



INVESTMENT COMMERCIAL LAND FOR SALE

W. LEFFEL LANE

W. LEFFEL LANE, SPRINGFIELD, OH 45506



SALE PRICE

\$75,000 / ACRE

OFFERING SUMMARY

Lot Size: 7.74 Acres

Zoning: CC-2; Community
Commercial District

PROPERTY HIGHLIGHTS

- Development Opportunity
- Major Retail Area
- Located on I-70 Frontage Road
- 1 Minute to I-70

EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM
937.492.4423
techemann@ipbindustrial.com

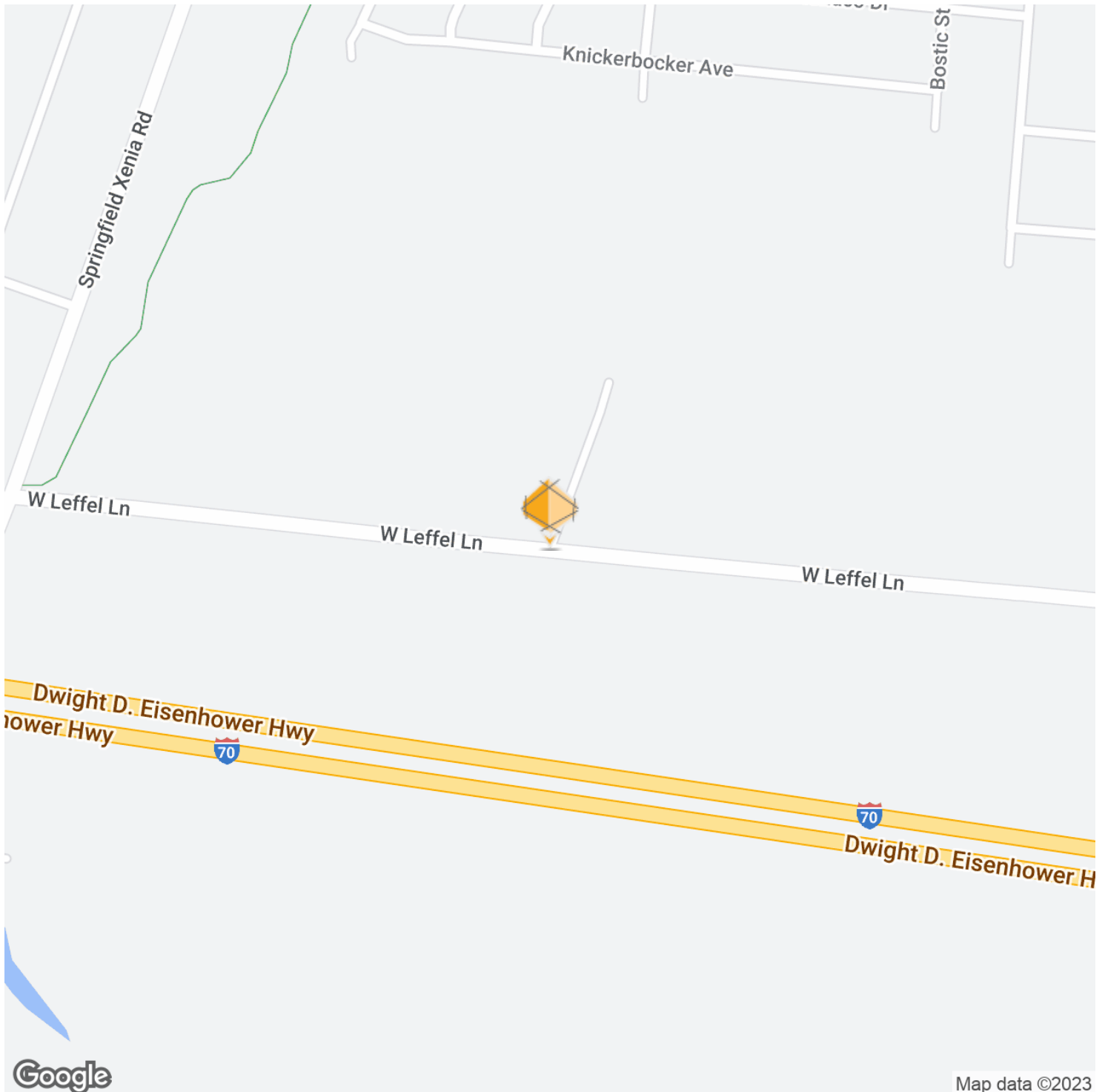
INDUSTRIAL PROPERTY BROKERS, LLC
2490 Landman Mill Road, Piqua, OH 45356
937.492.4423 | IPBindustrial.com



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LOCATION MAP

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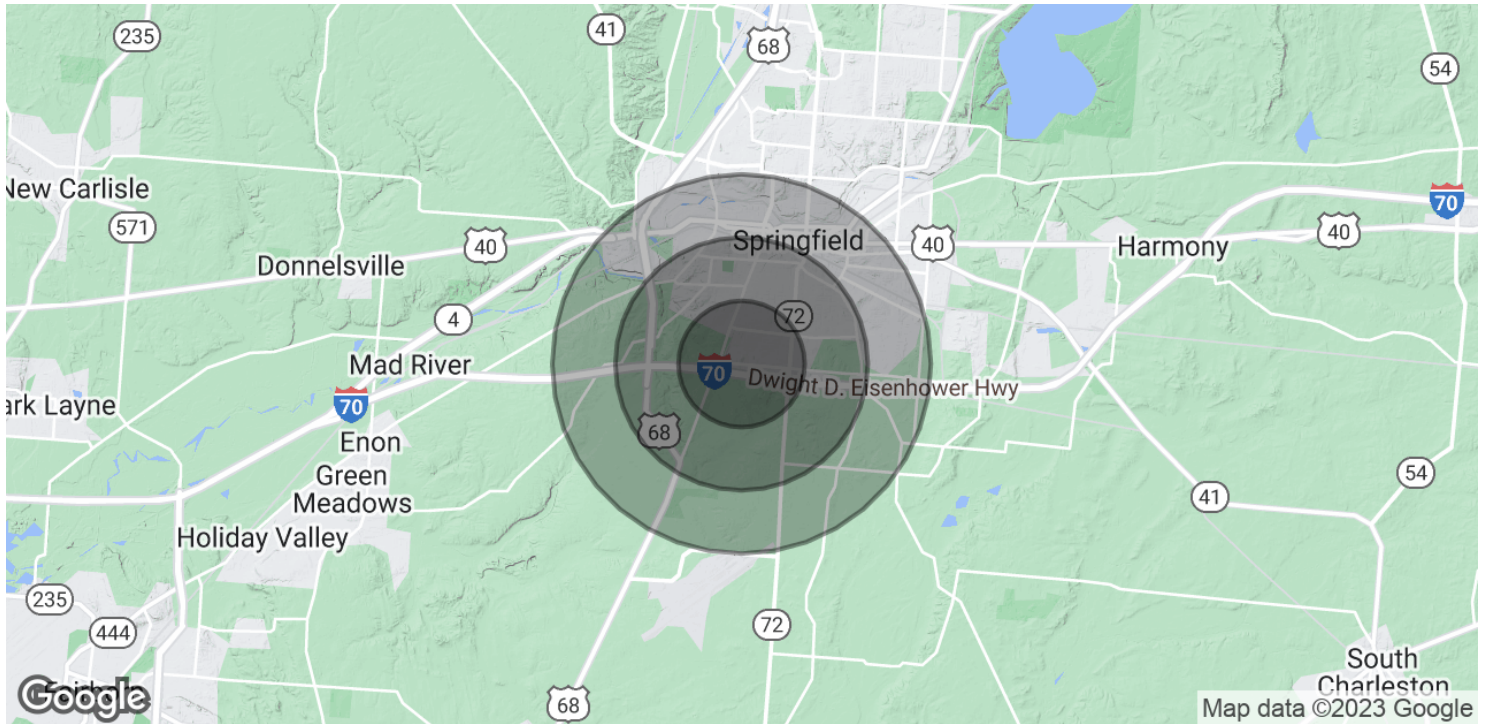
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,709	18,779	36,162
Average Age	43.4	37.3	35.9
Average Age (Male)	40.7	34.1	33.6
Average Age (Female)	45.2	38.7	37.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,228	9,018	16,925
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$57,389	\$41,372	\$41,126
Average House Value	\$84,588	\$70,697	\$74,154

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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