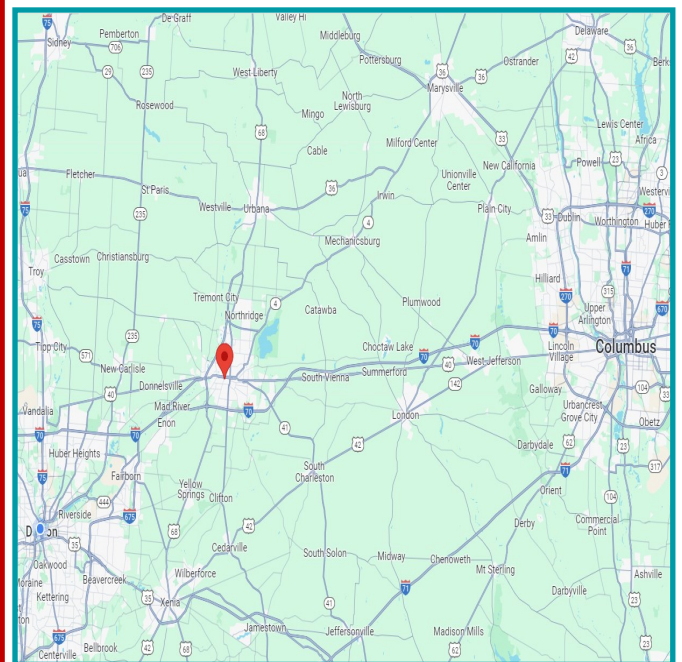




## PROPERTY HIGHLIGHTS

- 11,180 Square Feet
- 1.530 acres built in 1998; Commercial Land Freestanding former Rite Aid with open floor and ceiling plan
- 2 lane drive thru with canopy
- 3 entrances with 3 large Monument Signs
- Excellent visibility with multiple ingress/ egresses located across from Mercy Health Springfield Regional Medical Center - Springfield's only full-service hospital, with complete care including 24/7 emergency services, maternity services, critical and intensive care, surgery and pediatric care
- Located off of Hwy 40 West Main Street and West North Street the major thoroughfare and connection access in Springfield
- Neighboring retailers include Mercy Health Regional Campus, NEW Biggby Coffee, Lee's Famous Recipe, Wendy's and other surrounding retail and restaurants
- For Lease: \$18.00 + \$2.00NN



**For More Information, Please Contact:**

**Kelly Gray | Vice President, CCIM**  
Mobile: 937.470.3002  
kgray@equity.net

**Tracey Herron | Sr. V.P. of Sales & Leasing**  
Mobile: 937.216.4636  
therron@equity.net

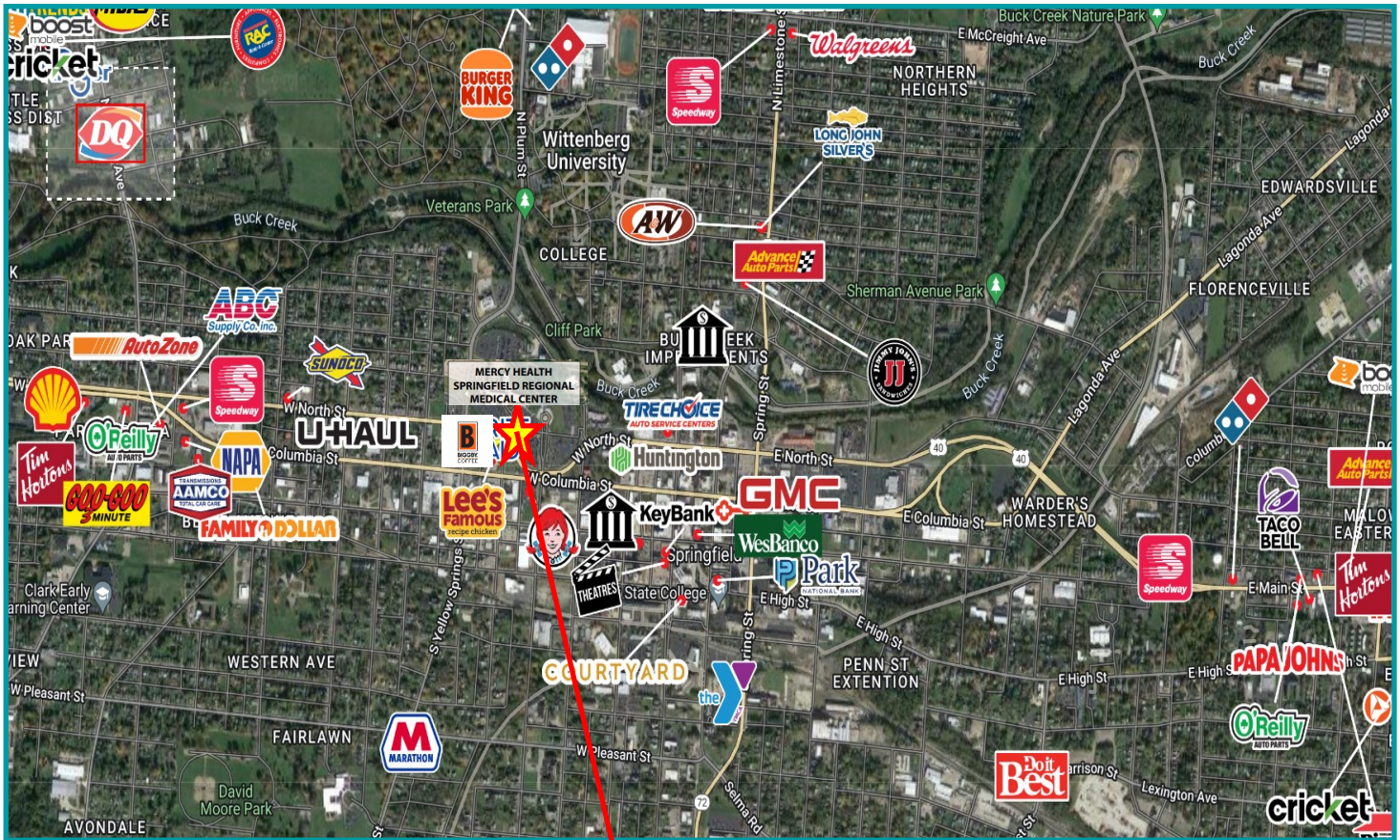
www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402



Commercial Real Estate Solutions®

# Prime Location For Lease

401 West North Street Springfield OH 45504





Across from  
Mercy Health!

3 Large  
Monument Sign  
at all entrances



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>Population</b>	10,094	56,590	84,603
<b>Average HH Income</b>	\$55,176	\$72,049	\$79,876
<b>Daytime Population</b>	12,284	35,647	41,621



