



ST. PARIS PIKE

7.25 Acres

1.03
Acres

PYLON SIGN

**HOBBY
LOBBY**

Walmart

**DOLLAR
TREE**

**RNR
TIRE EXPRESS**

**Wright-Patt
CREDIT UNION, INC.**

ALDI

14,540 VPD

19,373 VPD

N BECHTLE AVE



HIGHLIGHTS

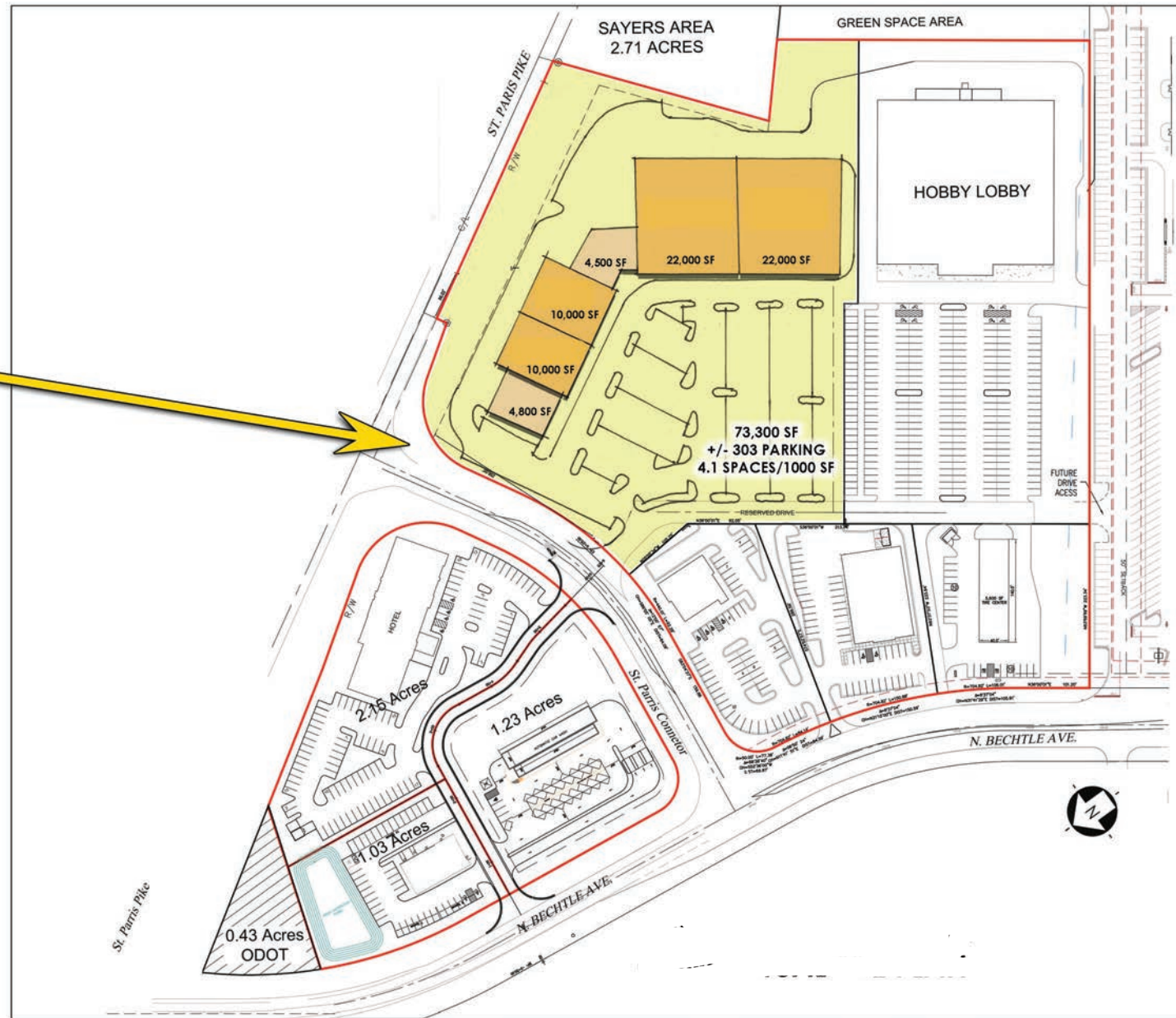
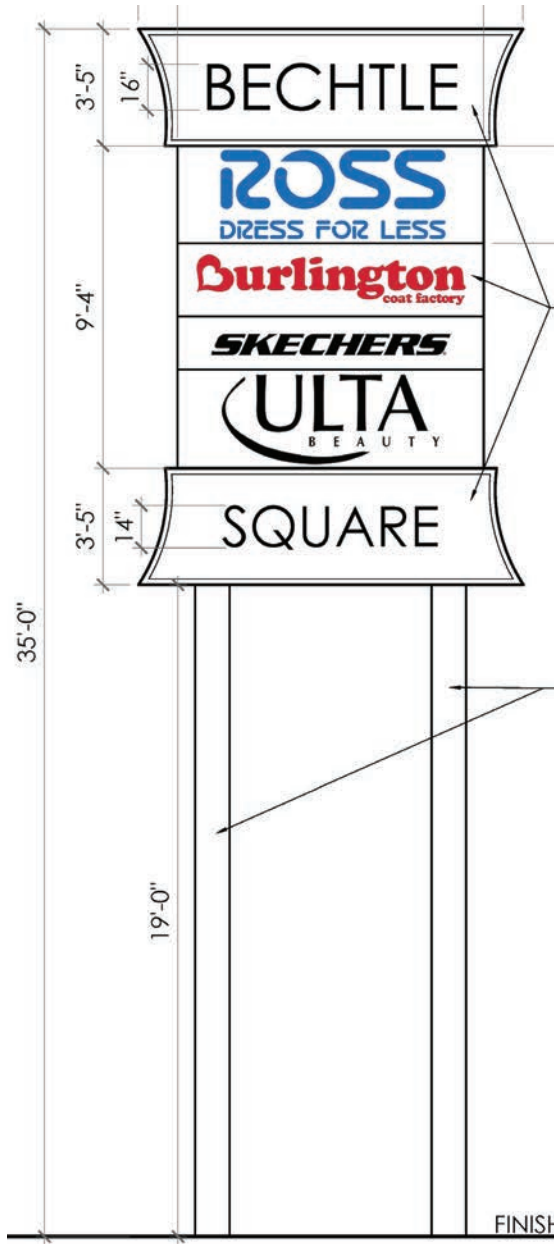
- ▶ Up to 44,300 SF available for lease
- ▶ One (1) acre outlot available
- ▶ Prime development opportunity within a 10-acre shopping center located just off of US 68 in Springfield, Ohio
- ▶ Bechtle Pointe is anchored by Hobby Lobby, with nearby tenants including Aldi, Walmart, Home Depot, Harbor Freight, Lowe's, Meijer, Best Buy, Kohl's, Marshall's, Buffalo Wild Wings, O'Charley's, Texas Roadhouse, Chipotle, NTB, Speedway, and more!
- ▶ High visibility from US 68
- ▶ Desirable location at the northernmost point of a high-traffic shopping center and surrounded by a dense residential area

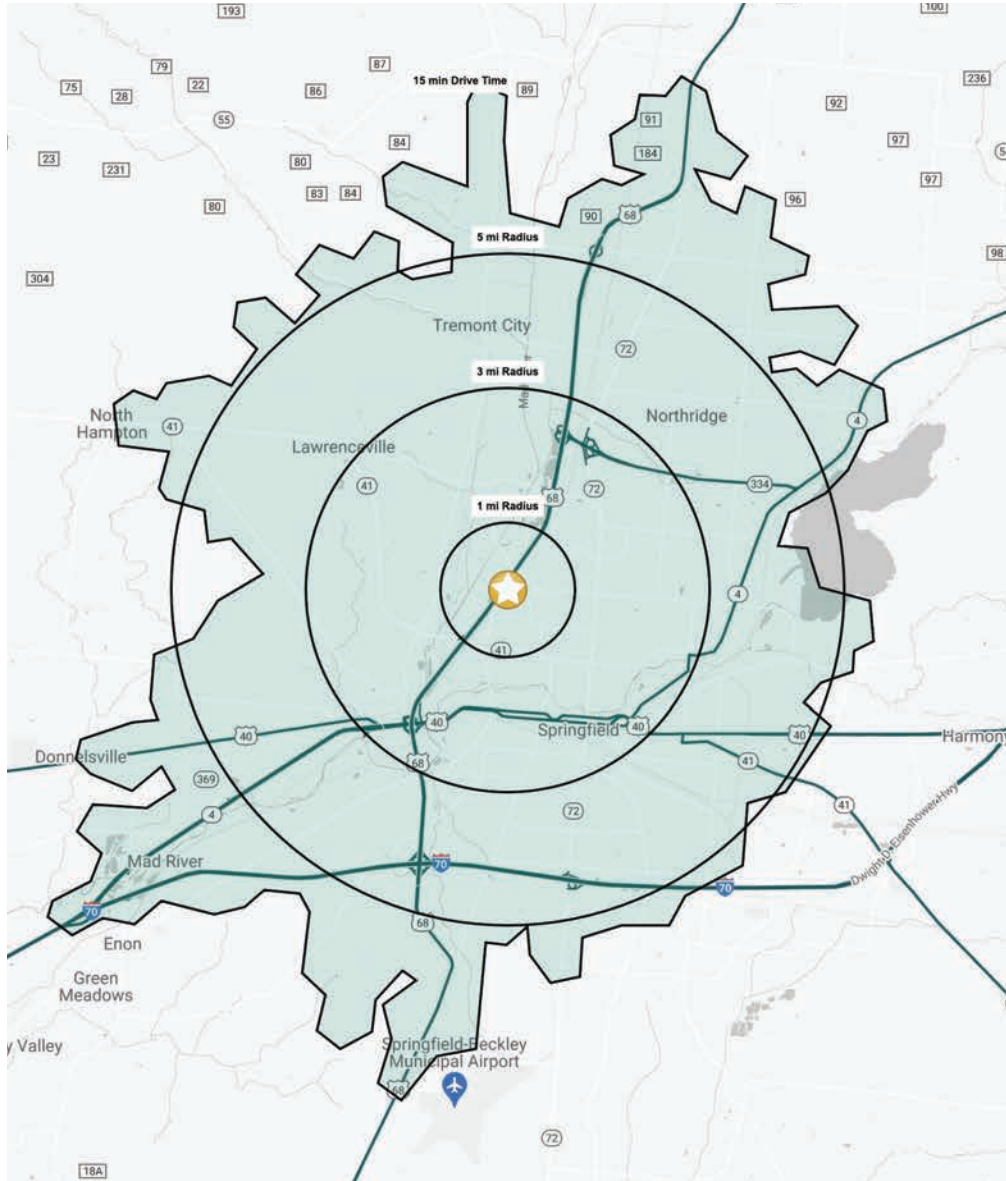


AVAILABLE



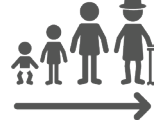





BECHTLE POINTE

Springfield, Ohio 45504





DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES | 15 MIN DRIVE |
|--|----------|----------|----------|--------------|
|  POPULATION | 3,068 | 37,919 | 84,642 | 90,932 |
|  HOUSEHOLDS | 1,401 | 15,859 | 35,489 | 38,019 |
|  MEDIAN AGE | 44.0 | 38.9 | 39.7 | 40.1 |
|  AVERAGE HH INCOME | \$61,330 | \$59,746 | \$63,282 | \$65,213 |
|  MEDIAN HH INCOME | \$57,532 | \$48,154 | \$52,432 | \$54,117 |
|  BUSINESSES | 228 | 1,428 | 2,310 | 2,422 |
|  EMPLOYEES | 3,232 | 22,853 | 35,723 | 37,616 |
|  EDUCATION: BACHELORS + | 35.0% | 21.9% | 19.6% | 20.0% |



24500 Chagrin Boulevard, Suite 100 | Beachwood, Ohio 44122 | 216.342.2523 | www.anchorretail.com

TORI NOOK | 216.342.2250 | tnook@anchorretail.com
 MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
 ANGELA GREINER | 614.739.0187 | agreiner@anchorretail.com