



FOR LEASE

MEDICAL/OFFICE SPACE AVAILABLE

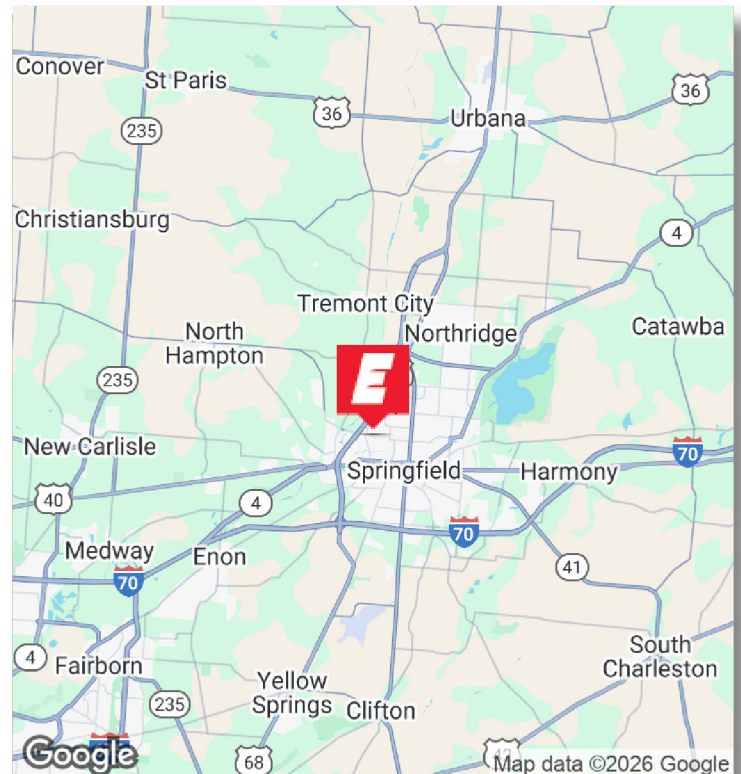
**1301 W 1ST STREET
SPRINGFIELD, OH 45504**

OFFERING SUMMARY

Address	1301 W 1st St, Suite 100, Springfield, OH 45504
Rental Rate	\$15.00/SF NNN
OPEX	\$8.91/SF
Availability	Now

PROPERTY HIGHLIGHTS

- 3,600 SF freestanding medical/office building ideal for medical, dental, or professional use
- Excellent visibility off US-41/Troy Rd with 13,302 VPD (STDB 2025)
- 33 shared parking spaces
- Building and pylon signage options available
- Options for move-in ready or customized buildout



FOR MORE INFO. CONTACT **KRISTY DANIEL, SIOR**
614.560.7340
kdaniel@elfordrealty.com

ELFORD REALTY | CORFAC INTERNATIONAL
614.488.0000
Columbus, OH

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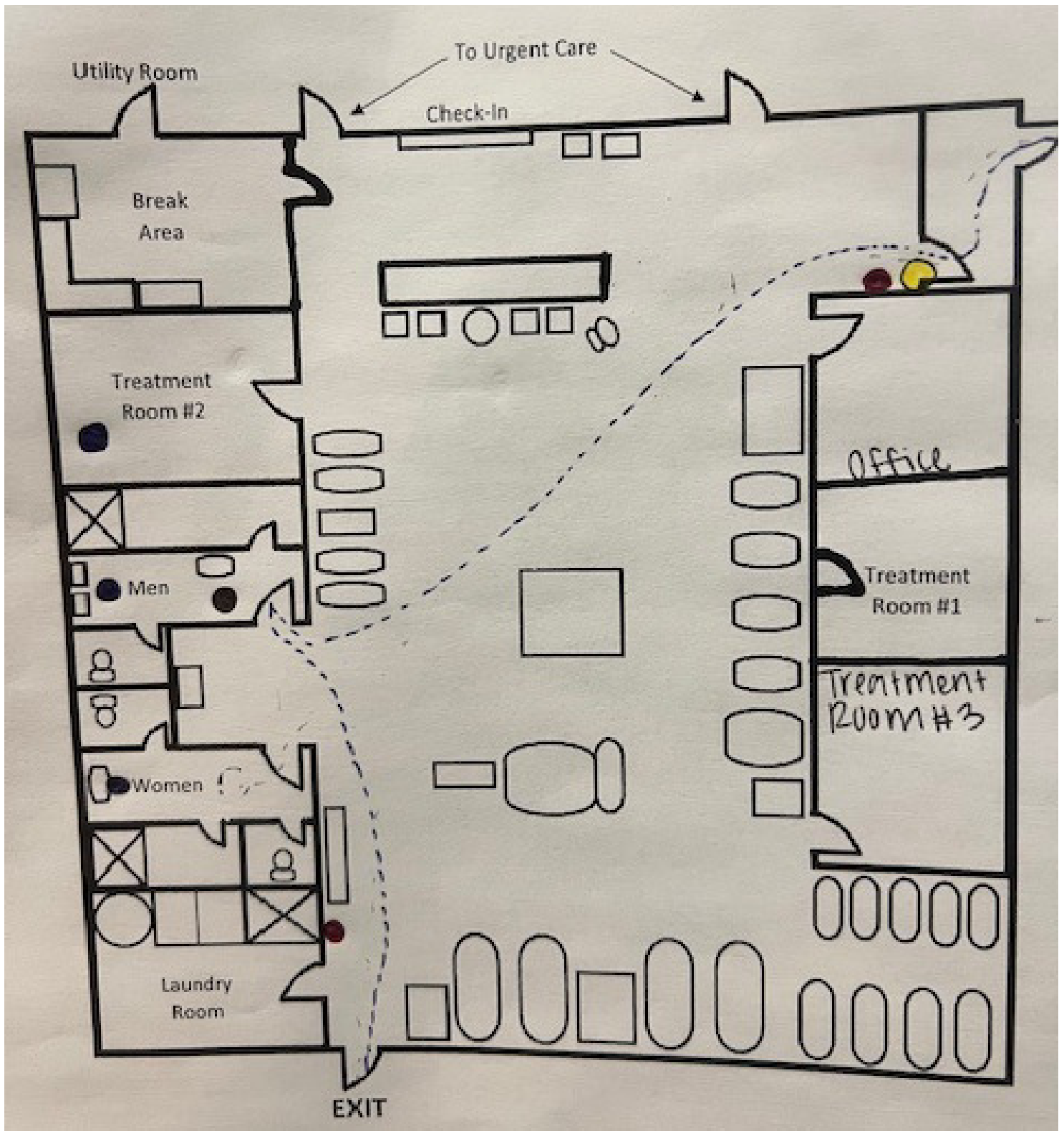
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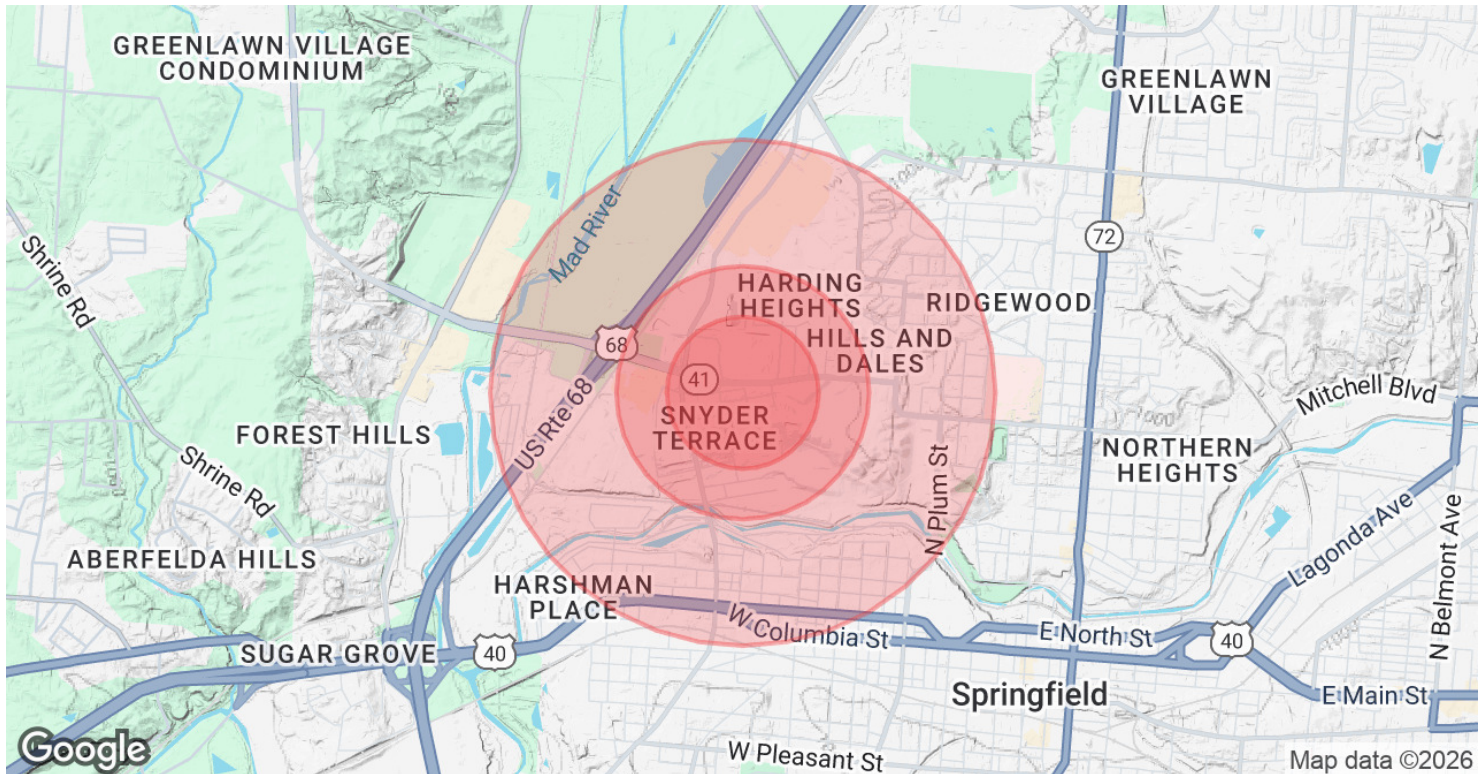


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	536	1,090	5,109
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	488	2,097
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$62,791	\$64,672	\$67,885
Average House Value	\$131,160	\$147,744	\$177,771

Demographics data derived from AlphaMap