

SALE

745 N BECHTLE AVE

745 N Bechtle Ave Springfield, OH 45504



OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	2,460 SF
Available SF:	
Lot Size:	30,015 SF
Price / SF:	\$274.39
Year Built:	1959
Zoning:	CC-2

PROPERTY OVERVIEW

Bechtle Ave Development Opportunity – Existing Building & Adjacent Vacant Land | Springfield, OH

Highlights

- Located in the high-traffic Kroger corridor by Dairy Queen, Cassano's, and AAA
- Two-parcel assemblage totaling approximately 1.07 acres
- Purchase individually or together for redevelopment or investment
- Ideal for retail, restaurant, medical, or service-oriented uses
- Excellent visibility and access along Springfield's primary commercial corridor
- Close proximity to Kroger, I-70, and U.S. 41

Description

Outstanding opportunity to acquire one or both parcels along Springfield's Bechtle Avenue retail corridor — a prime location anchored by Kroger and surrounded by strong traffic drivers including Dairy Queen, Cassano's Pizza, and AAA.

725 N Bechtle Ave features an existing 2,460 SF commercial building on approximately 0.3 acres, ideal for renovation or repositioning for office, medical, or retail use.

Patrick Williams
(937) 360-9952

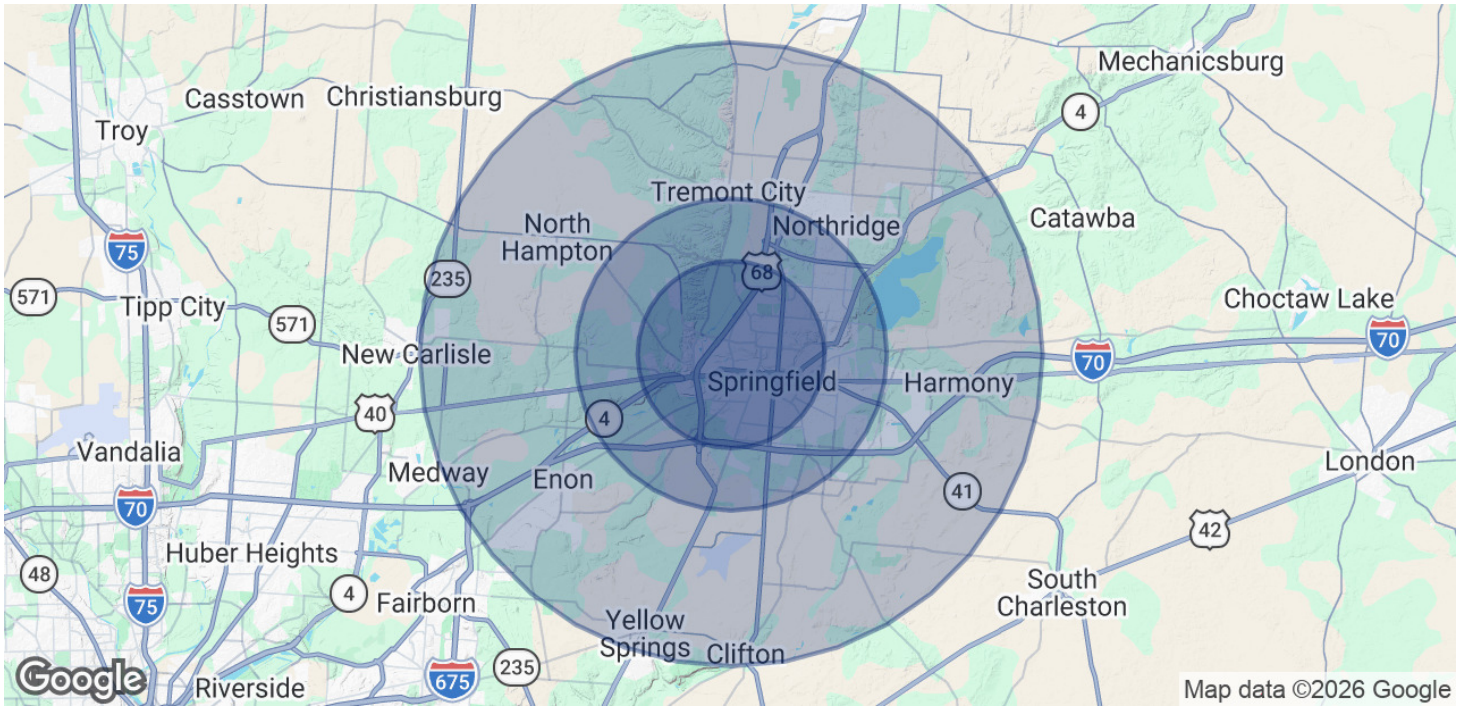


COLDWELL BANKER
COMMERCIAL
HERITAGE

SALE

745 N BECHTLE AVE

745 N Bechtle Ave Springfield, OH 45504



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,004	81,199	119,152
Average Age	38.3	39.7	41.9
Average Age (Male)	39.1	39.2	40.3
Average Age (Female)	38.7	41.2	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,277	33,551	49,087
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$65,103	\$69,287	\$78,298
Average House Value	\$132,240	\$150,865	\$179,000

2023 American Community Survey (ACS)

Patrick Williams
(937) 360-9952



COLDWELL BANKER
COMMERCIAL
HERITAGE