



## Limestone Center Shopping Center

2200 N Limestone St, Springfield, OH 45503

equity



**Ron Beech**

Equity, LLC

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# Limestone Center Shopping Center

\$8.90 - \$14.00 /SF/YR

Busy Center: includes O'Conner's Irish Pub, Springfield Animal Hospital, DaVita Kidney Care, State Farm, Glo Tanning Express Employment.

Located on N Limestone Street/ State Route 72, approximately 2 miles north of downtown on Springfield's main north-south corridor.

New Kettering Health facility across the street!

Traffic counts: 19,000 per day

ATM site is available for rent.

Surrounding businesses include Wendys, Tropical Smoothie Cafe, PNC Bank, Domino's Pizza, Lee's Famous...

- Higher income demographics approximately \$67,000 annual income
- Across the street from Kettering Medical Center
- Many long term tenants
- Well maintained Center and Locally Owned and Managed
- Approx. 87,572 population within 5 Miles
- Adjacent access to 18 mile Simon Kenton Trail



Rental Rate:	\$8.90 - \$14.00 /SF/YR
Total Space Available:	7,195 SF
Max. Contiguous:	3,245 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	10
Center Properties:	3
Frontage:	50' on Limestone
Gross Leasable Area:	33,620 SF
Walk Score @:	39 (Car-Dependent)
Rental Rate Mo:	\$1.13 /SF/MO

## 1st Floor

Space Available	2,000 SF
Rental Rate	\$13.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

First class retail/office/medical suite available for lease.

1

## 1st Floor Ste 106

Space Available	3,245 SF
Rental Rate	\$8.90 /SF/YR
Contiguous Area	3,245 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

It is an excellent location for medical, retail, or office use. The building includes a kitchen area and ADA-compliant bathrooms. We are looking for: -Dentists, Doctors, Physical Therapy, Drug Store, Optical, etc. -Retail -Cell phone franchise, specialty grocery, flower shop, paint store, hardware, etc. -Insurance agent, attorney, tax service, bank, Realtor office. -Karate, dance, studio. Music store or lessons. -Collectors -stamp, coin, cards. Record store. -Fitness center, Pilates, Yoga.

2

## 1st Floor Ste 114

Space Available	1,750 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

It is an excellent location for your medical, retail or office use. We are looking for: -Dentists, Doctors, Physical Therapy, Drug Store, Optical -Retail -Cell phone franchise, specialty grocery, flower shop, paint store, hardware, etc. -Insurance agent, attorney, tax service, bank, Realtor office. -Karate, dance, studio. Music store or lessons. -Collectors -stamp, coin, cards. Record store. -Fitness center, Pilates, Yoga.

3

## 1st Floor Ste ATM

Space Available	200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

Prime ATM location with great visibility next to Limestone Road. Used by ATMs in the past, so utilities are available. Turn lane

4

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
American Orthopedics, Inc.	-	
DaVita Kidney Care	-	
Express Employment Professionals	-	
Glo Tanning	-	
Oconners	-	February 2026
Ohio Institute of Cardiac Care	-	
Springfield Animal Hospital	-	
State Farm	-	



## 2200 N Limestone St, Springfield, OH 45503

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Surrounding businesses include Wendys, Tropical Smoothie Cafe, PNC Bank, Domino's Pizza, Lee's Famous Recipe Chicken, Dairy Queen, Hometown DDS, Dhingra Orthodontics and Dennis Pettit, DDS Oral & Maxillofacial Surgery.

# Property Photos

