

**SPRINGFIELD CROSSINGS**  
 1406 West First Street, Springfield, OH 45504



**VIDEO**

**PROPERTY DESCRIPTION**

Lease Offering – 1400 W First Street, Springfield, OH  
 Available for immediate lease is a 1,634 SF inline retail space within a 10,125 SF multi-tenant center currently undergoing a full exterior renovation. The space is flanked by two incoming national tenants—Jersey Mike’s and Kids Dental Brands—and benefits from strong visibility, monument signage, and proximity to heavy daily traffic. Located just off Bechtle Avenue, the site offers excellent access and exposure, with nearby anchors including Walmart, Starbucks, Chick-fil-A, and the newly opened Whitewater Car Wash next door. Lease terms are Triple Net (NNN) at \$30.00/SF, with estimated NNN charges of \$3.50/SF. The space is delivered as a warm vanilla shell with TI allowance negotiable for qualified tenants. Ideal for retail, medical, or service users seeking a high-traffic, growth corridor location.

**PROPERTY HIGHLIGHTS**

- 1,634 SF inline space between Jersey Mike’s and Kids Dental Brands
- Available August 1, 2025 upon completion of full façade renovation
- \$30.00/SF NNN lease rate, with estimated \$3.50/SF in expenses

**OFFERING SUMMARY**

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,634 SF
Lot Size:	0.97 Acres
Building Size:	10,125 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,857	18,214	32,081
Total Population	4,402	44,726	76,911
Average HH Income	\$68,300	\$65,405	\$70,441

For More Information:

**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**  
 513.204.9539  
 commercial@bhhspro.com

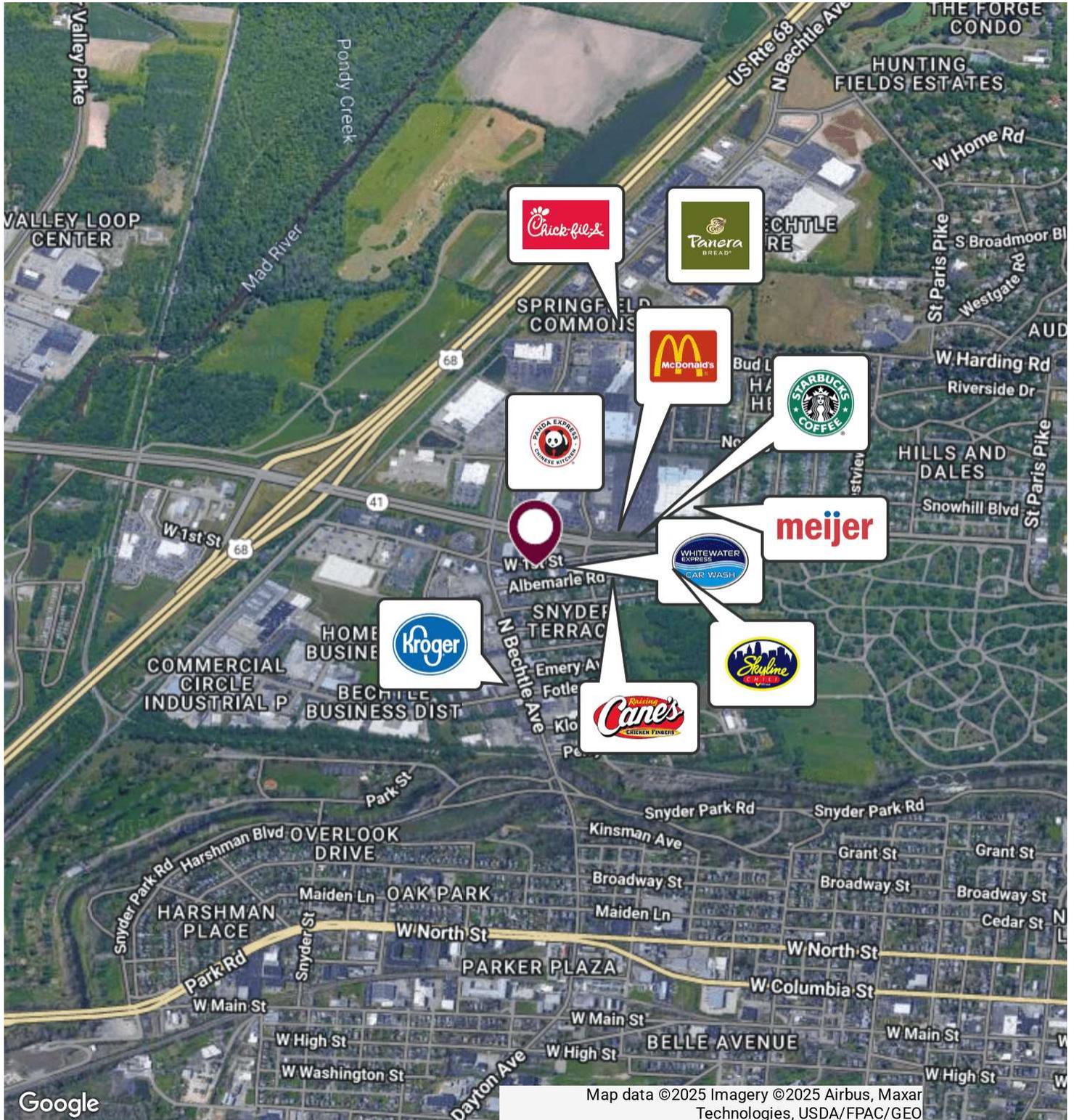
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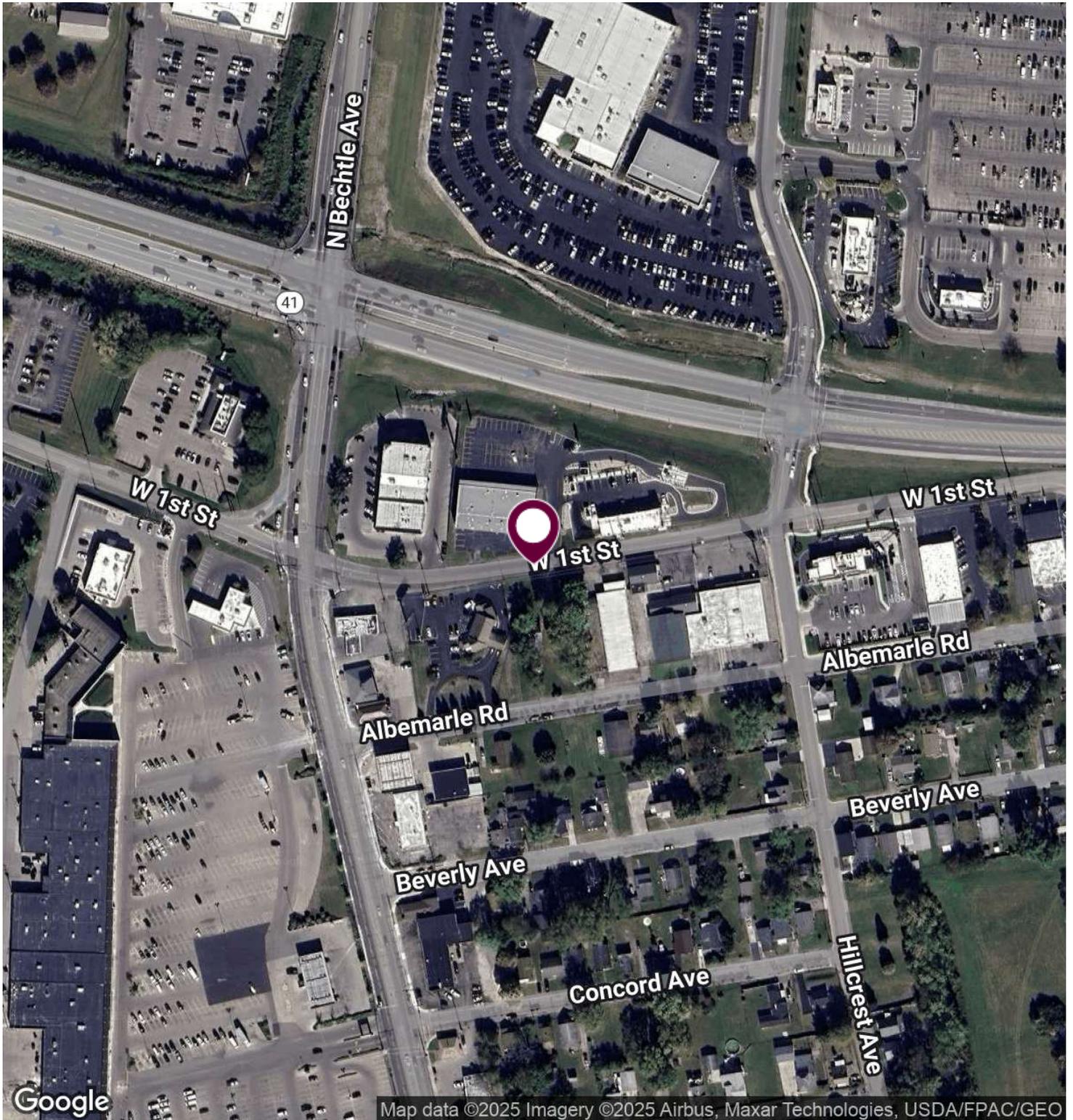


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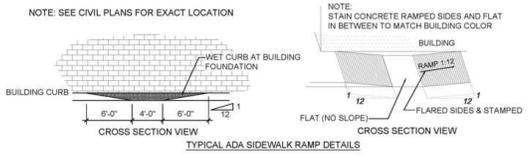
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**GROUP - LOCKSET**  
 LOCKSET: ACCESS CYLINDER - HARVEY FIRE  
 HINGES: 4" LEVER HANDLE  
 DOOR STOP: ELECTRONIC HOLD OPEN - 9030  
 FINISH: COMPLIANT  
 NOTE: 1/2" SURFACE MOUNTED, W/ HOLD  
 DATA CHARGE (E26)

**GROUP - PANIC LOCKSET**  
 LOCKSET: ACCESS CYLINDER - HARVEY FIRE  
 HINGES: 4" LEVER HANDLE  
 DOOR STOP: ELECTRONIC HOLD OPEN - 9030  
 FINISH: COMPLIANT  
 NOTE: 1/2" SURFACE MOUNTED, W/ HOLD  
 DATA CHARGE (E26)

**Door General Notes:**

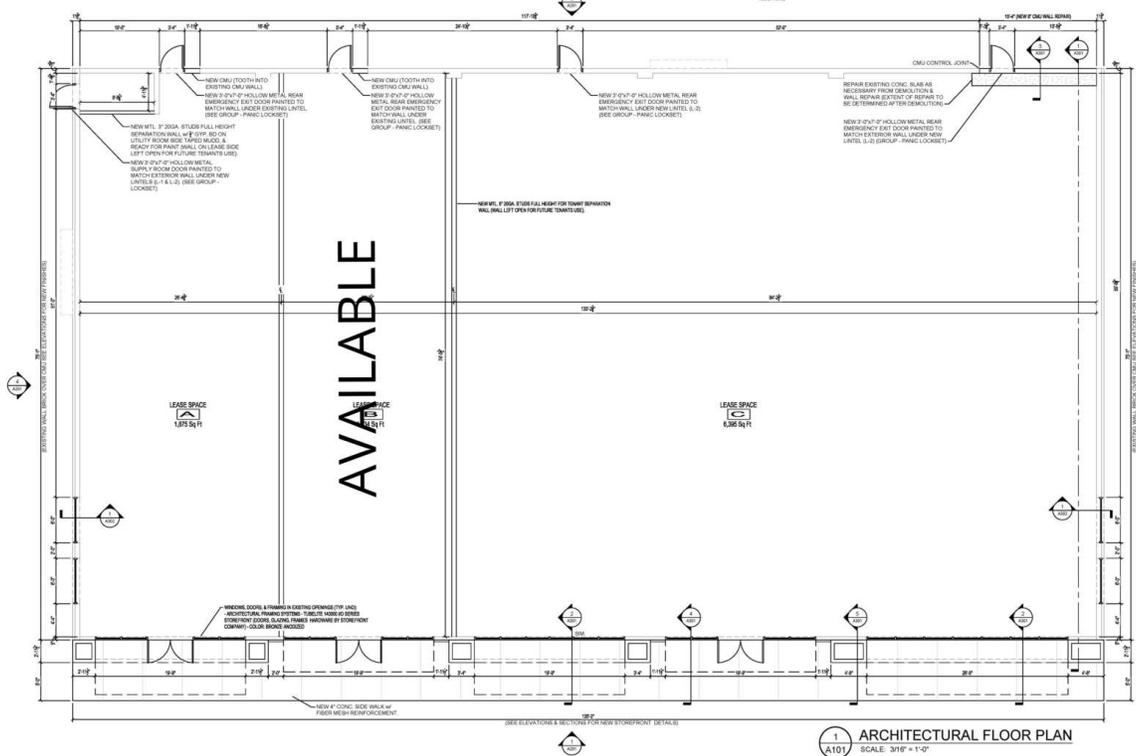
1. HANDLE ACTION TO LOCK OPERATING MECHANISM SHALL BE CENTERED NOT LESS THAN 3/4" NOR MORE THAN 4" FROM THE EDGE OF THE OPENING HARDWARE.  
 2. DOOR CLOSING, WHETHER REQUALED OR NOT, SHALL HAVE AN OPERATING FORCE NOT EXCEEDING 5 POUNDS FOR 4" EXTERIOR DOORS WITH THE EXCEPTION OF FIRE RATED DOORS WHICH MAY NOT EXCEED 15 POUNDS.  
 3. THESE DOORS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGES REVELLED OR BUMPED AT AN ANGLE NOT EXCEEDING 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4".  
 4. THE BOTTOM OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNDISTURBED SURFACE.  
 5. WINDOW FRAME DOORS SHALL BE EQUIPPED WITH A 1/2" HIGH SMOOTH PANEL IN THE INSIDE OF THE DOOR.  
 6. LATCHING AND LOCKING DEVICES THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL ARE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE, PANIC BAR, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.  
 7. HANDLES, PULL LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY WITHIN THE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.  
 8. IN BUILDINGS WITH GROUP B OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EXTERIOR SIDE PROVIDED:  
 A. THE LOCKING DEVICE IS READY TO OPERATE WHEN UNLOCKED.  
 B. A FINISH VISIBLE SIGNAL IS PROVIDED ON THE EXTERIOR SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BURNING IS OCCURRING". THE SIGN SHALL BE IN LETTERS 1" HIGH OR 1/4" IN THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. (IFC 1001.10.3)

**General Notes:**

1. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.  
 2. ALL FINISHES SHALL BE TESTED IN ACCORDANCE WITH ASTM E84. MUST ALSO COMPLY WITH ASTM E84. DOOR, CORNER & EDG. FINISHES SHALL BE TESTED IN ACCORDANCE WITH ASTM E84. MUST AFFIX TO THE ADJACENT OPERABLE PART OF THE DEVICE OR FINISHES. THIS SHALL INCLUDE SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, SUMP DISPENSERS, PAPER TOWEL HOLDERS, ETC.  
 3. ALL INTERIOR FINISHES SHALL BE CLASSIC OR BETTER.  
 4. ALL INTERIOR FINISHES SHALL BE CLASSIC OR BETTER. 2" AND WIDER DIVISIONS OF LESS THAN 48" WHEN TESTED IN ACCORDANCE WITH ASTM E84. MUST ALSO COMPLY WITH ASTM E84. DOOR, CORNER & EDG.  
 5. ALL DIMENSIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.

**Abbreviations:**

- AL ALUMINUM
- ANU ANCHORED
- DAZ DRY BRICK ADDED
- CLD CLEAR
- CMC COMPOSITE WOOD CORE
- GLR GLUE
- HPR HIGH PLASTIC CARBONATE
- HTS HOLLOW METAL
- MAN MANUFACTURED
- NTS NOT TO SCALE
- IMP IMPRINTED
- PT PRANTED
- SCD SOLID CORE WOOD
- ST STAINED
- STL STEEL
- T TAMPED
- VP VISCOUS



**LEGEND**

**LEASE INFORMATION**

Lease Type:	NNN
Total Space:	1,634 SF

Lease Term:	60 months
Lease Rate:	\$30.00 SF/yr

For More Information:

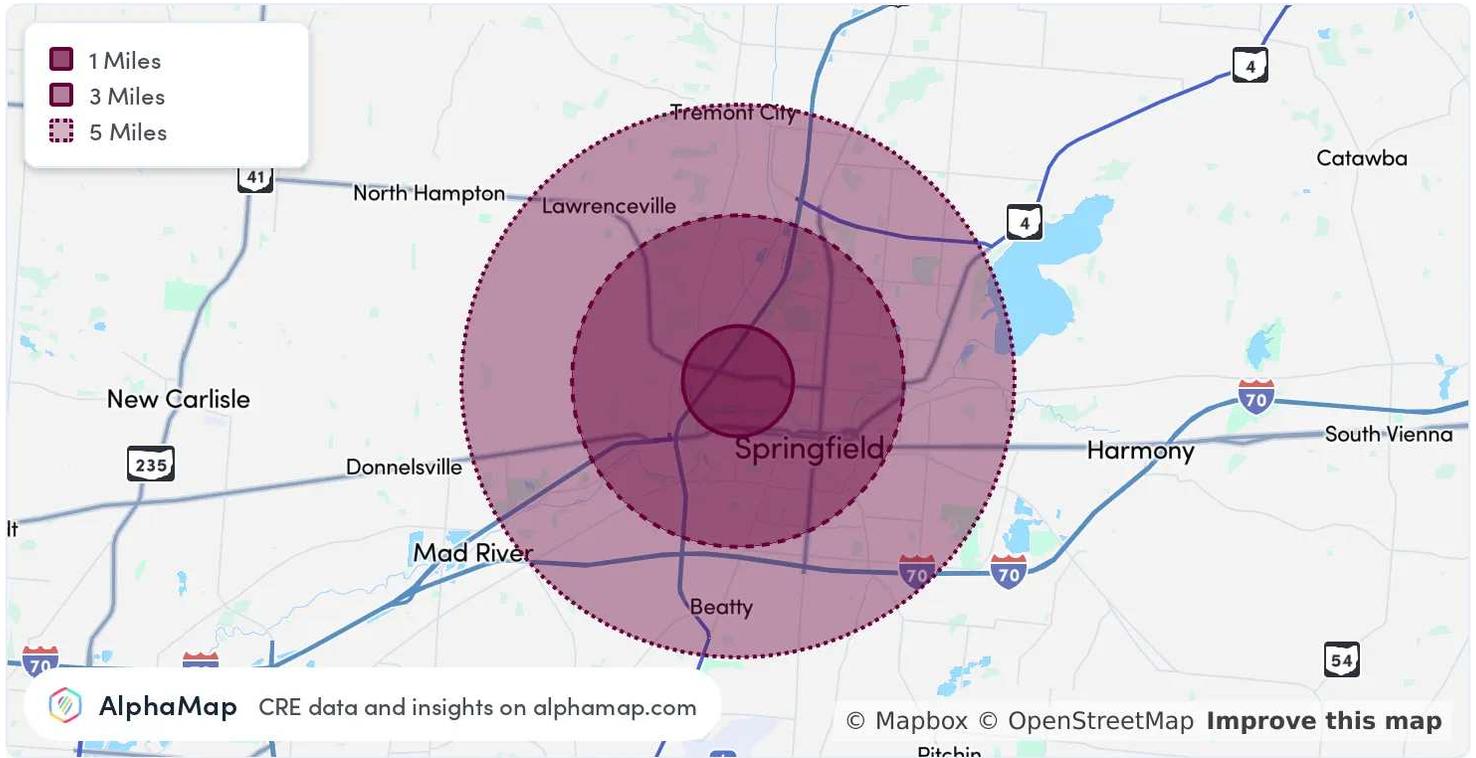
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**Springfield Crossings**  
 1400-1416 West 1st St.,  
 Springfield, OH 45504

Construction: 04.30.2025  
 Review: 03.20.2025  
 Issued For: DATE

STATE OF OHIO  
 KENNETH R. BARR  
 101515  
 ARCHITECTURAL FLOOR PLAN  
**A101**

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,402	44,726	76,911
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	43

<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,857	18,214	32,081
Persons per HH	2.4	2.5	2.4
Average HH Income	\$68,300	\$65,405	\$70,441
Average House Value	\$171,504	\$160,349	\$164,818
Per Capita Income	\$28,458	\$26,162	\$29,350

Map and demographics data derived from AlphaMap

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