

625-725

W CENTRAL AVE
SPRINGBORO, OH

PATRICK HEWITT
Vice President
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CBRE



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ABOUT THE PROPERTY

- + Located at the SWC of SR 73 at Pioneer Boulevard in Springboro and just east of I-75
- + Kroger recently opened their new 90,301 square foot Marketplace store and fuel center in late October 2021
- + Up to 56,634 square feet available (the former Kroger) with the owner willing to demise.
- + The site offers excellent access and visibility to the Springboro retail trade area as well as to I-75 and SR 741.
- + Area retailers include Walmart Supercenter, McDonald's, Chipotle, Starbucks, Tractor Supply and La Comedia Dinner Theater.
- + Located 4-miles to the south of Austin Landing, home to Kroger, Kohl's, TJX, Home Goods, Field & Stream, and Old Navy.



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4,000 SF Available

2,134 SF Available



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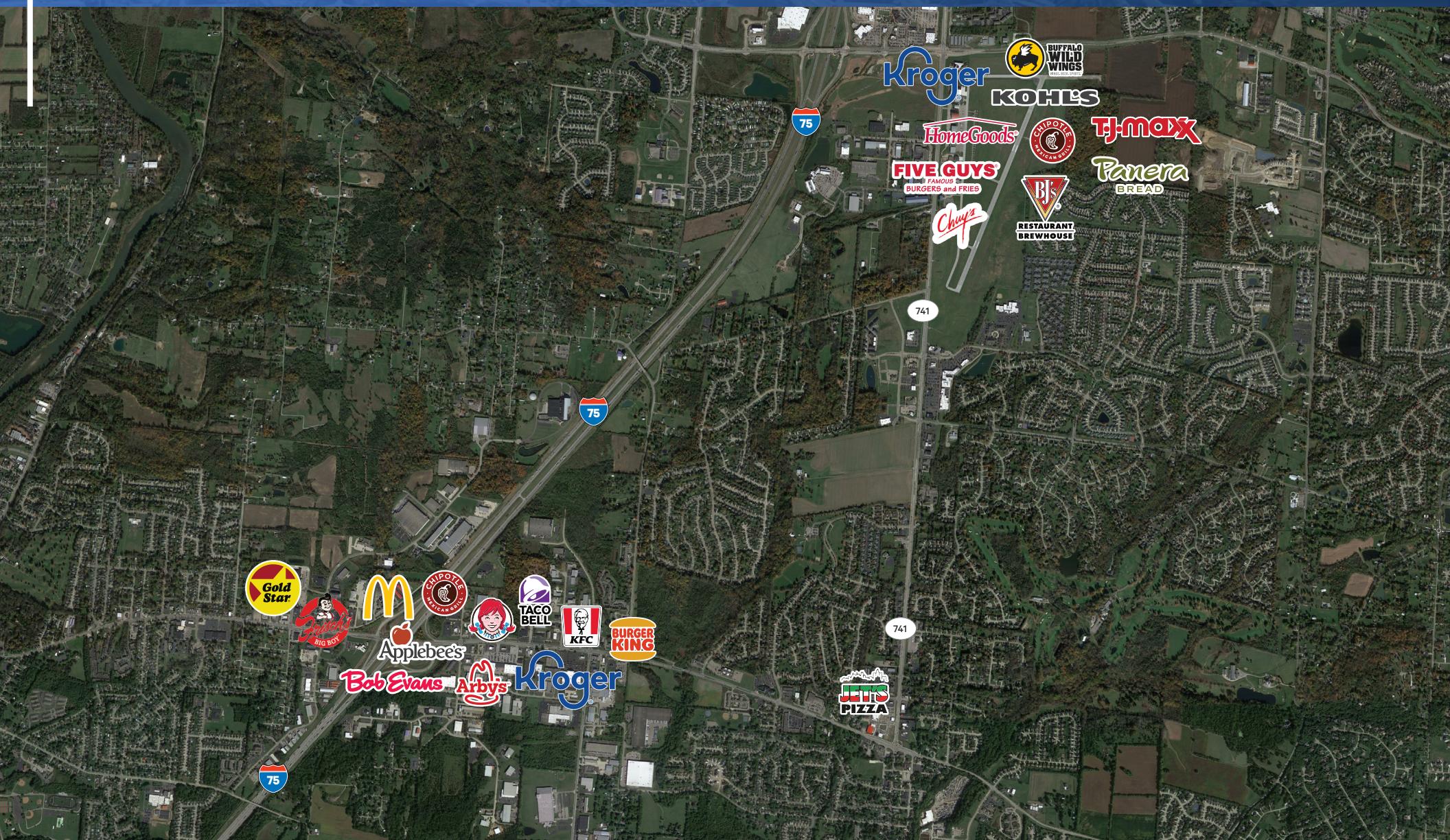
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2023 DEMOGRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
3,509	35,929	87,409

MEDIAN AGE

1 MILE	3 MILES	5 MILES
41.8%	41.1%	41.1%

COLLEGE EDUCATION

1 MILE	3 MILES	5 MILES
13.5%	14.7%	16.7%

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$100,718	\$97,273	\$102,468

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
1,790	18,434	44,528