



## Limestone Center Shopping Center

2200 N Limestone St, Springfield, OH 45503



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Equity, LLC

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# Limestone Center Shopping Center

\$9.00 - \$12.00 /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 approx 19,000 vpd

ATM...

- 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

For more information visit:

<https://www.loopnet.com/Listing/2200-N-Limestone-St-Springfield-OH/28532828/>



Rental Rate: \$9.00 - \$12.00 /SF/YR

Total Space Available: 8,645 SF

Max. Contiguous: 4,745 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 ®: 35 (Car-Dependent)

Rental Rate Mo: \$0.83 /SF/MO



## 1st Floor

1

Space Available	2,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	June 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

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

## 1st Floor Ste 106

2

Space Available	3,245 SF
Rental Rate	\$9.00 /SF/YR
Contiguous Area	4,745 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

It is an excellent location for medical, retail, or office use. The building includes a kitchen area and ADA-compliant bathrooms.-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.

## 1st Floor Ste 108

3

Space Available	1,500 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	4,745 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	3 Years

-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, Beauty or Nail Salon

### 1st Floor Ste 114

4

Space Available	1,700 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 Years

It is an excellent location for your medical, retail or office use.:-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.

### 1st Floor Ste ATM

5

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

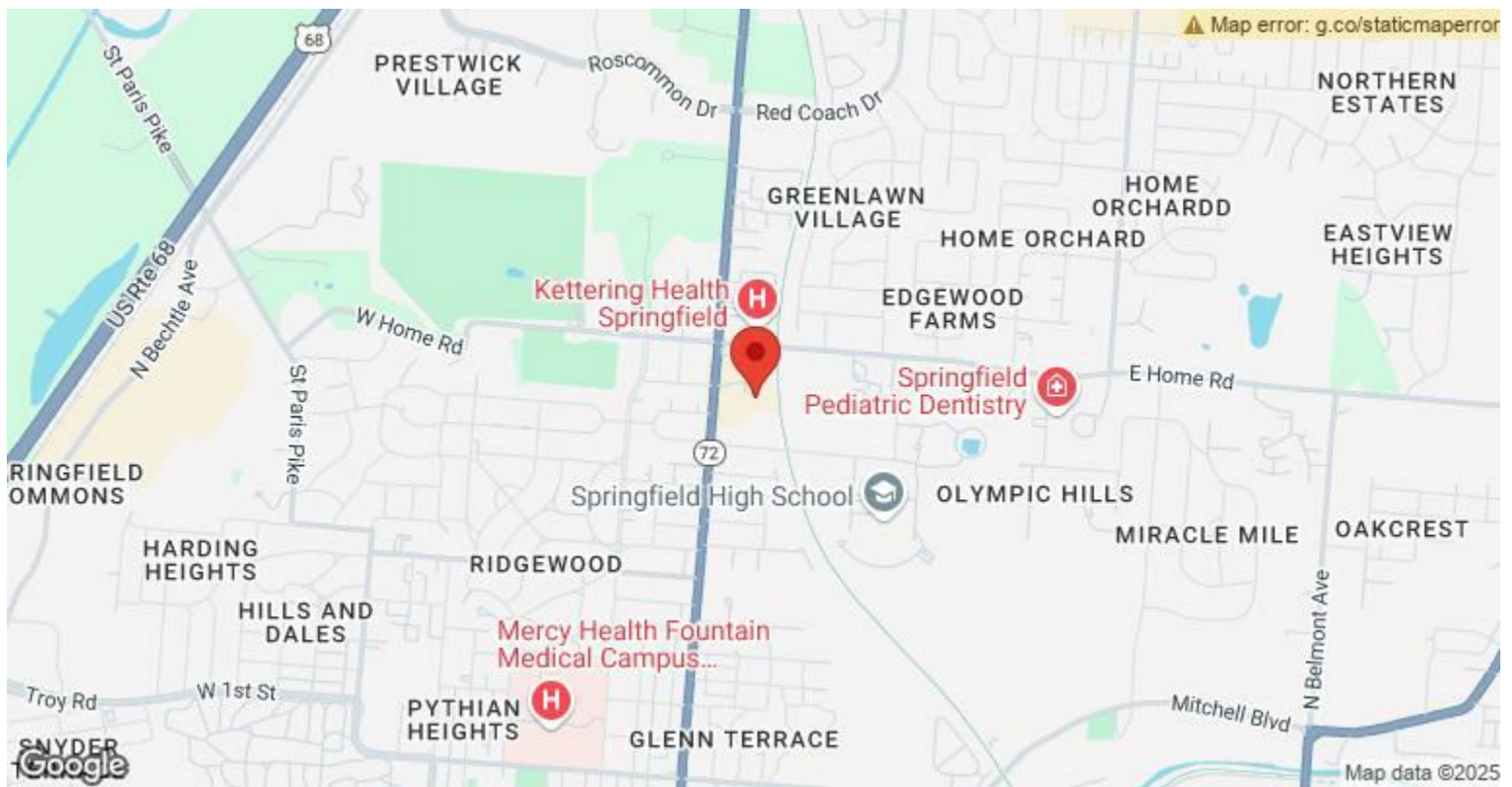
Prime ATM location with great visibility next to Limestone Road. Used by ATMs in the past, so utilities are available. Turn lane

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
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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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 approx 19,000 vpd

ATM site is available for rent.

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

