



## 640 N Fountain Avenue

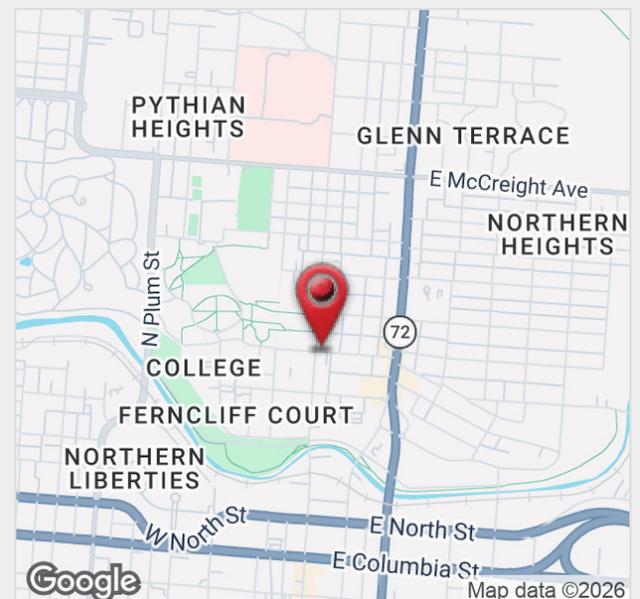
640 N Fountain Ave, Springfield, Ohio 45504

### Property Features

- 4,478 SF Freestanding Commercial Building Built in 2005
- Highly Visible Corner Location at Signalized Intersection
- Former Madison Avenue Pharmacy
- Ideal for Medical, Office, or Retail Use
- Flexible Layout with Open-Concept Reception and Private Offices
- Additional Basement Square Footage for Storage
- Professional Interior with Ample Natural Light
- Situated on 0.54-Acre Lot with 21 On-Site Parking Spaces
- 100 Feet of Frontage on N Fountain Ave and 50 Feet on Ward St
- Excellent Accessibility and Street Visibility
- Anchoring Presence in a Growing Commercial Corridor

**Lease Rate: \$18 PSF**

**Sale Price: \$999,000**



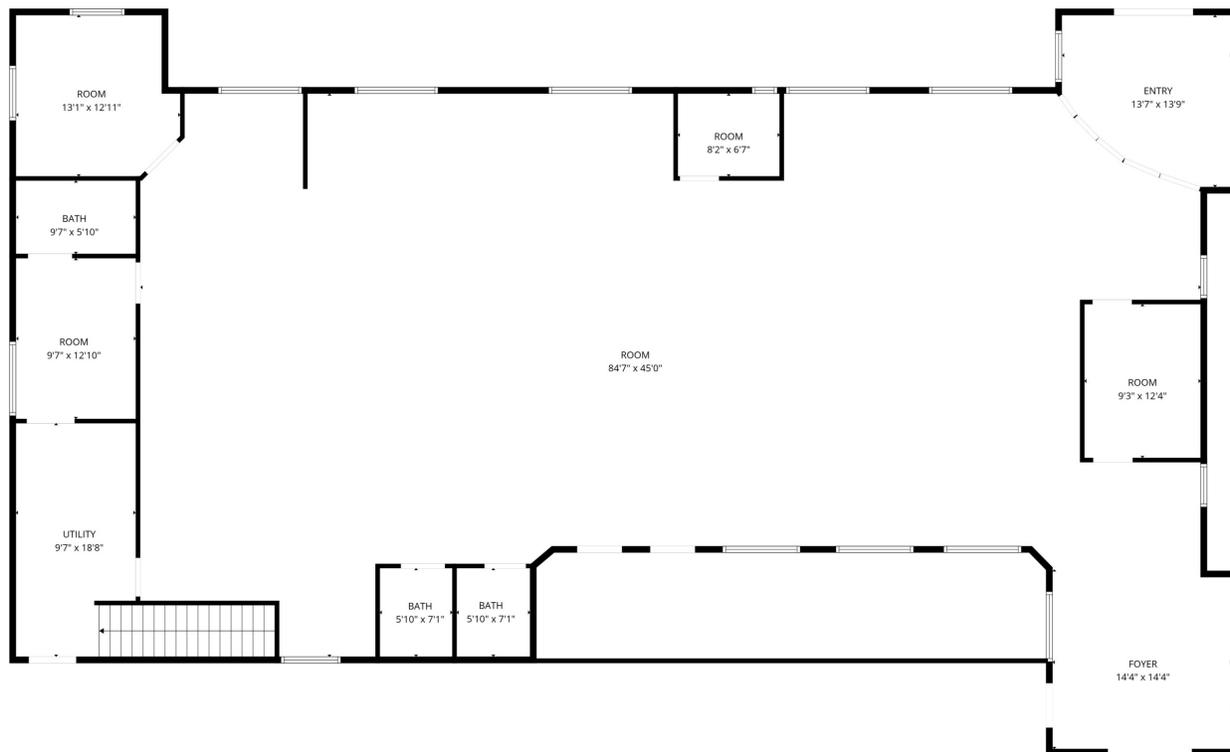
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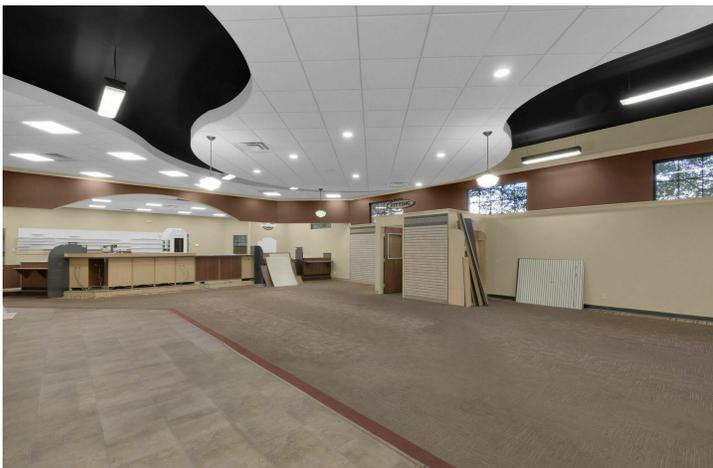
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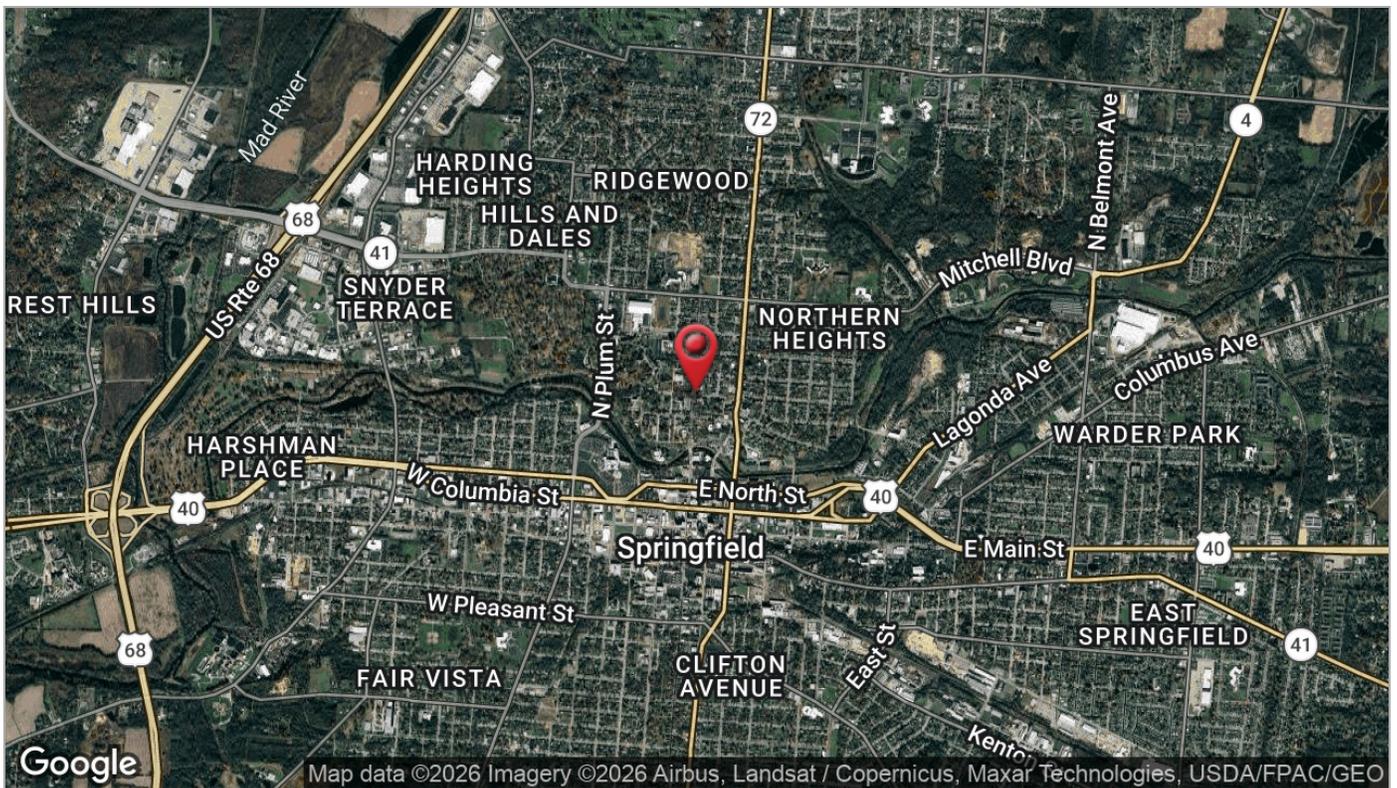
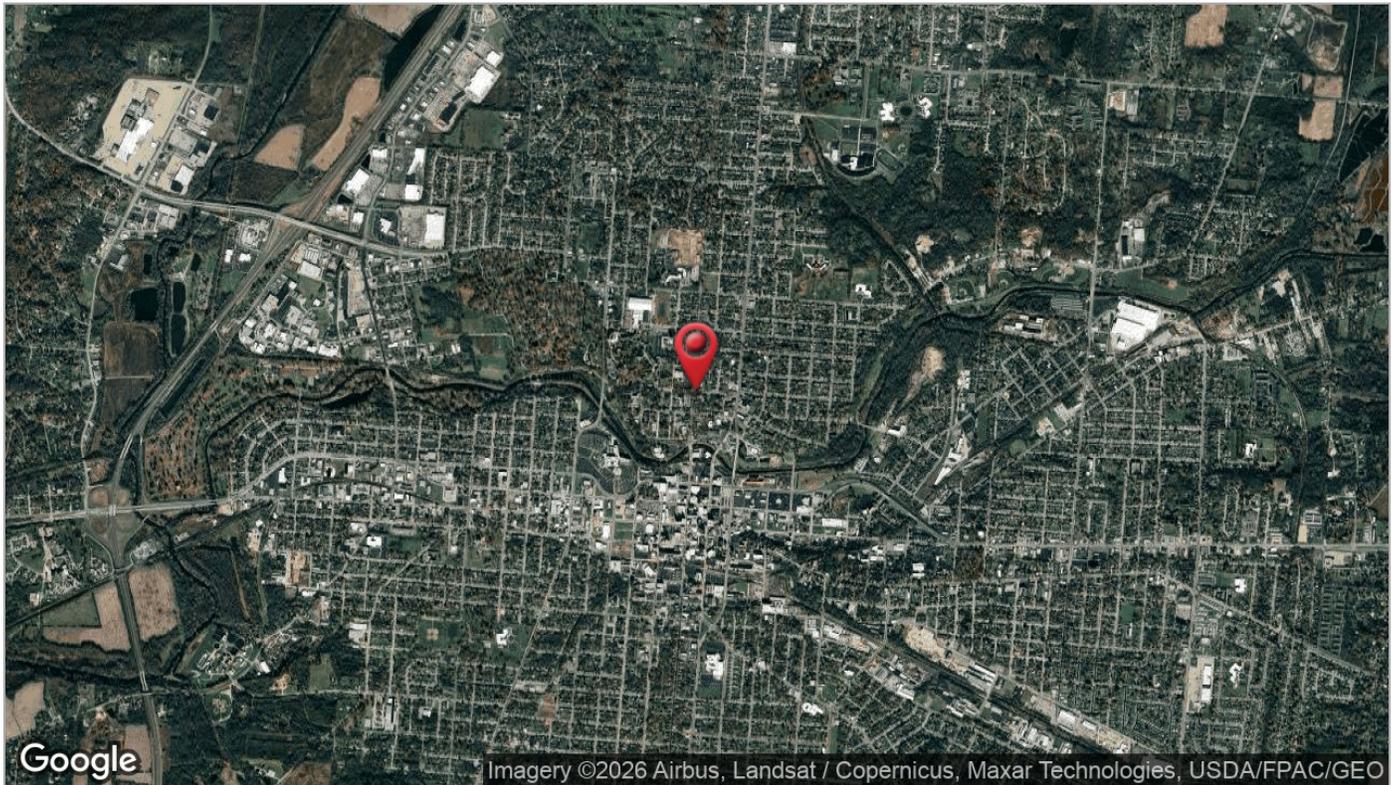


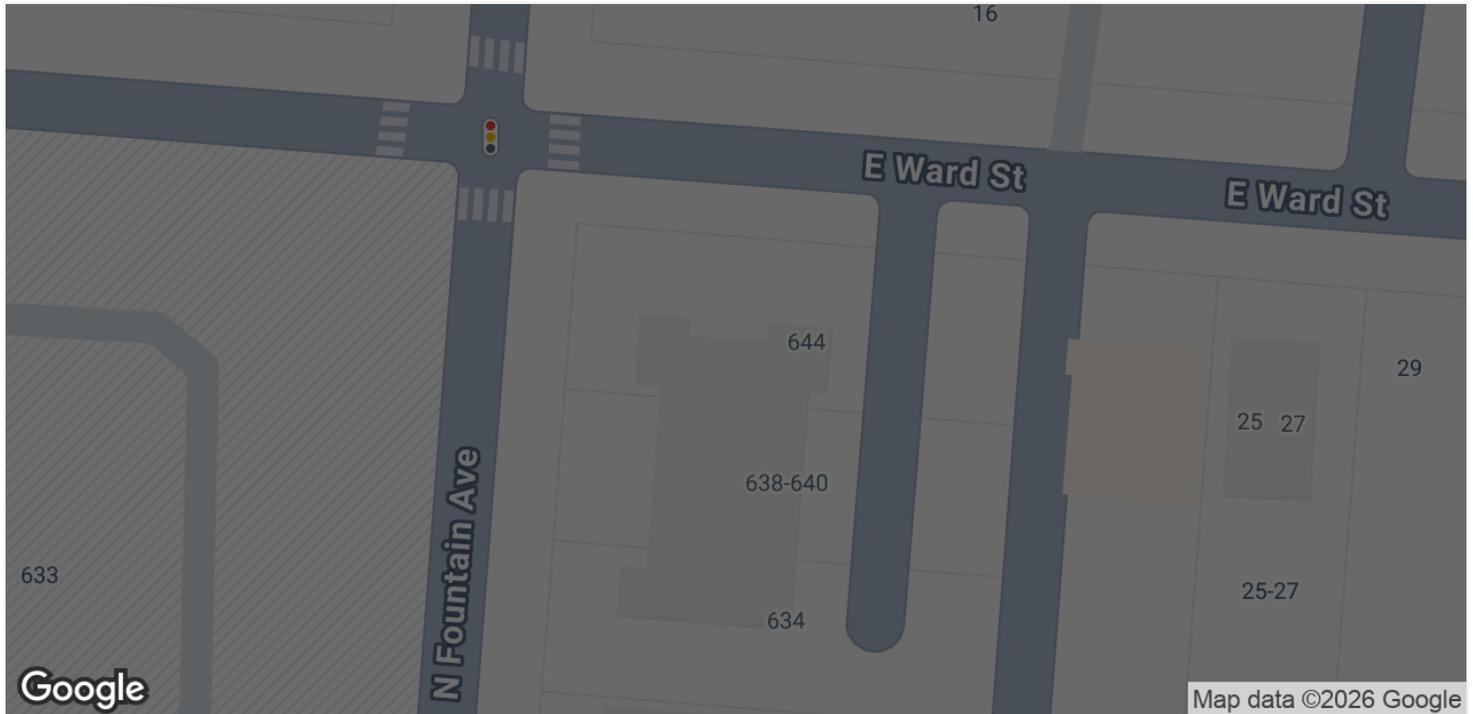
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
640 N High St	Retail/Medical/Office	\$18 PSF	NN	3,982 - 5,126 SF	VACANT











POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,451	82,004	117,866
Average Age	37	42	42
Average Age (Male)	36	40	41
Average Age (Female)	38	43	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,000	34,317	48,861
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$61,843	\$71,394	\$81,579
Average House Value	\$160,114	\$166,056	\$193,187

Demographics data derived from AlphaMap