

TURN-KEY MEDICAL / PLASMA FACILITY · FORMER RETAIL CONVERSION

435 East Columbia Street

Springfield, Ohio 45503 · Clark County · Dayton MSA

\$1,295,000

FOR SALE | Call for Lease Rates

10,296

SQUARE FEET

1

STORY / FREESTANDING

6

CONTIGUOUS PARCELS

On-Site

PARKING

Rare opportunity to acquire a well-located former retail building **professionally converted into a turn-key, move-in ready medical facility**. This 10,296 SF property is highly updated and configured for plasma collection workflow, clinical rooms, donor/patient flow, and support spaces. The retail-grade location, visibility, and parking—paired with a completed medical buildout—**significantly reduce time, cost, and construction risk** versus a retrofit or ground-up development, while preserving flexibility for medical or general-commercial reuse. Shingle roof with no rooftop mechanicals and excellent condition overall; on-site parking (resurfacing identified). Ideal for owner-operators or investors targeting plasma, dialysis, infusion, urgent care, specialty clinics, or diagnostics.

KEY HIGHLIGHTS

- Former retail building **professionally converted to medical**—completed clinical buildout in place
- Configured layout: collection workflow, clinical rooms, donor/patient flow, lab & support
- Strong retail bones (location, visibility, parking)—**flexible for medical or commercial reuse**
- Shingle roof with no rooftop mechanicals; excellent overall condition
- “**Time-to-revenue**” advantage—avoid 12-18 month buildout & permitting
- Springfield / Clark County: a proven, decades-long plasma collection market

IDEAL USES

PLASMA DIALYSIS INFUSION URGENT CARE

SPECIALTY CLINICS DIAGNOSTICS

PROPERTY FACTS

Building Size	10,296 SF
Configuration	Single-story, freestanding
History	Former retail → medical
Roof	Shingle; no rooftop units
Condition	Excellent
Parking	On-site surface
Parcels	6 contiguous
Market	Springfield · Dayton MSA
Availability	For sale or lease
Asking Price	\$1,295,000

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