

FOR SALE

1500 Upper Valley Pike Springfield, OH 45504

NAI Bergman



Retail | 6,236 SF

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

10 MILES INFORMATION



144,050

TOTAL POPULATION



57,670

TOTAL HOUSEHOLDS



\$54,416

AVERAGE HH INCOME

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77 W Elmwood Drive

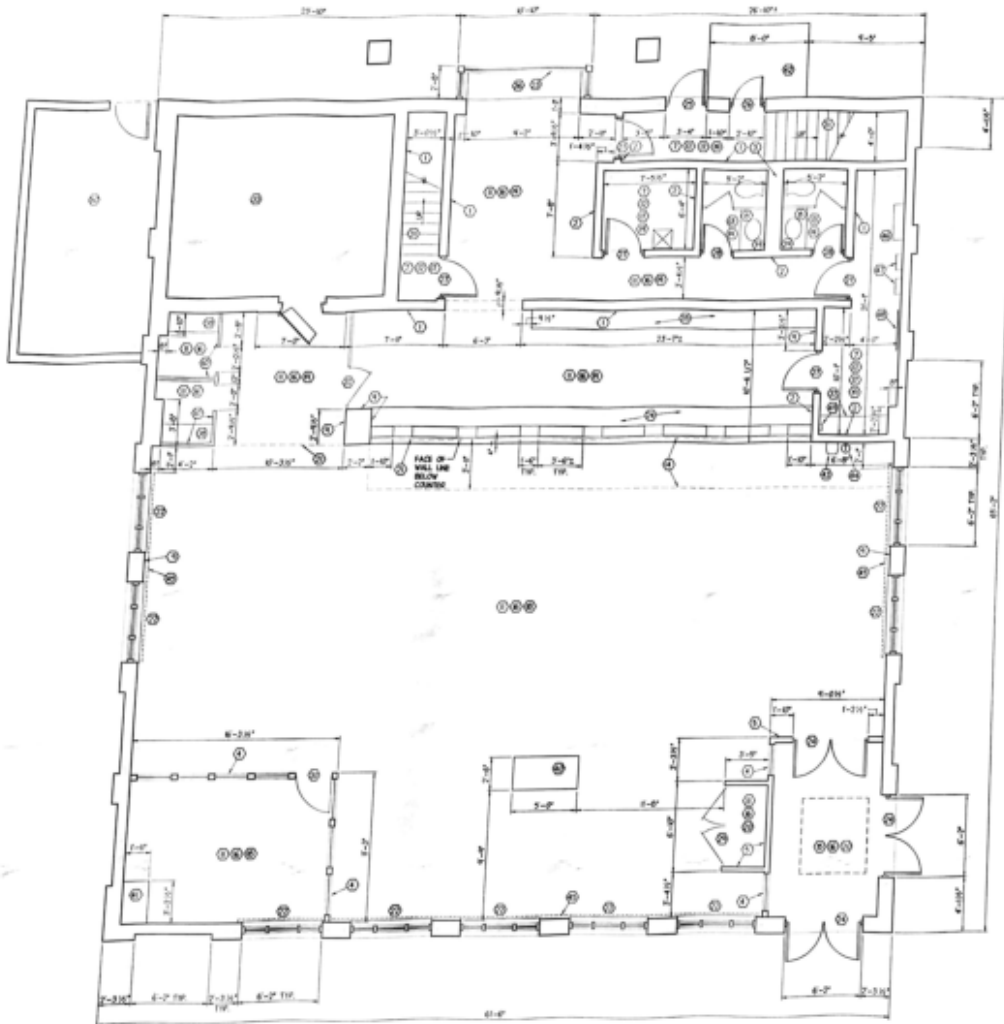
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DRAWING LEGEND

1. 8" MIN. THICK CONCRETE WALL, FULL HEIGHT, WITH FINISHED PLASTER FROM BASE TO TOP, UNLESS NOTED OTHERWISE.
2. 8" MIN. THICK CONCRETE WALL, FULL HEIGHT, WITH FINISH DATA AS NOTED.
3. FINISHED CHALK WALL.
4. 1/2" MIN. THICK WOOD WALL, STAINED FINISH, TO 7'-0" HEIGHT, WITH GLASS VISION PANELS 3'-0" MIN. TO 7'-0" HEIGHT.
5. 1/2" MIN. THICK WOOD WALL, STAINED FINISH, TO 7'-0" HEIGHT.
6. BULKHEAD AT 7'-0" HEIGHT.
7. FINISHED CONCRETE BLOCK WALLS FROM BASE TO TOP.
8. CONCRETE TIE WALL, MINIMUM TO 4'-0" MIN. EXCEPT TO 6'-0" MIN. AT DESIGN LOCATION.
9. VINYL WALL COVER THE ENTIRE WALL.
10. 1/2" MIN. THICK FLOOR-FINISH, PLASTER-LAMINATE FINISHED WALL, TO 7'-0" MIN.
11. CARPET FLOOR FINISH.
12. VINYL TILE FLOOR FINISH.
13. CONCRETE TILE FLOOR FINISH AND BASE.
14. GLASS TILE FLOOR FINISH.
15. GLASS TILE FLOOR FINISH, WITH ACCESSIBLE RUBBER WALK-OFF PAD.
16. STAINED WOOD FLOOR.
17. BULKHEAD OVER BASE.
18. PLASTER CEILING AT 10'-0" MIN. BULKHEAD OVER ENTRY VESTIBULE.
19. PLASTER CEILING AT 8'-0" MIN.
20. PLASTER CEILING AT 7'-0" MIN.
21. LINE OF DRYWALL/CEILING TO CORNER.
22. ALUMINUM-FOAMED FRAMING GLASS WINDOW, WITH FINISH SILL AT 1'-0" MIN. AND 2'-0" MIN. HEAD.
23. BUILT-IN-FRAME (DOOR-OF) WINDOW.
24. FINE 2'-0" x 7'-0" ALUMINUM FRAMED FULL-HI. GLASS DOORS IN ALUM. FRAME.
25. 2'-0" x 7'-0" x 1/2" YELLOW PINK DOOR, FINISH, IN YELLOW PINK FINISH.
26. SAME AS 25, EXCEPT 2'-0" MIN.
27. 2'-0" x 7'-0" x 1/2" PLUSH-PAVED WOOD DOORS, STAINED FINISH, IN YELLOW PINK FINISH.
28. SAME AS 27, EXCEPT 2'-0" MIN.
29. SAME AS 28, EXCEPT FINE OF DOORS, BASE IN WOOD FINISH.
30. 2'-0" x 7'-0" x 1/2" PLASTER-LAMINATE FINISH DOOR, WITH 2' x 4' VISION PANEL, IN WOOD FINISH.
31. STAINED TO FLOOR FINISH.
32. WOODEN-OF ROLLER, 3' MIN. WITH 3' MIN. GATE.
33. HALL.
34. TOLLER, CONCRETE, WITH 7' TOLL STATIONS.
35. 4' DEPTH CONCRETE, AT 3'-0" MIN.
36. 24" DEPTH CONCRETE, AT 3'-0" MIN.
37. 24" DEPTH CONCRETE, AT 3'-0" MIN.
38. 4' DEPTH CONCRETE, AT 3'-0" MIN.
39. 24" DEPTH x 3'-0" LAMINATE CONCRETE, AT 2'-0" MIN.
40. 2'-0" x 5'-0" CHICK-HEAD STAIR, AT 3'-0" MIN.
41. CONCRETE-ENCLOSED NORTH-ENTRY, TO 5'-0" MIN.
42. A/C UNIT.
43. ELECTRIC WATER COOLER.
44. WALL MOUNT THERMOSTAT.
45. CONTINUOUS BASEBOARD HEAT, SHIP.
46. ELECTRICAL SWITCHES.
47. ELECTRICAL DISTRIBUTION PANEL.
48. TELEPHONE/CABLE/ADAPT PANEL.
49. CIRCUIT CONTROL PANEL.
50. EXISTING CONDENSING EQUIPMENT INCLUDED.



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



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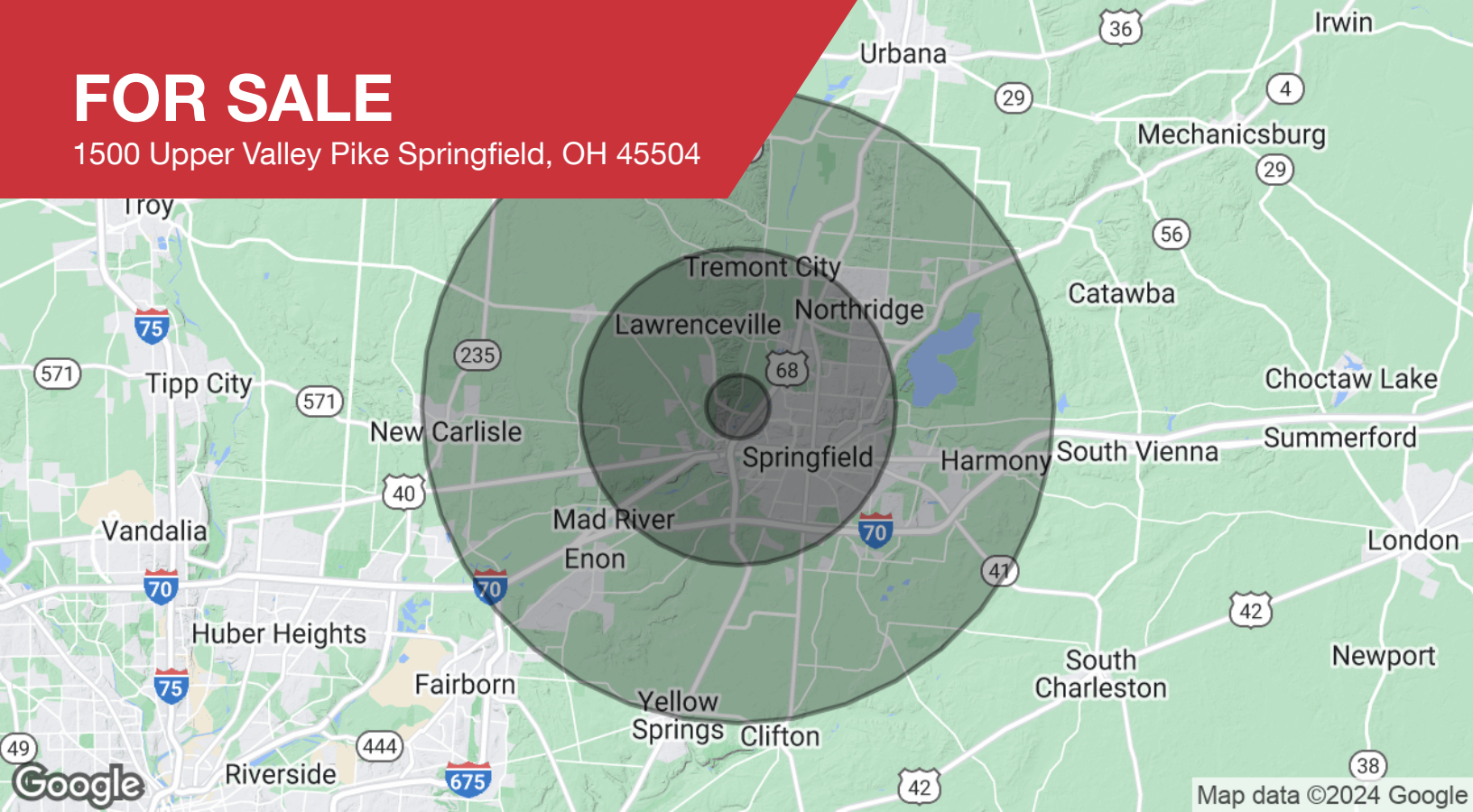
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Population

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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