

SALE

1026 MITCHELL BLVD

1026 Mitchell Blvd Springfield, OH 45503



PROPERTY DESCRIPTION

This highly updated commercial building offers a versatile layout ideal for contractors, service businesses, distributors, or light industrial users. Located on Mitchell Blvd with quick access to U.S. Route 40 and State Route 68, the property is strategically positioned within Springfield's commercial corridor.

Property Highlights: Recently Renovated: Modern updates include new electrical systems, roof, and drive-in doors... 12 FT Clear Height

- Zoned Commercial – flexible use options including warehousing, service, light industrial
- Two Restrooms – clean and updated, ideal for staff or client-facing use
- Drive-In Access – multiple overhead doors support efficient loading/unloading
- Office Space – updated private offices and reception area
- Clean & Functional Layout – ready for immediate occupancy
- Fenced rear contractor's yard

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	2
Lot Size:	15,349 SF
Building Size:	8,056 SF
NOI:	-\$38.00
Cap Rate:	-0.01%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,748	34,398	46,208
Total Population	59,800	83,155	112,720
Average HH Income	\$63,208	\$69,391	\$77,463

Patrick Williams
(937) 360-9952



**COLDWELL BANKER
COMMERCIAL**
HERITAGE

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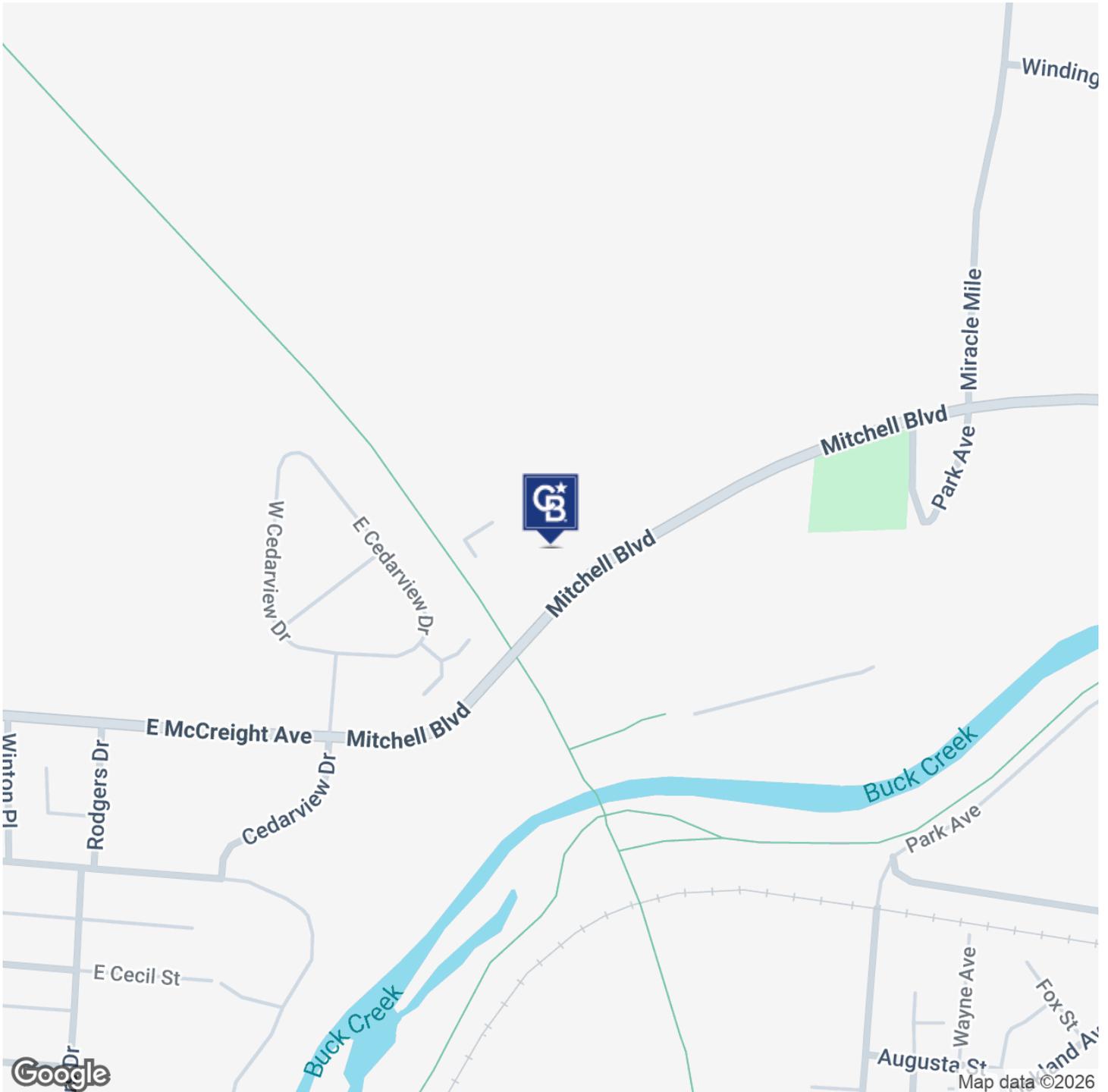


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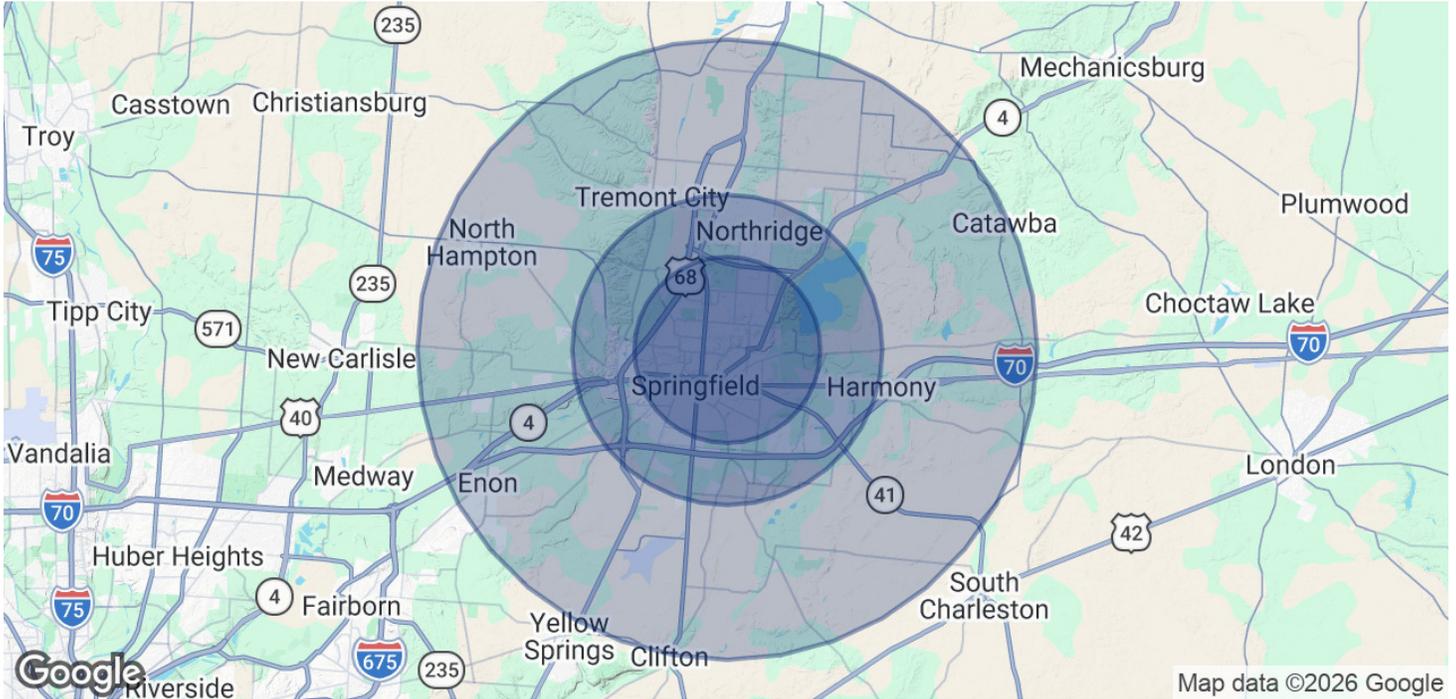


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,800	83,155	112,720
Average Age	38.2	39.7	41.4
Average Age (Male)	38.2	38.9	39.7
Average Age (Female)	39.2	41.6	43.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,748	34,398	46,208
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,208	\$69,391	\$77,463
Average House Value	\$129,681	\$151,389	\$172,804

2023 American Community Survey (ACS)

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