

NEW RETAIL SHOPPING CENTER DEVELOPMENT

GARDNER ROAD & SR 741 (N. Main Street)
SPRINGBORO, OH 45066

NEW DEVELOPMENT

Up to 6,026 SF & 2,931 SF Buildings Available

HIGHLIGHTS

- 6,026 SF new construction demisable retail strip center with a drive-thru
- Ideal for QSR user
- Great visibility to OH-741 (N. Main Street)
- Over 18,000 VPD on OH-741
- Located directly across the street from Dorothy Lane Market
- One mile south of Austin Landing, anchored by Kroger Marketplace, TJ Maxx, Homegoods, Kohl's, Chuy's, BJ's Brewhouse, Firebird's, Dewey's Pizza and many others

TRAFFIC COUNTS

- 18,885 VPD on OH-741
- 12,678 VPD on W LITTLE-FIVE POINTS RD
- 7,740 VPD on REMICK BLVD off of GARDNER RD

DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	5,929	45,295	111,021
Households	2,259	17,998	46,169
Average HH Income	\$143,364	\$140,929	\$123,777
Daytime Employees	1,953	18,576	47,893

CONTACT 513-784-1106

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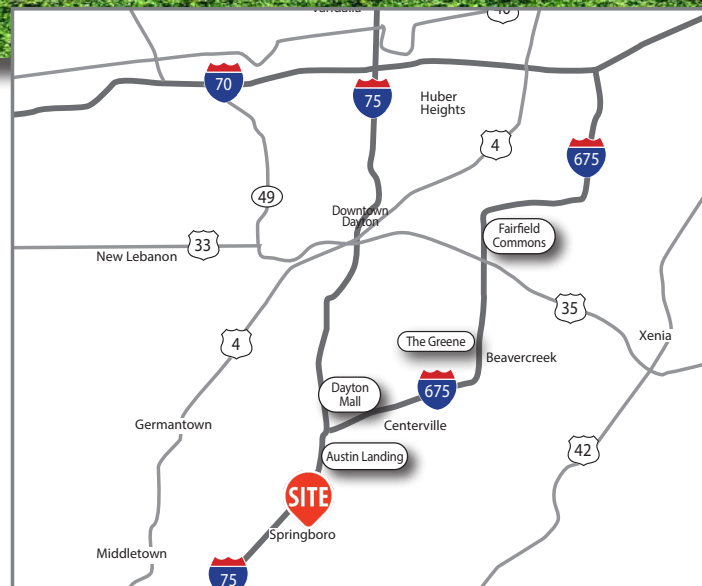
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ASSOCIATES

COMING 1ST QTR
2025!

DRIVE-THRU



ANCHOR
ASSOCIATES

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513-784-1106

www.anchor-associates.com

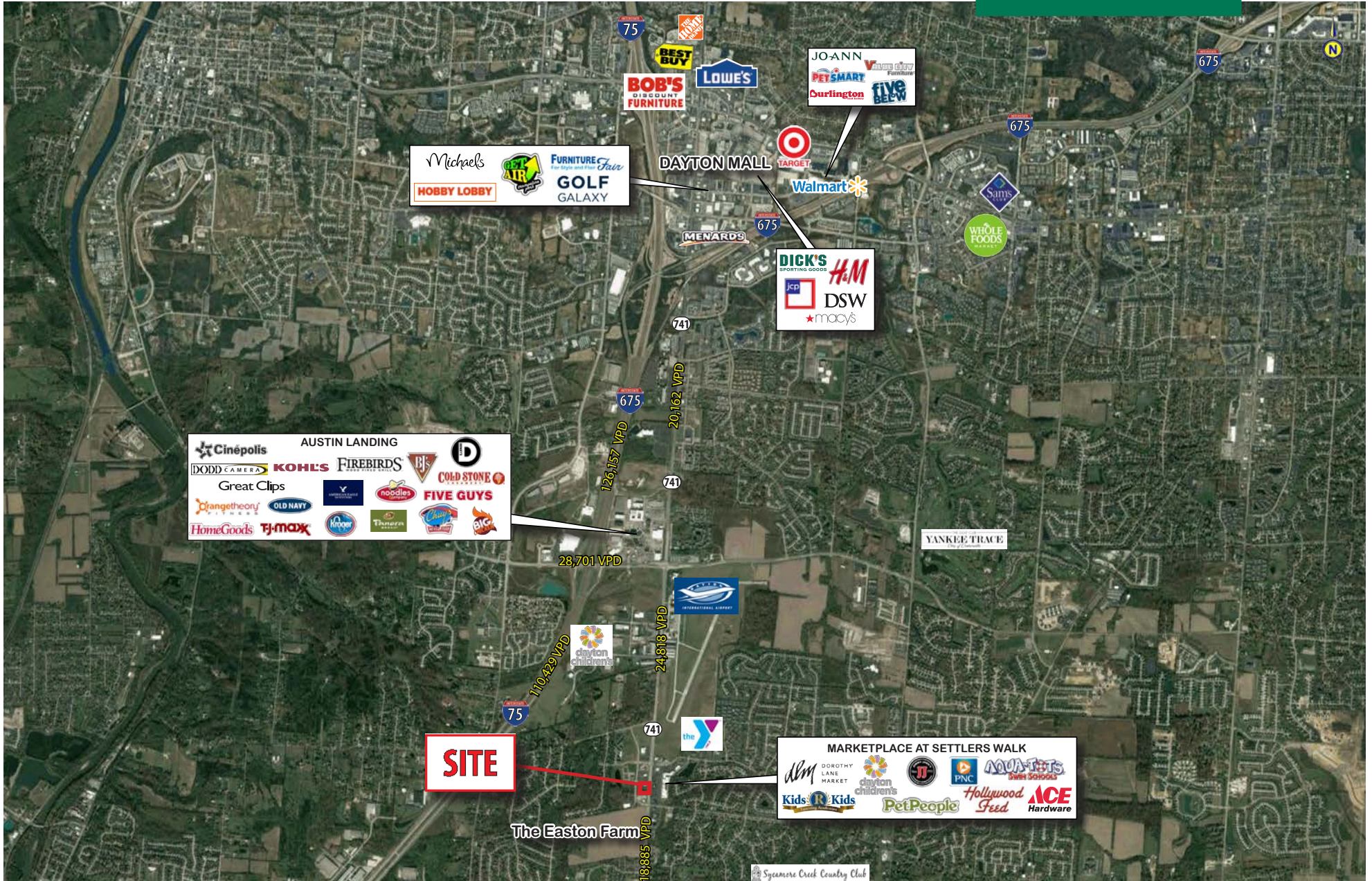
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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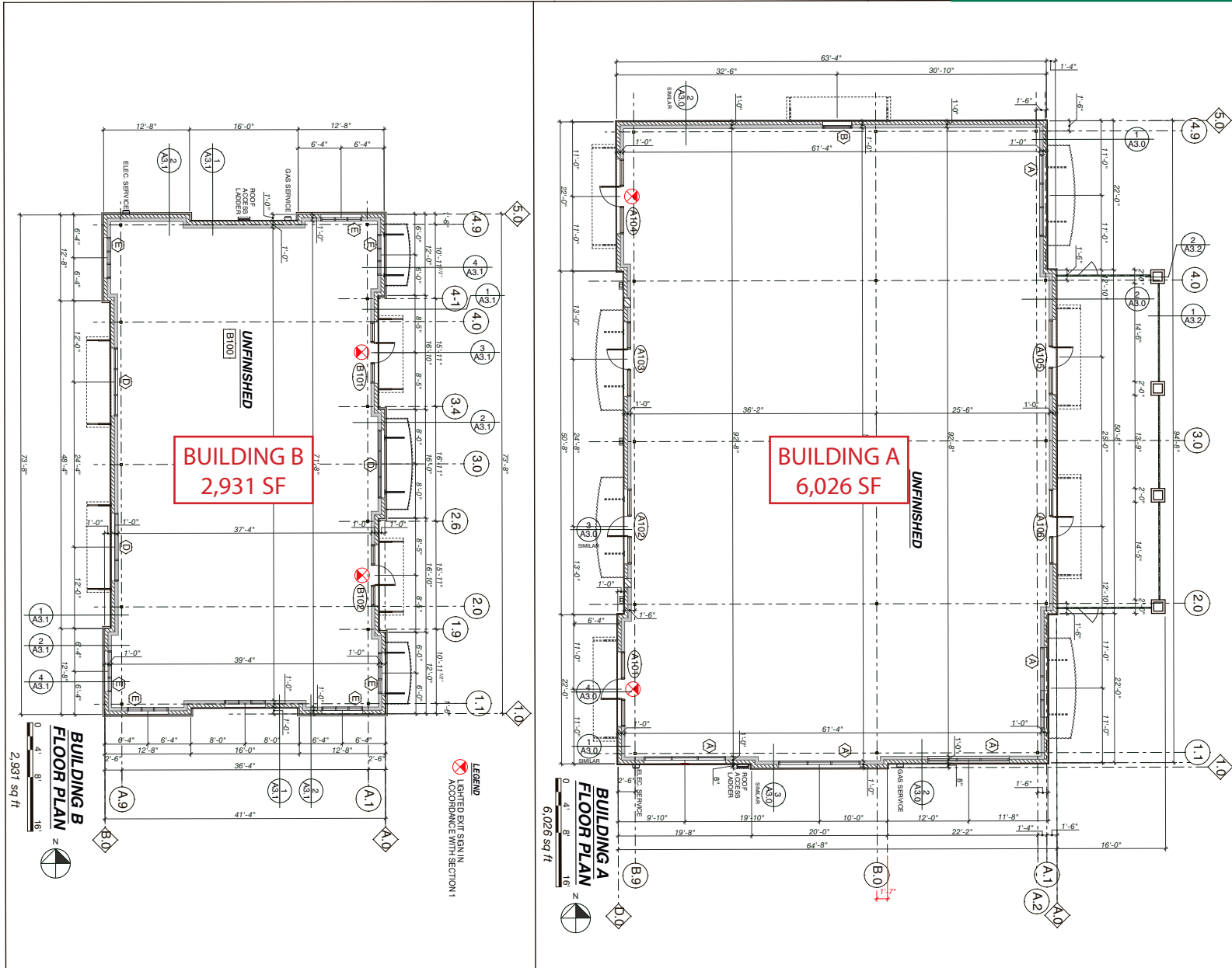


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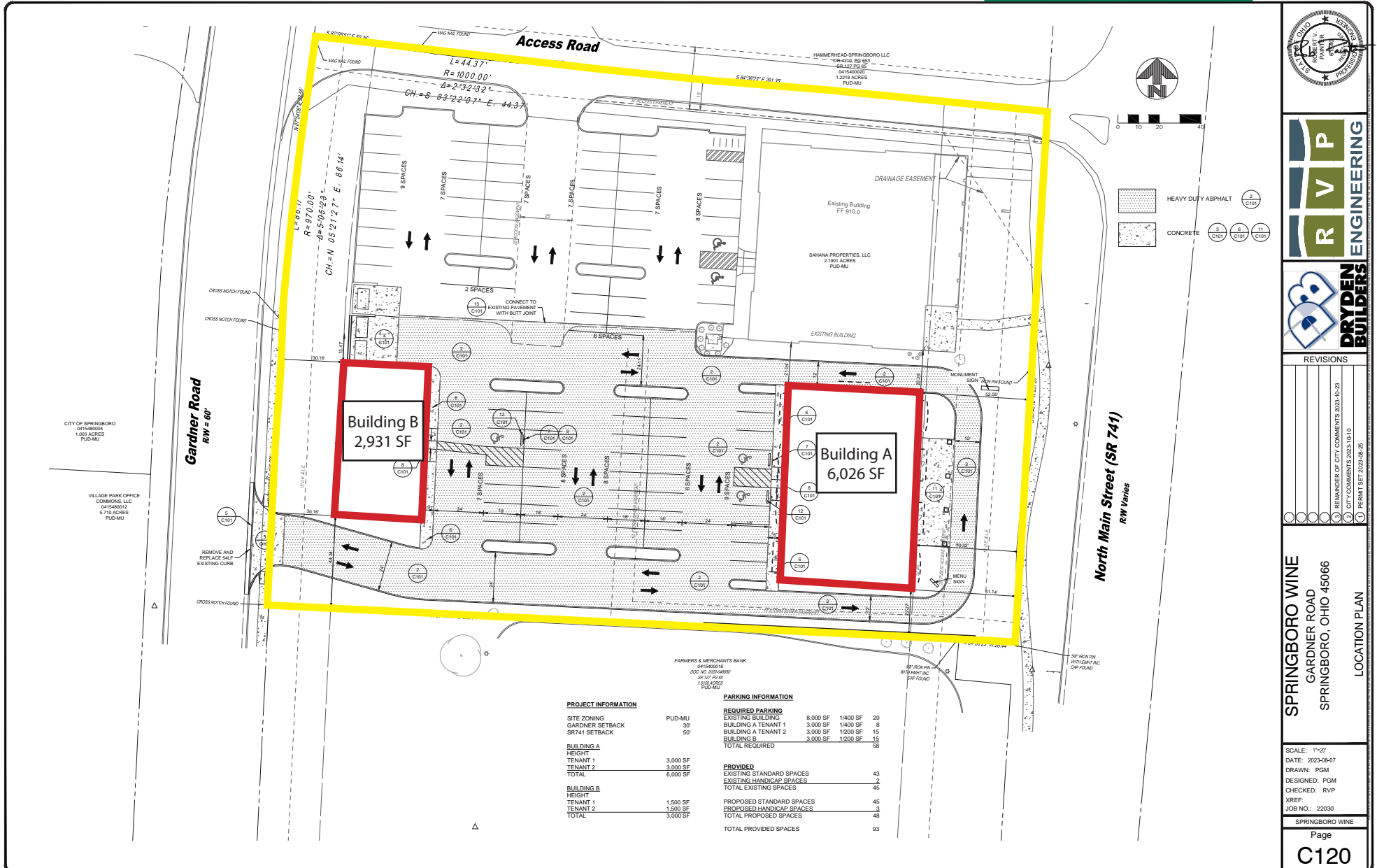
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REVISIONS

1	REVISION SET 2023-09-25
2	CITY COMMENTS 2023-10-10
3	RELANDER OF CITY COMMENTS 2023-10-23

SPRINGBORO WINE
 GARDNER ROAD
 SPRINGBORO, OHIO 45066

LOCATION PLAN

SCALE: 1"=20'
 DATE: 2023-09-07
 DRAWN: PGM
 DESIGNED: PGM
 CHECKED: RVP
 XREF:
 JOB NO.: 22030

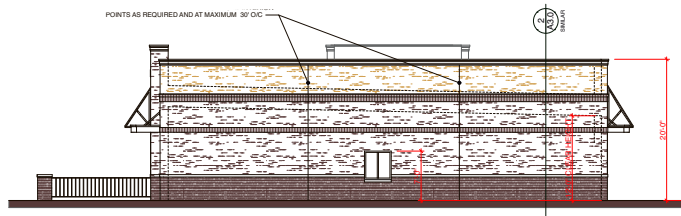
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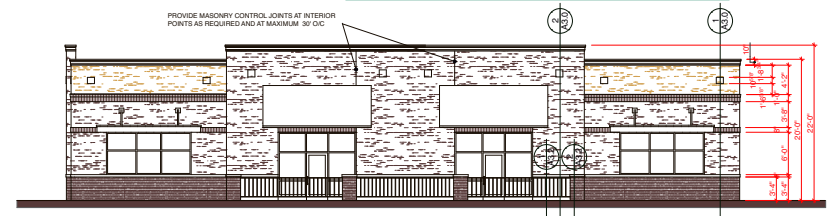
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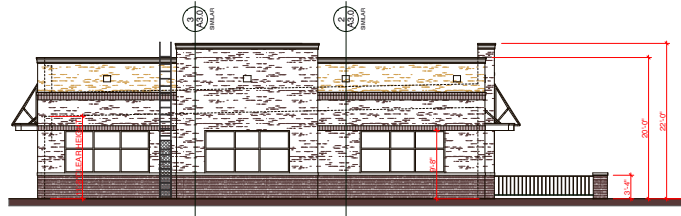
**BUILDING A
NORTH ELEVATION**

0 4' 8' 16'



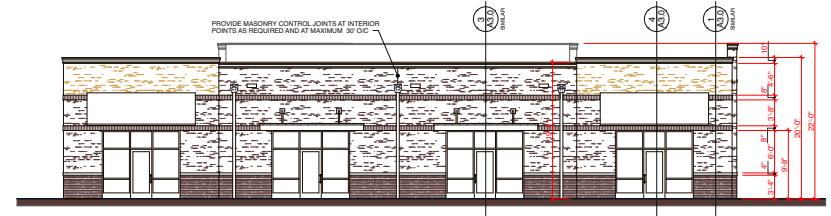
**BUILDING A
EAST ELEVATION**

0 4' 8' 16'



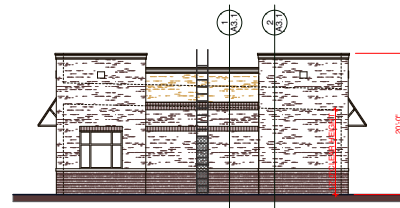
**BUILDING A
SOUTH ELEVATION**

0 4' 8' 16'



**BUILDING A
WEST ELEVATION**

0 4' 8' 16'



**BUILDING B
NORTH ELEVATION**

0 4' 8' 16'



**BUILDING B
EAST ELEVATION**

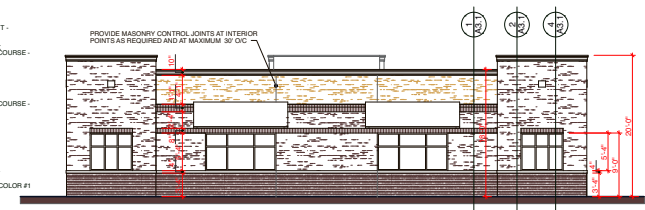
0 4' 8' 16'



**BUILDING B
SOUTH ELEVATION**

0 4' 8' 16'

- METAL COPPING
- PRECAST ACCENT - SEE ELEVATIONS
- BRICK CORNER COURSE - COLOR #2
- BRICK SOLDIER COURSE - COLOR #2
- PRECAST OR LIMESTONE BILL
- BRICK VENEER COLOR #1



**BUILDING B
WEST ELEVATION**

0 4' 8' 16'