

SALE

435 E COLUMBIA ST
435 E Columbia St Springfield, OH 45503



PROPERTY DESCRIPTION

Rare opportunity to acquire a turn-key, move-in ready plasma center facility purpose-built for high-throughput outpatient medical operations. This 10,296 SF building is highly updated and configured for plasma collection workflow, clinical rooms, donor/patient flow, and support spaces—significantly reducing time, cost, and construction risk versus a retrofit or ground-up development. Shingle roof with no rooftop mechanicals and a building in excellent condition overall. On-site parking (resurfacing identified). Ideal for owner-operators or investors targeting plasma, dialysis, infusion, urgent care, specialty clinics, or diagnostics.

Key Highlights :

- Turn-Key Plasma Center Buildout — Move-In Ready
- 10,296 SF outpatient medical facility (purpose-built layout)
- Highly updated interior designed for clinical operations
- Shingle roof; no rooftop mechanicals
- On-site parking (resurfacing identified in near term)

Strong fit for plasma, dialysis, infusion, urgent care, specialty

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	5,692 SF
Building Size:	10,296 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	222	876	4,062
Total Population	471	1,965	10,808
Average HH Income	\$46,587	\$47,813	\$52,103

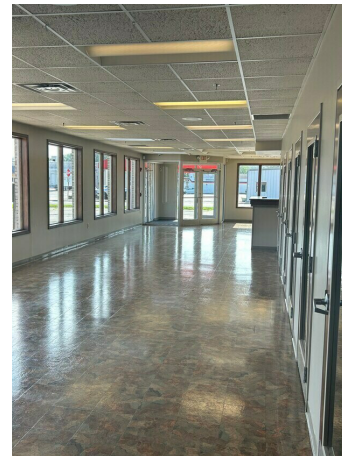
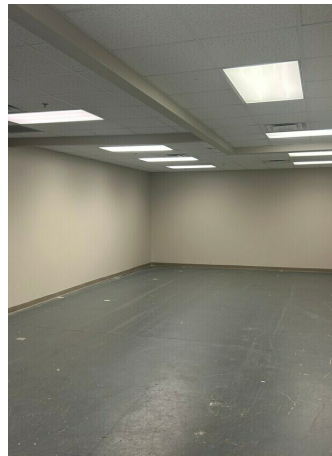
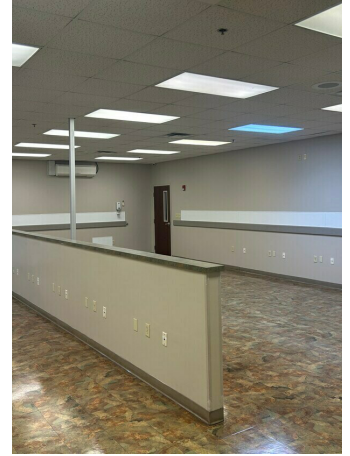
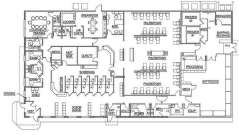
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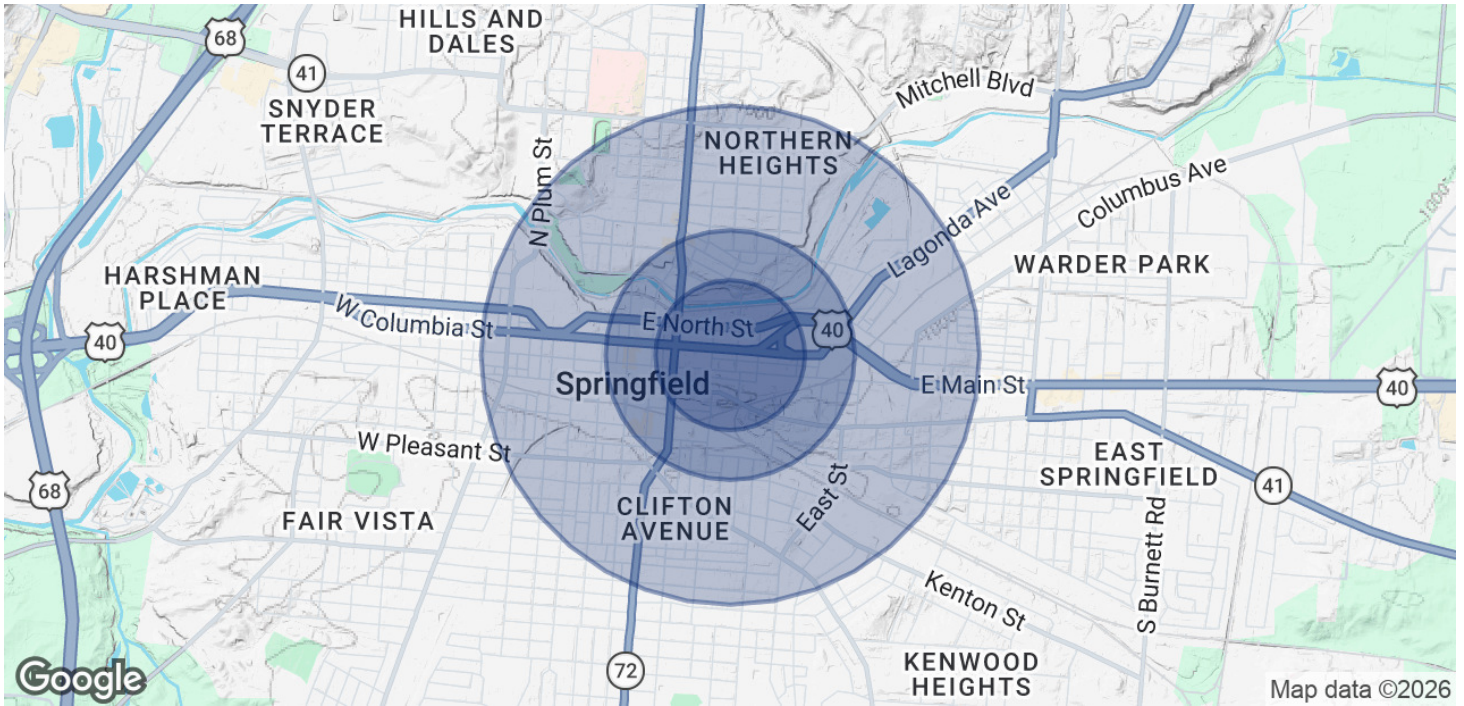


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	471	1,965	10,808
Average Age	40	38	35
Average Age (Male)	38	37	34
Average Age (Female)	41	39	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	222	876	4,062
# of Persons per HH	2.1	2.2	2.7
Average HH Income	\$46,587	\$47,813	\$52,103
Average House Value	\$103,074	\$106,967	\$125,499

Demographics data derived from AlphaMap

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