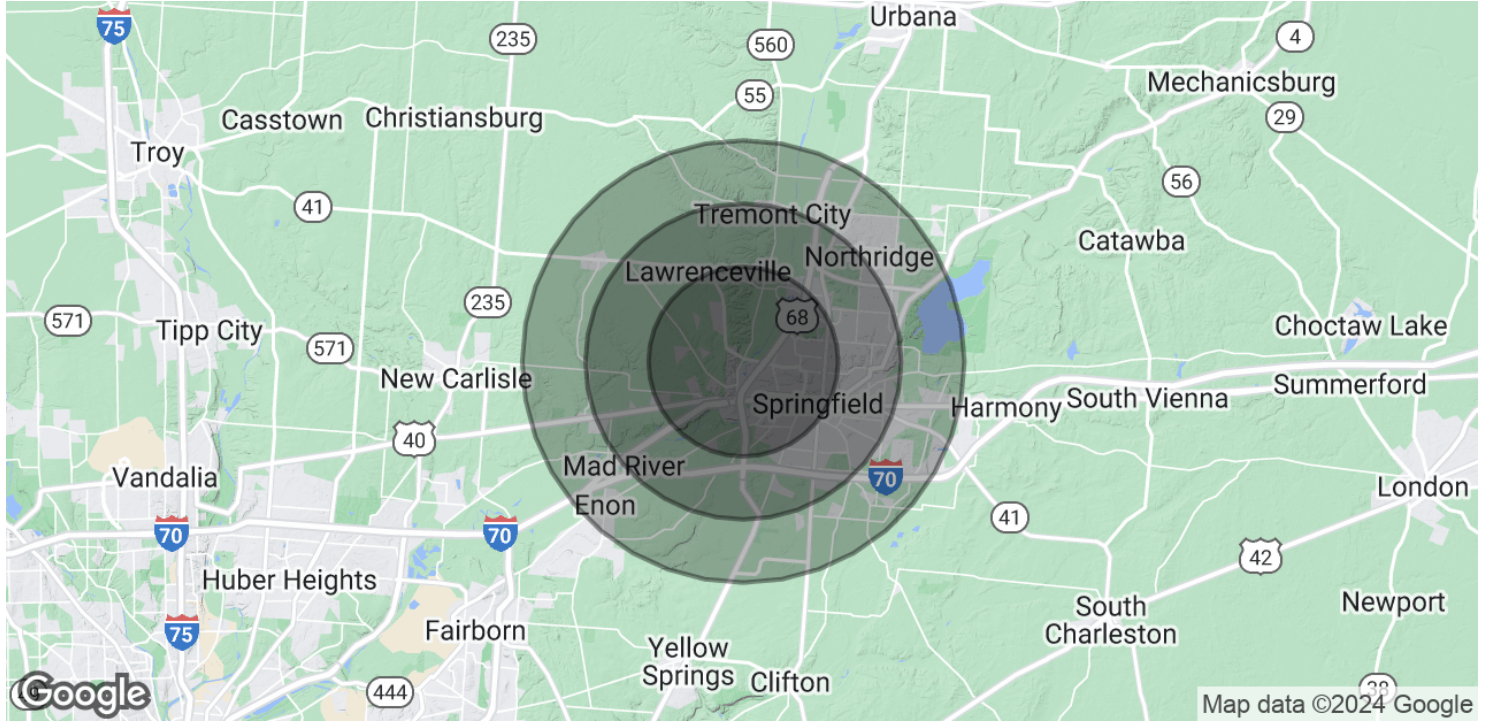


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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	28,582	73,945	97,885
Average Age	37.1	38.9	40.8
Average Age (Male)	36.1	37.6	39.1
Average Age (Female)	37.6	39.4	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,890	34,601	45,495
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$50,035	\$50,368	\$55,270
Average House Value	\$104,692	\$100,577	\$112,141

2020 American Community Survey (ACS)