



## Prime Location in Springfield, Ohio

Strategic location is the key ingredient to any successful business, and accessibility is one of Springfield's most powerful assets. Located between Dayton and Columbus along interstate 70, Springfield, Ohio has next morning truck delivery to 69 percent of the U.S. population and 74 percent of wholesale sales nationwide, which guarantees businesses the ability to efficiently move raw materials and products. Easy connections to four major interstate highways and easy access to Ohio's international airports (Dayton 23 miles - Columbus 45 miles - Cincinnati - 90 miles) link Springfield to every part of the nation and the world.

Quality of life is also a big factor in business location decisions, and the Springfield area comes up a winner on all accounts. By setting community standards high, Springfield has grown and prospered as a superb business location. The area's commitment to nurturing a first-class business environment goes beyond strictly business.

It includes a rich history, exciting sports and recreation, bustling commercial districts, outstanding cultural attractions, nationally recognized educational institutions, and comfortable housing - all amenities that anchor and enhance the lives of the families that live and grow here.

Exit 54N off I70 and one block east is 2 acres of prime land ready to build to suit.

Near Interstate Exchange

2 Acres +/-

Lot Dimension: +/- 423' x 306'

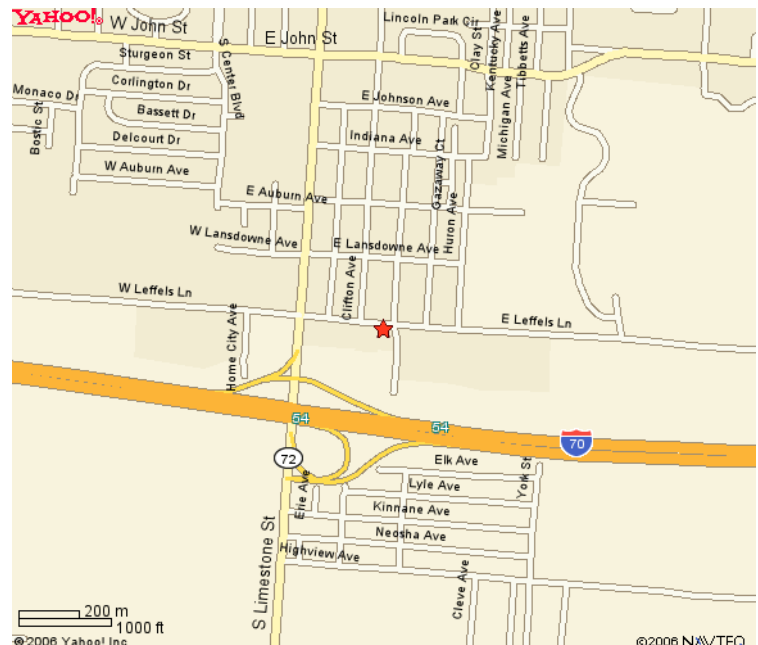
AADT: 19580 vehicles

Population: 80,000 (5 Mile Radius)

Average Household Income: \$51,500

Ground Lease: \$40,000 Annually

Sale Price: \$385,000



Contact Florida Equities Commercial **800-339-3234**



**Prime Land for Sale or Lease**

**BIG LOTS!**

**Build to Suit**



W Leffel Ln

E Leffel Ln

S Limestone

Comfort Inn

Bob Evans

Super 8 Motel

Long John Silver's

KFC

McDonald's

Perkins

Hardee's

Red Roof Inn

Hampton Inn

Day's Inn

Cracker Barrel

Holiday Inn

Ramada Inn