

BUILD TO SUIT - Negotiable

195-205 East Leffel Ln. Springfield, OH 45505

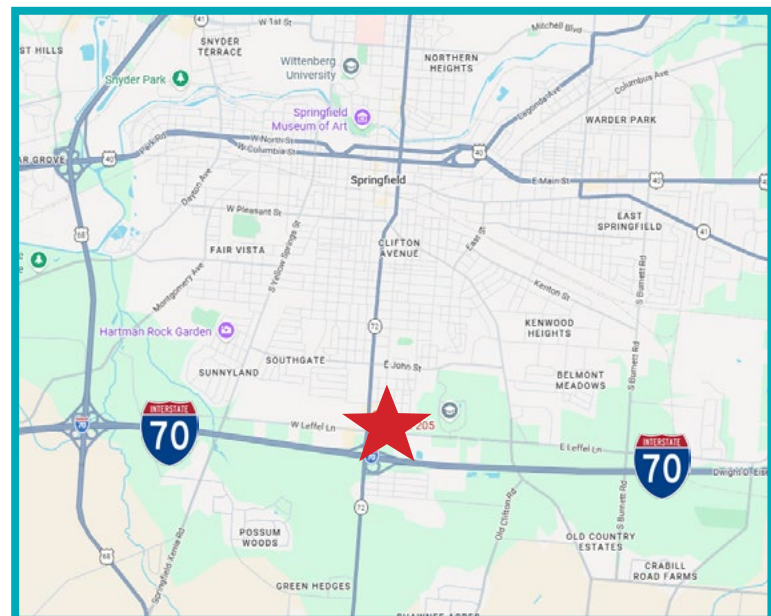


Commercial Real Estate Solutions®



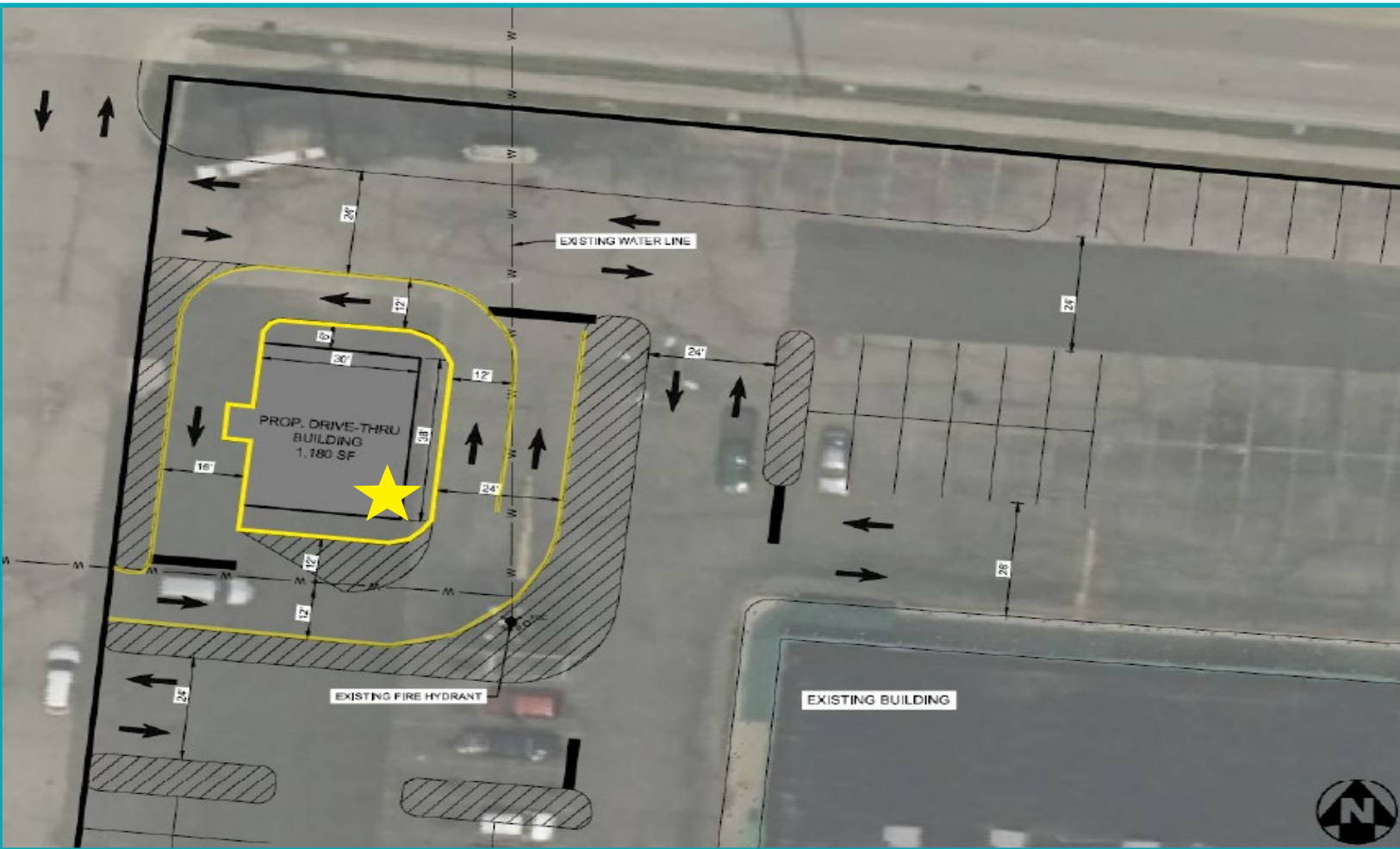
Outparcel Highlights

- **Build to Suit - Leaseback Opportunity**
- +/- 1,180 SF
- Easy In & Out Access
- Ideal for Small Coffee Shops, QSR, etc.
- Excellent Visibility on Leffel Ln., just off I-70 in Clark County
- Signalized Intersection with Numerous Hotels & Area Amenities
- 2 Miles from Clark State Community College



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Proposed Site Layout

Springfield Population MSA	
Year	Total
2020 Census	136,001
2025	134,467
2030 Projection	133,435

TRAFFIC COUNTS	
Street / Intersection	VPD
Leffel Ln.	11,422
S Limestone St.	14,714
I-70 E/W	65,551

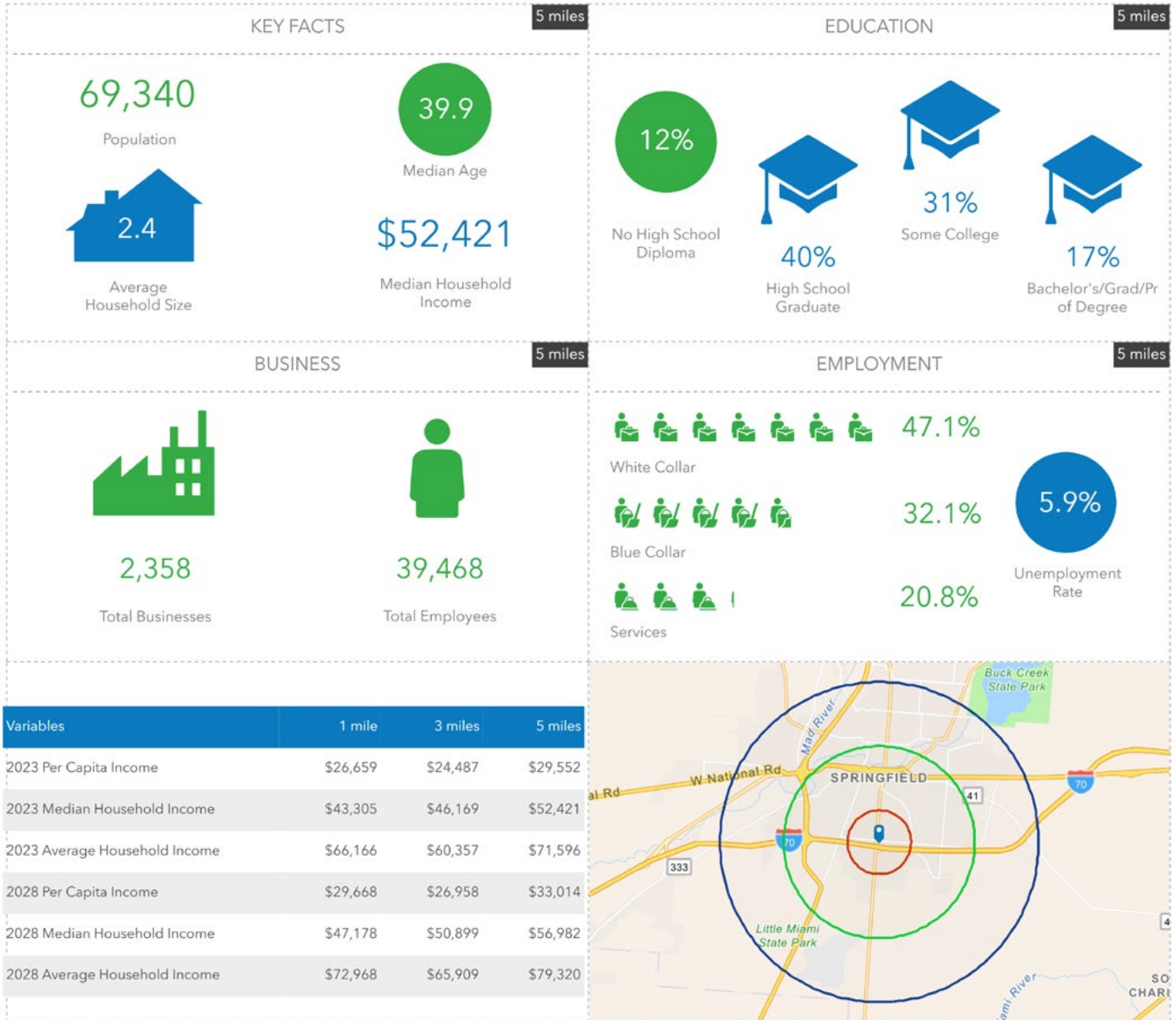
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Key Facts

195 E Leffel Ln, Springfield, Ohio, 45505 2
Rings: 1, 3, 5 mile radii



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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Equity Broker Contact

Lauri Stefanou (Sullivan)
Senior VP of Sales & Leasing

513.842.9504

lstefanou@equity.net

