



COHATCH | SPRINGFIELD, OHIO

101 South Fountain Avenue, Springfield, Ohio 45502

DECEMBER 01, 2025 / CONFIDENTIAL OFFERING MEMORANDUM

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RETAIL PROPERTY / FOR SALE

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**PROPERTY
INFORMATION**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,950,000
Cap Rate:	6.75%
NOI:	\$270,000
Lot Size:	1.01 Acres
Year Built:	1916
Building Size:	25,000
Zoning:	CB-10-UPOD

PROPERTY OVERVIEW

Located in the heart of downtown Springfield, Ohio, 101 South Fountain Avenue, known as the Myers Market Building, is a beautifully restored, multi-use commercial property offering approximately 25,000 square feet of flexible space. Built in 1916 and recently revitalized, the building blends historic charm with modern functionality, currently housing coworking offices (COhatch), event spaces, and seasonal market vendors. As part of Springfield's downtown resurgence, 101 South Fountain Avenue stands as a landmark destination and an exceptional opportunity in a growing urban market.

PROPERTY HIGHLIGHTS

- New five-year lease with two five-year options executed
- Corporate signature with entity (COHatch) that has 31 locations throughout 5 states with an estimated revenue of \$23.4M
- Prime location in the heart of downtown Springfield, surrounded by ongoing urban development
- Equipped with modern amenities including a commercial kitchen, audio-visual infrastructure, and outdoor gathering spaces
- Owner made extensive property renovations in 2022 including new HVAC, plumbing, roof, and electrical distribution
- Population of 58,887 within a three-mile radius

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MYERS MARKET



OUR VENDORS



101 S. FOUNTAIN AVE • SPRINGFIELD, OH 45502

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**LOCATION
INFORMATION**

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



RETAIL PROPERTY / FOR SALE

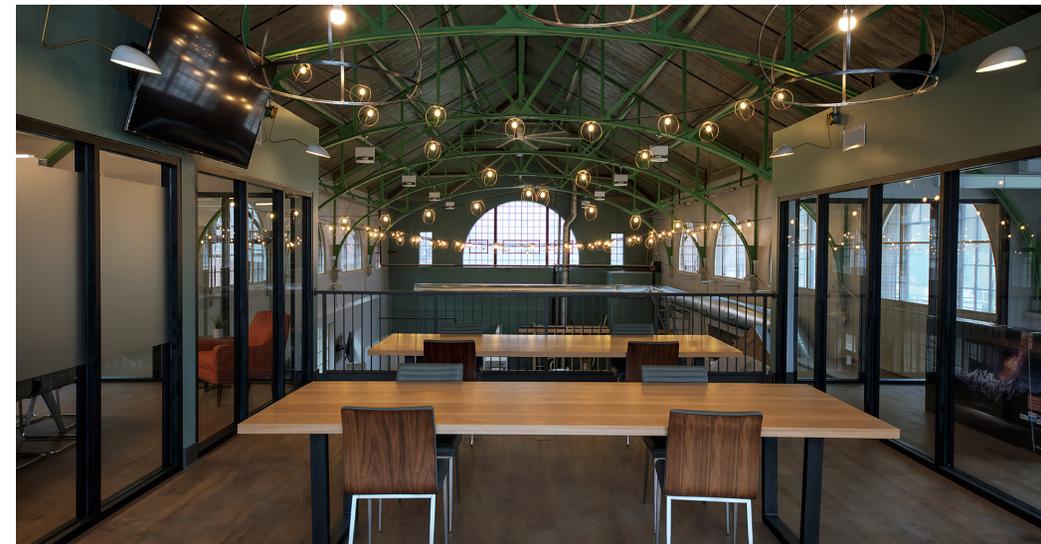
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ADDITIONAL PHOTOS



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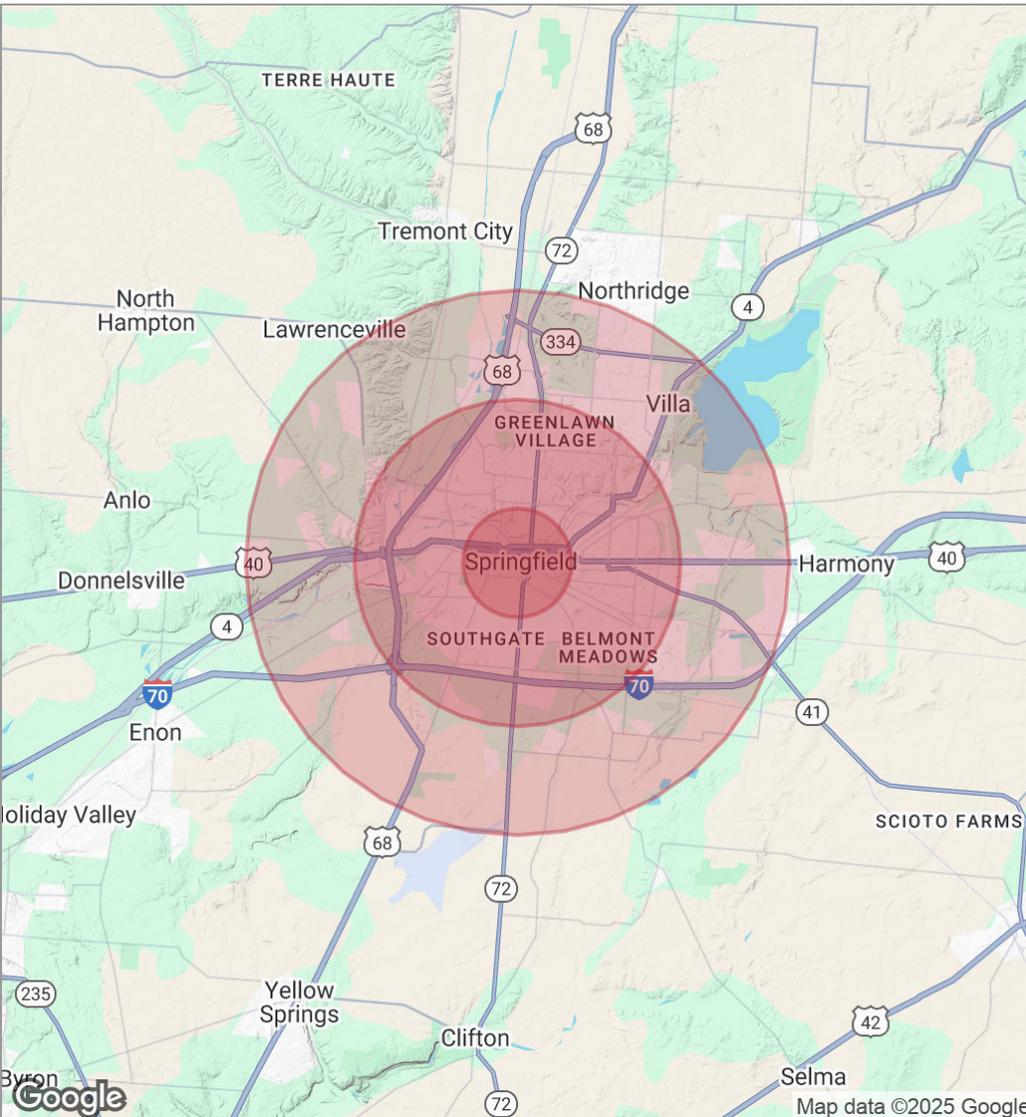


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DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,169	58,405	78,381
Median age	36	40	41
Median age (male)	35	38	40
Median age (Female)	36	41	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,151	24,031	32,698
# of persons per HH	2.7	2.4	2.4
Average HH income	\$47,814	\$63,856	\$70,673
Average house value	\$117,040	\$147,299	\$164,822
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.8%	5.5%	4.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	57.7%	68.2%	73.3%
Black	27.6%	18.4%	14.8%
Asian	0.6%	0.8%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.5%	0.4%	0.3%
Other	2.8%	2.9%	2.3%

* Demographic data derived from 2020 ACS - US Census

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**MARKET
OVERVIEW**

COHATCH



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**COMPANY OVERVIEW**

COhatch is a unique coworking and lifestyle company founded in 2016 in Columbus, Ohio, with a mission to reinvent the way people live, work, and engage with their communities. More than just shared office space, COhatch blends professional environments with social and lifestyle amenities, creating places where individuals, entrepreneurs, nonprofits, and small businesses can thrive together.

With dozens of locations across Ohio, Indiana, Florida, and Pennsylvania, COhatch continues to expand its footprint while staying rooted in its founding ideals. Each new space is thoughtfully designed to be more than a workplace — it's a modern-day town hall where people can build meaningful relationships, find inspiration, and live more balanced lives. Whether you're a freelancer, nonprofit leader, startup founder, or remote worker, COhatch offers a flexible, values-driven space to grow both professionally and personally.

BY THE NUMBERS:

- The company was founded in 2016 and has scaled rapidly, growing from a handful of locations to dozens in just a few years
- COhatch currently has 41 locations that are either open or under development across the U.S., covering a total of over 450,000 square feet of shared work and social space.
- In 2020, COhatch was ranked #1 in Columbus Business First's "Fast 50" for fastest-growing private companies, with 274% growth over three years (2017-2019).
- The company supports strong community engagement: offering scholarships to nonprofits, hosting local events (like farmers markets and live music), and restoring historic buildings, which helps build local goodwill and increases foot traffic
- Estimated Annual Revenue: \$23.4 million

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SPRINGFIELD OVERVIEW

Springfield, Ohio, is a city on the rise, blending its rich history with fresh momentum in revitalization and innovation. A renewed focus on downtown development has brought new life to historic buildings, now home to local shops, restaurants, and cultural venues. The city is fostering a supportive environment for entrepreneurs and creatives, while community events and arts festivals highlight its growing cultural vibrancy.

Education and outdoor recreation are key strengths of the city. Institutions like Wittenberg University and Clark State College play a vital role in workforce development, preparing students for in-demand careers in healthcare, manufacturing, and technology. At the same time, residents enjoy access to parks, trails, and green spaces like Buck Creek State Park, reinforcing Springfield's appeal as an affordable, active, and forward-looking place to live and grow.

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MARKET OVERVIEW:

- The area has a diverse employment base with major employers in healthcare (Mercy Health, OhioHealth) and manufacturing (Navistar, Topre America) providing economic stability and attracting a consistent workforce
- Springfield is tied with Cincinnati for the second-highest employment growth rate in Ohio (among both small and large metro areas) from February 2020 through March 2024 with a growth rate of 2.3%
- A growing entrepreneurial ecosystem is taking shape in Springfield, with local startups, creatives, and small businesses seeking flexible commercial space in a vibrant downtown setting.
- The presence of major institutions such as Wittenberg University, Clark State College, and regional hospitals ensures a consistent population of students, professionals, and visitors throughout the year.