


0 W LEFFEL LANE  
SPRINGFIELD, OHIO 45506



**STRATEGIC I-70 INTERCHANGE OPPORTUNITY**

LOT SIZE: Divisible, 1 AC- 7.74 AC +/-  
 ZONING: Flexible! Currently, C-LC  
 MARKET: Springfield  
 COUNTY: Clark

- ✔ High visibility
- ✔ Interstate Access
- ✔ Development Ready

 Prime opportunity to capitalize on growth and visibility in a bustling commercial corridor

**PRESENTED BY:** ASHLEY SCHNEIDER  
 Direct: 312/343-1316  
 Email: ashley@cra-dayton.com

Commercial Realty Associates  
 7071 Corporate Way, Suite 200 | Centerville, OH 45459  
 Office: 937/433-9000

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### SPRINGFIELD, OHIO 45506

### PROPERTY HIGHLIGHTS

- 7.74 Acres, Divisible
  - 2.2+/- Acres with prime frontage, may be split into two 1.1+/- Acre parcels
  - 5.54+/- Acres, with the ability to devise further
- Pylon sign opportunity!

### IDEAL USES

- ✔ Retail
- ✔ Restaurant
- ✔ Hotel

- ✔ Self-Storage
- ✔ Industrial
- ✔ Senior Housing

- ✔ Multi-Family
- ✔ Office
- ✔ Daycare/School



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### LOCATION HIGHLIGHTS

- Exceptional location in one of the Dayton region's **most active transportation corridors**
- Positioned at the interchange with State Route 72, the site benefits from immediate highway access and **strong traffic flow connecting Dayton and Columbus**
- Just off Exit 54, a well-established commercial hub featuring a **high concentration of restaurants, fuel stations, and hospitality services**, generating consistent daily traffic and consumer activity
- With proximity to major regional highways, including I-70, I-75, and US routes, the location provides **efficient logistics access and connectivity to central Ohio markets**



### GROWTH & DEVELOPMENT

- **Employment Growth:** Springfield, Ohio is experiencing a **focused economic revitalization**, highlighted by a 2.3% employment growth rate from 2020- 2024, **among the highest in Ohio**
- **Investment Goal:** The EXPAND 2029 initiative by the Greater Springfield Partnership intends to **secure over \$500 million in private investment and create 2,800 new jobs**
- **Key Industries:** Top employers include **Manufacturing, Health Care & Social Assistance, and Retail Trade**
- **Housing & Infrastructure:** Key development of Melody Parks, the **largest residential development in Springfield in the past 50 years**, featuring 1,200 units of mixed-use, market-rate housing
- **Downtown Revitalization:** Focused efforts on replacing older, vacant structures with **new developments, including Ohio Valley Surgical Hospital and Mother Stewart's Brewing Company**

### DEMOGRAPHICS



#### Population & Income

#### 1 Mile

#### 3 Mile

#### 5 Mile

2025 Population

6,392

42,054

73,328

Employees

3,755

22,292

37,495



Businesses

194

2,109

3,634

2025 Households

2,526

16,664

29,902

Average Household Size

2.4

2.3

2.3



Average Household Income

\$58,361

\$57,500

\$69,019

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