

7.74 +/- Acres Development Land for Sale

W Leffel Lane, Springfield, OH 45506



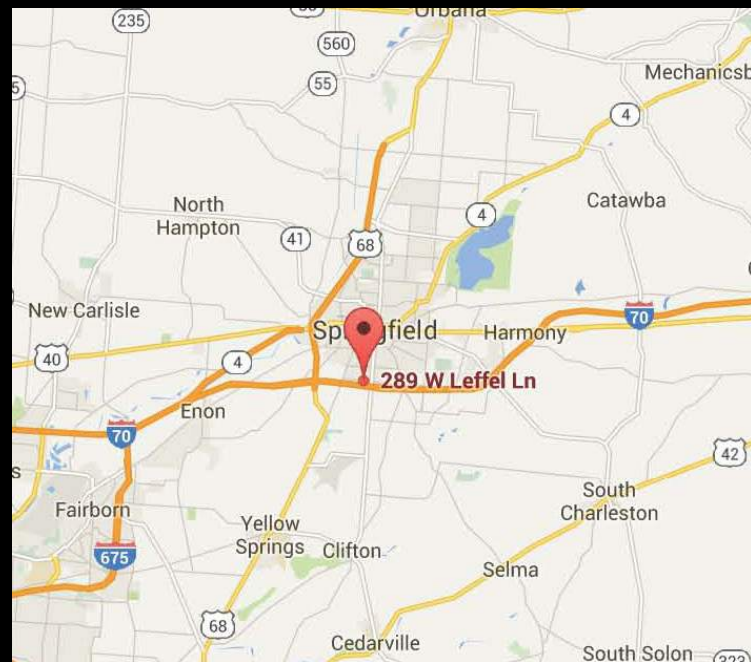
Sales Price: \$120,000 per Acre

Location: 289 - 329 W Leffel Lane
Less than 1/2 mile to intersection of S Limestone Street, just north of Interstate 70

Clark Cty Parcel #33-00700-03331-1033

Zoning: CC-2 Community Community
Perfect for retail, restaurant, freeway services

- 756' frontage along W Leffel Lane
- Visible to 60,000 vehicles per day
- Sanitary sewer, storm sewer and water are at the site
- Prime location zoned for commercial development in the City of Springfield; liquor permits available
- Easy on/off access to I-70. Less than 1 mile to Clark State Community College (6,000 students). Assurant Insurance employs 2,200, 2 shifts, less than 1/2 mile away



All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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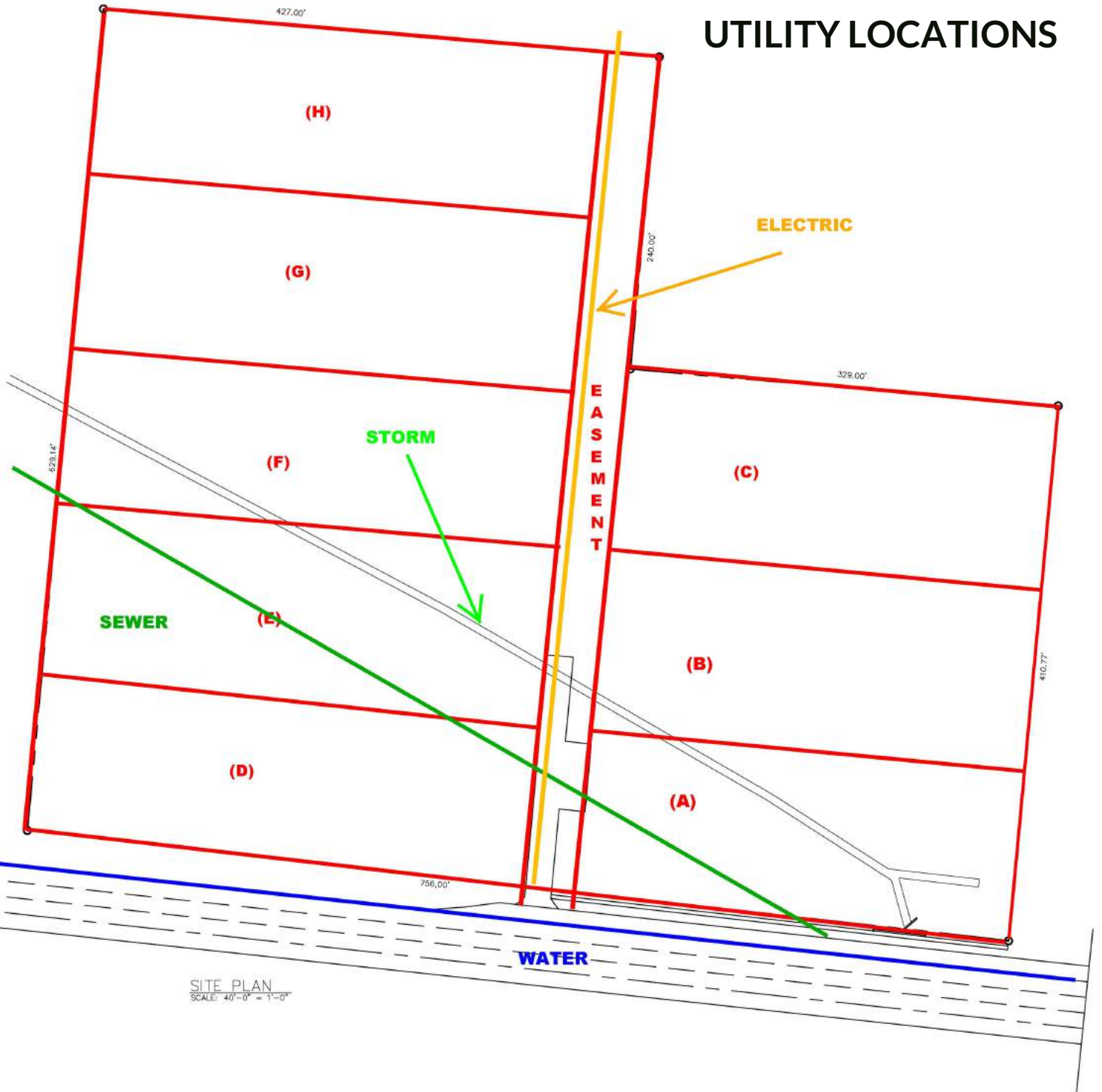
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UTILITY LOCATIONS



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