

FOR SALE

1500 Upper Valley Pike Springfield, OH 45504



Retail | 6,236 SF

- Free Standing Building
- Across from Local Mall
- Good Traffic Counts
- Price Reduced: \$360,000

10 MILES INFORMATION



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✉ **Robert Zavakos**
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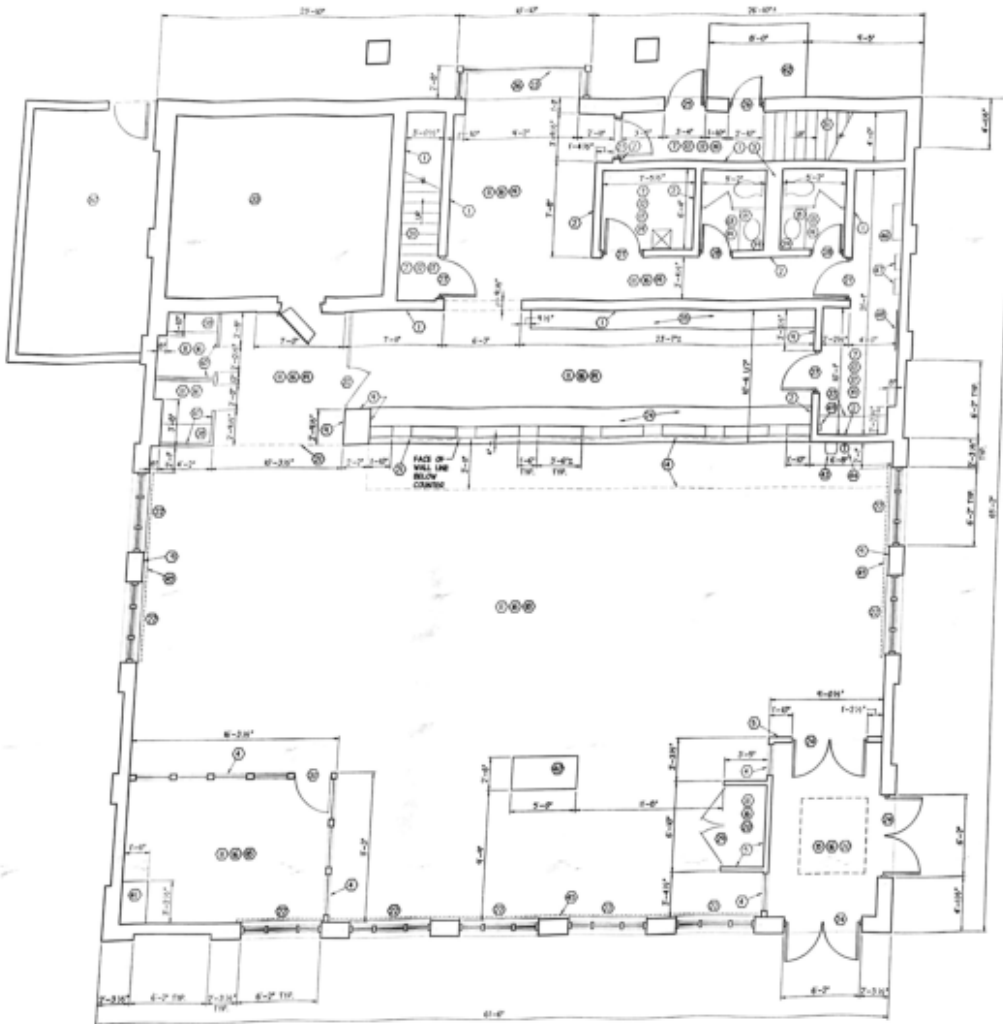
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📍 **77 W Elmwood Drive**
Dayton, OH 45459
bergmancommercial.com

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DRAWING LEGEND

- ① 8" PLYWOOD WALL, FULL HEIGHT, WITH FINISH PLASTER FROM BUSH BUSH, OVER 1/2" GYPSUM BOARD
- ② 4" PLYWOOD WALL, FULL HEIGHT, WITH FINISH TO 8" HIGH
- ③ FINISH OVER WALL
- ④ 1/2" THICK WOOD WALL, STAINED FINISH, TO 7'-4" HEIGHT, WITH GLASS VISION PANELS 3'-0" HIGHER, TO 7'-4" HEAD HT.
- ⑤ 1/2" THICK WOOD WALL, STAINED FINISH, TO 7'-4" HEIGHT
- ⑥ BURNED AT 7'-7" HEIGHT
- ⑦ FINISH CONCRETE BLOCK WALLS FROM
- ⑧ CONCRETE TIE WALL THROUGH TO 4'-0" HT., EXCEPT TO 6'-0" HT. AT TRUCK LOCATION
- ⑨ WALLS WILL COVER THE EXIST WALL
- ⑩ 1/2" THICK FLUSH-FACED, PLASTER-LAMINATED FINISH WALL, TO 7'-0" HT.
- ⑪ CARPET FLOOR FINISH
- ⑫ VINYL TILE FLOOR FINISH
- ⑬ CERAMIC TILE FLOOR FINISH AND BASE
- ⑭ CERAMIC TILE FLOOR FINISH
- ⑮ GLASS TILE FLOOR FINISH, WITH ACCESSIBLE RUBBER WALK-OFF MAT
- ⑯ STAINED WOOD BASE
- ⑰ BURNED CONCRETE
- ⑱ PLASTER CEILING AT 11'-0" HT. BURNED OVER EXIST VESTIBULE
- ⑲ PLASTER CEILING AT 8'-0" HT.
- ⑳ PLASTER CEILING AT 7'-0" HT.
- ㉑ LINE UP NORTH/CORNER HT. CORNER
- ㉒ ALUMINUM-FRAME FINISH-GLASS WINDOW, WITH FINISH SILL AT 1'-0" HT. AND 2'-0" HT. HEAD HT.
- ㉓ FULLY-FINISH OVER-UP WINDOW
- ㉔ FINE 2'-0" x 7'-0" ALUM. FINISH FULL-GLASS DOORS IN ALUM. HEADS
- ㉕ 2'-0" x 7'-0" x 1/2" HOLLOW METAL DOOR, FINISH, IN HOLLOW METAL HEADS
- ㉖ SAME AS ㉕, EXCEPT 2'-0" WIDE
- ㉗ 2'-0" x 7'-0" x 1/2" FLUSH-FACED WOOD DOORS, STAINED FINISH, IN HOLLOW METAL HEADS
- ㉘ SAME AS ㉕, EXCEPT 2'-0" WIDE DOOR
- ㉙ SAME AS ㉕, EXCEPT FINISH OF DOORS, SILL IN WOOD FINISH
- ㉚ 2'-0" x 7'-0" x 1/2" PLASTER-LAMINATED FACED DOOR, WITH 2" x 4" VISION PANEL, IN WOOD FINISH
- ㉛ STAIRS TO TELEPHONE FLOOR
- ㉜ WOOD-FRAME EXISTING 3" HIGH, WITH 3" WIDE GATE
- ㉝ PAINT
- ㉞ TELLERS COUNTER, WITH 7" TALL STAKING
- ㉟ 4" DEPTH COUNTER, AT 3'-0" HT.
- ㊱ 24" DEPTH COUNTER, AT 3'-0" HT.
- ㊲ 20" DEPTH COUNTER, AT 3'-0" HT.
- ㊳ 4" DEPTH COUNTER, AT 3'-0" HT.
- ㊴ 24" DEPTH x 3'-0" LAMINATE COUNTER, AT 2'-0" HT.
- ㊵ 2'-0" x 5'-0" CHECK-WEED STAIRS, AT 3'-0" HT.
- ㊶ CONCRETE-ENCASED NIGHT-EMERGENCY, TO 5'-0" HT.
- ㊷ A.T.U. UNIT
- ㊸ ELECTRIC WATER COOLER
- ㊹ WALL MOUNT TELEPHONE
- ㊺ CONTROLS BASEBOARD HEAT/AC SWP
- ㊻ ELECTRICAL SWITCHES
- ㊼ ELECTRICAL DISTRIBUTION PANEL
- ㊽ TELEPHONE/CALCULATOR ADAPTMENT PANEL
- ㊾ DIAL-TONE CONTROL PANEL
- ㊿ EXISTING CONDENSED AIRPANEL INCLUDED



EXISTING GROUND FLOOR PLAN
NATIONAL CITY BANK - SPRINGFIELD WEST BRANCH
 1500 UPPER VALLEY PIKE SPRINGFIELD, OH 45504

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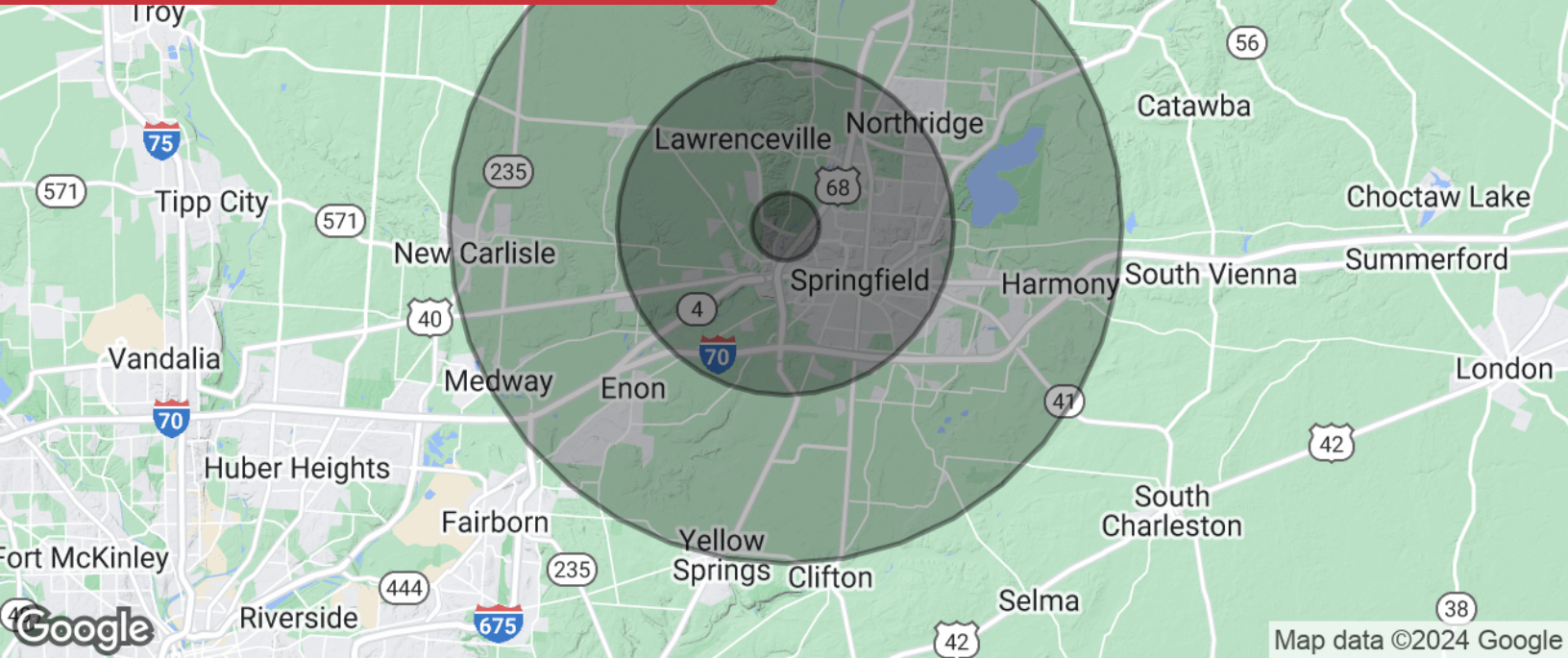
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NABergman

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Population

	1 Mile	5 Miles	10 Miles
Total population	2,125	72,548	144,050
Median age	45.8	37.5	40.0
Median age (male)	40.9	36.2	38.6
Median age (Female)	50.3	39.3	41.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	938	28,591	57,670
# of persons per HH	2.3	2.5	2.5
Average HH income	\$60,223	\$48,903	\$54,416
Average house value	\$151,037	\$135,066	\$145,880

* Demographic data derived from 2020 ACS - US Census

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NAI Bergman