

7.74 +/- Acres Development Land for Sale

W Leffel Lane, Springfield, OH 45506

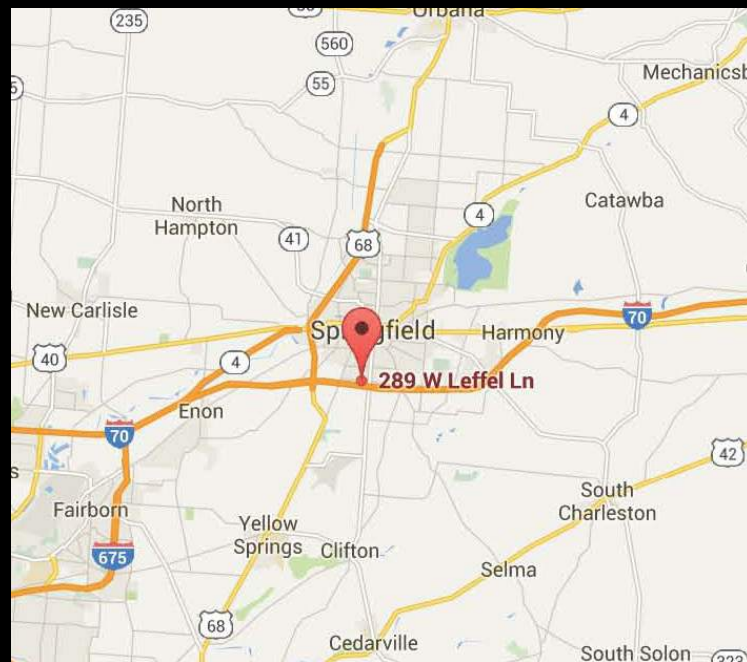


Sales Price: \$75,000 per Acre

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 Commercial
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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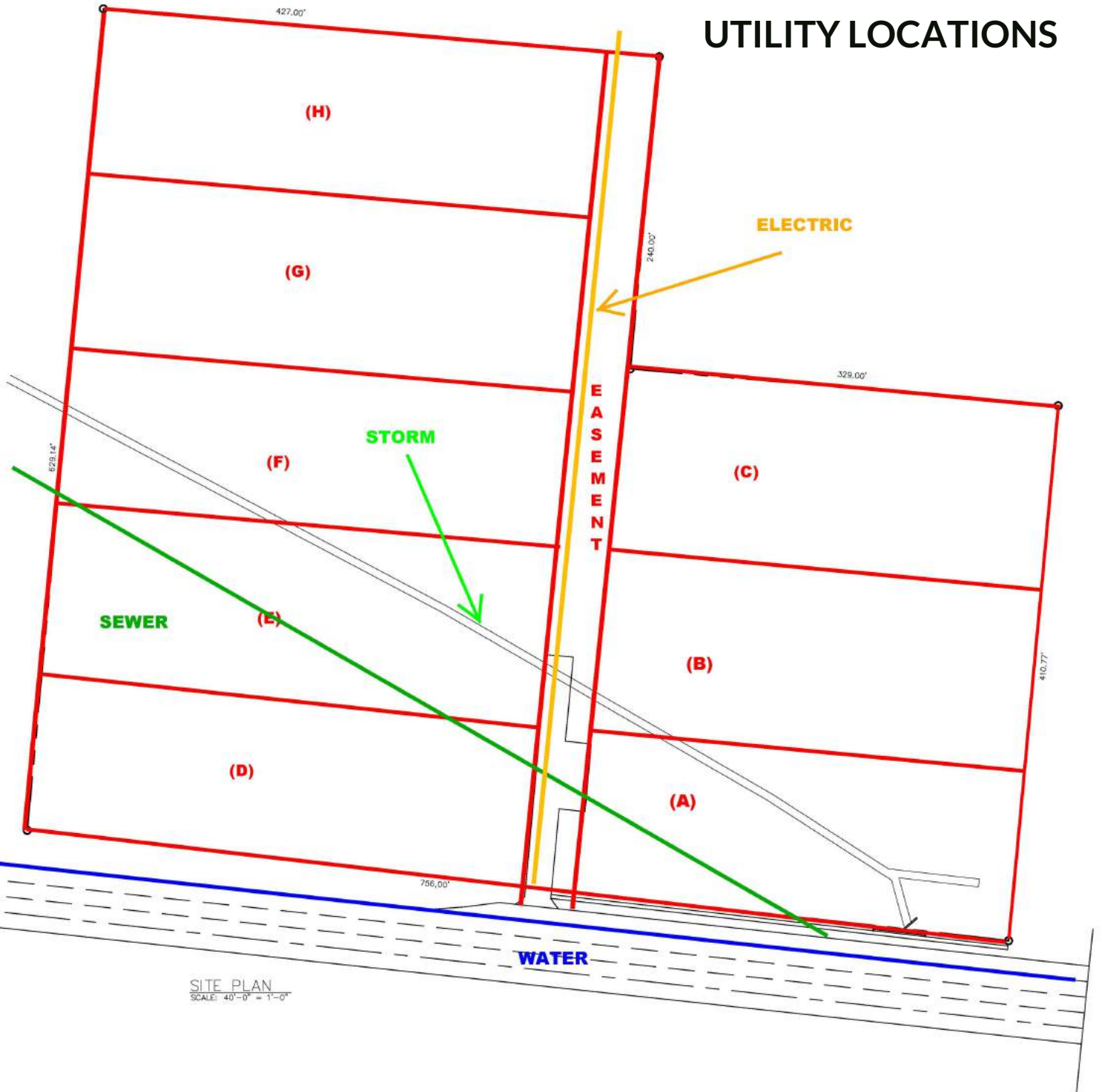
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UTILITY LOCATIONS



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Springfield Zoning Information

CHAPTER 1118 CC-2 Community Commercial District

1118.01	Purpose.	1118.05	Accessory uses permitted.
1118.02	Principal uses permitted.	1118.06	General provisions.
1118.03	Provisional uses permitted.	1118.07	Special provisions.
1118.04	Conditional uses permitted.		

1118.01 PURPOSE.

The purpose of this district is to provide locations for the development of community shopping and business areas which serve a major segment of the community population. In addition to a variety of retail goods and services, these areas may typically feature a number of large traffic generators that require access to major thoroughfares. While these areas are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities as specified. Access to this district should be directly from an arterial or collector street and not through a residential district.

1118.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following permitted uses:

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
(Ord. 14-113. Passed 5-13-14.)
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.
(Ord. 06-217. Passed 6-13-06.)

1118.03 PROVISIONAL USES PERMITTED.

None.

1118.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored outside.
 - (3) The building housing the facility shall be sound proofed to minimized the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
 - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
 - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.

(Ord. 09-94. Passed 4-14-09.)

1118.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space, provided the space shall not exceed 40 percent of the total floor area for the principal use and storage area.

1118.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1118.07 SPECIAL PROVISIONS.

Development of a lot or separate tract larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).

Ohio County Profiles



Prepared by the Office of Policy, Research and Strategic Planning

Clark County

Established: Act - March 1, 1818
2010 Population: 138,333
Land Area: 400.0 square miles
County Seat: Springfield City
Named for: George Rogers Clark, American Frontiersman



Taxes

Taxable value of real property	\$2,285,093,400
Residential	\$1,660,251,230
Agriculture	\$118,965,100
Industrial	\$95,917,230
Commercial	\$409,959,840
Mineral	\$0
Ohio income tax liability	\$66,091,839
Average per return	\$1,121.07

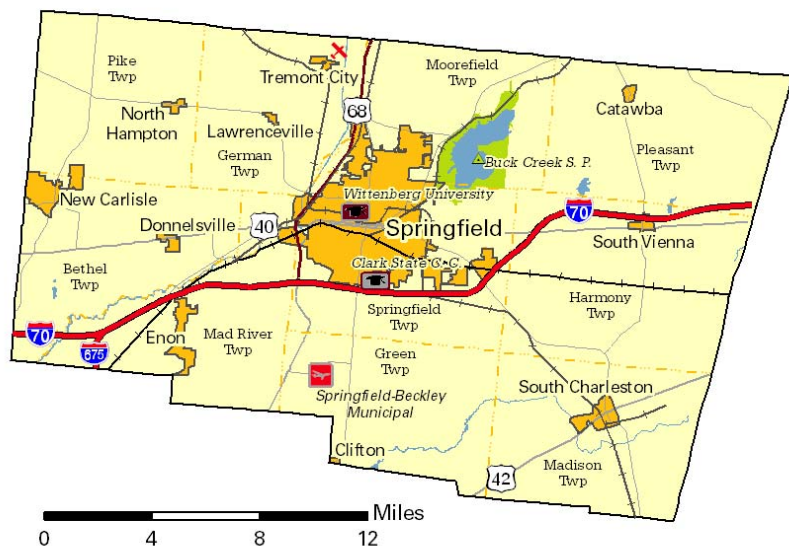
Land Use/Land Cover

	Percent
Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	20.87%
Cropland	57.06%
Pasture	6.56%
Forest	12.52%
Open Water	1.42%
Wetlands (Wooded/Herbaceous)	1.57%
Bare/Mines	0.00%

Largest Places

	Census 2010	Census 2000
Springfield city	60,608	65,358
Bethel twp UB	12,440	12,934
Moorefield twp	12,436	11,402
Springfield twp	12,237	13,424
Mad River twp UB	8,741	9,190
German twp UB	7,112	7,012
New Carlisle city	5,785	5,735
Pike twp UB	3,246	3,521
Harmony twp UB	3,193	3,079
Pleasant twp UB	2,966	2,822

UB: Unincorporated balance.



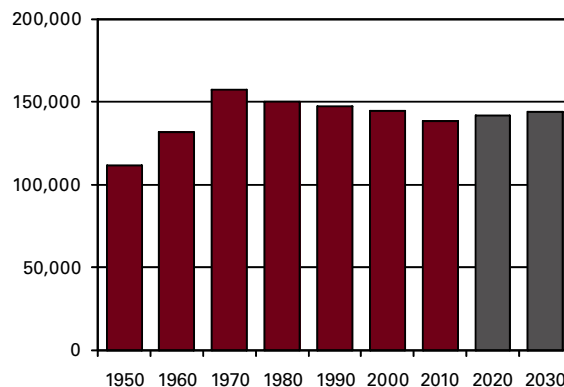
Total Population

Census

1800	1880	41,948	1950	111,661
1810	1890	52,277	1960	131,440
1820	1900	58,939	1970	157,115
1830	1910	66,435	1980	150,236
1840	1920	80,728	1990	147,548
1850	1930	90,936	2000	144,742
1860	1940	95,647	2010	138,333
1870				

Projected

2020	141,660
2030	143,960



Population by Race

	Number	Percent
ACS Total Population	139,374	100.0%
White	121,496	87.2%
African-American	12,326	8.8%
Native American	266	0.2%
Asian	791	0.6%
Pacific Islander	103	0.1%
Other	1,183	0.8%
Two or More Races	3,209	2.3%
Hispanic (may be of any race)	3,495	2.5%
Total Minority	19,826	14.2%

Educational Attainment

	Number	Percent
Persons 25 years and over	93,541	100.0%
No high school diploma	14,201	15.2%
High school graduate	36,611	39.1%
Some college, no degree	20,015	21.4%
Associate degree	7,553	8.1%
Bachelor's degree	9,586	10.2%
Master's degree or higher	5,575	6.0%

Family Type by Employment Status

	Number	Percent
Total Families	36,684	100.0%
Married couple, husband and wife in labor force	13,786	37.6%
Married couple, husband in labor force, wife not	5,122	14.0%
Married couple, wife in labor force, husband not	3,064	8.4%
Married couple, husband and wife not in labor force	5,129	14.0%
Male householder, in labor force	1,925	5.2%
Male householder, not in labor force	448	1.2%
Female householder, in labor force	5,088	13.9%
Female householder, not in labor force	2,122	5.8%

Household Income

	Number	Percent
Total Households	55,145	100.0%
Less than \$10,000	4,444	8.1%
\$10,000 to \$19,999	6,947	12.6%
\$20,000 to \$29,999	7,285	13.2%
\$30,000 to \$39,999	6,216	11.3%
\$40,000 to \$49,999	5,887	10.7%
\$50,000 to \$59,999	5,313	9.6%
\$60,000 to \$74,999	6,219	11.3%
\$75,000 to \$99,999	6,248	11.3%
\$100,000 to \$149,999	4,669	8.5%
\$150,000 to \$199,999	1,170	2.1%
\$200,000 or more	747	1.4%
Median household income	\$44,141	

Percentages may not sum to 100% due to rounding.

Population by Age

	Number	Percent
ACS Total Population	139,374	100.0%
Under 5 years	8,862	6.4%
5 to 17 years	24,600	17.7%
18 to 24 years	12,371	8.9%
25 to 44 years	33,059	23.7%
45 to 64 years	38,533	27.6%
65 years and more	21,949	15.7%
Median Age	40.2	

Family Type by Presence of Own Children Under 18

	Number	Percent
Total Families	36,684	100.0%
Married-couple families with own children	9,877	26.9%
Male householder, no wife present, with own children	1,336	3.6%
Female householder, no husband present, with own children	4,384	12.0%
Families with no own children	21,087	57.5%

Poverty Status of Families By Family Type by Presence Of Related Children

	Number	Percent
Total Families	36,684	100.0%
Family income above poverty level	32,629	88.9%
Family income below poverty level	4,055	11.1%
Married couple, with related children	896	22.1%
Male householder, no wife present, with related children	306	7.5%
Female householder, no husband present, with related children	2,205	54.4%
Families with no related children	648	16.0%

Ratio of Income To Poverty Level

	Number	Percent
Population for whom poverty status is determined	135,776	100.0%
Below 50% of poverty level	9,973	7.3%
50% to 99% of poverty level	11,630	8.6%
100% to 149% of poverty level	12,840	9.5%
150% to 199% of poverty level	14,529	10.7%
200% of poverty level or more	86,804	63.9%

Geographical Mobility

	Number	Percent
Population aged 1 year and older	137,544	100.0%
Same house as previous year	117,401	85.4%
Different house, same county	14,194	10.3%
Different county, same state	3,821	2.8%
Different state	1,844	1.3%
Abroad	284	0.2%

Agriculture

Land in farms (acres)	178,000
Number of farms	730
Average size (acres)	244
Total cash receipts	\$100,348,000
Per farm	\$137,463

Education

Public schools buildings	49
Students (Average Daily Membership)	22,239
Teachers (Full Time Equivalent)	1,308.5
Expenditures per student	\$9,493
Graduation rate	79.6
Non-public schools	10
Students	1,674
4-year public universities	0
Branches	0
2-year public colleges	1
Private universities and colleges	1
Public libraries (Main / Branches)	2 / 4

Transportation

Registered motor vehicles	143,628
Passenger cars	95,615
Noncommercial trucks	23,418
Total license revenue	\$3,549,124.39
Interstate highway miles	30.85
Turnpike miles	0.00
U.S. highway miles	54.86
State highway miles	101.12
County, township, and municipal road miles	1,051.73
Commercial airports	2

Voting

Number of precincts	100
Number of registered voters	92,438
Voted in 2010 election	47,004
Percent turnout	50.9%

Health Care

Physicians (MDs & DOs)	208
Registered hospitals	2
Number of beds	649
Licensed nursing homes	15
Number of beds	1,475
Licensed residential care	11
Number of beds	633
Adults with employer-based insurance	62.5%
Children with employer-based insurance	59.3%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	3
Acreage	748.93

Communications

Television stations	0
Radio stations	3
Daily newspapers	1
Circulation	19,712
Weekly newspapers	1
Circulation	5,000

Crime

Total crimes reported in Uniform Crime Report	12,404
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Finance

FDIC insured financial institutions (HQs)	2
Assets (000)	\$232,635
Branch offices	41
Institutions represented	12

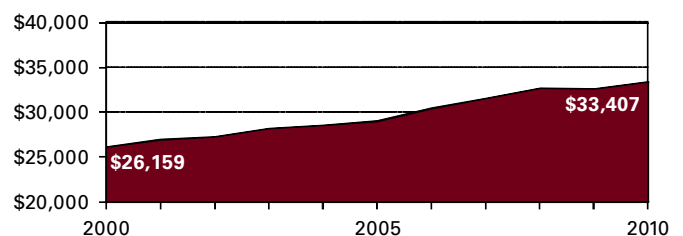
Transfer Payments

Total transfer payments	\$1,189,546,000
Payments to individuals	\$1,164,118,000
Retirement and disability	\$398,842,000
Medical payments	\$508,019,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$124,374,000
Unemployment benefits	\$57,802,000
Veterans benefits	\$27,090,000
Federal education and training assistance	\$34,350,000
Other payments to individuals	\$13,641,000
Total personal income	\$4,557,049,000
Dependency ratio	26.1%

Federal Expenditures

Direct expenditures or obligations	\$1,213,588,819
Retirement and disability	\$515,873,861
Other direct payments	\$349,943,997
Grant awards	\$255,996,903
Highway planning and construction	\$18,833,644
Temporary assistance to needy families	\$9,280,920
Medical assistance program	\$170,233,842
Procurement contract awards	\$24,019,206
Dept. of Defense	\$18,589,798
Salary and wages	\$67,754,852
Dept. of Defense	\$48,023,000
Other federal assistance	\$238,357,899
Direct loans	\$6,102,702
Guaranteed loans	\$117,265,928
Insurance	\$114,989,269

Per Capita Personal Income



Civilian Labor Force

	2007	2008	2009	2010	2011
Civilian labor force	70,600	70,600	70,600	69,600	69,000
Employed	66,300	65,900	63,300	62,300	62,800
Unemployed	4,400	4,700	7,300	7,200	6,200
Unemployment rate	6.2	6.6	10.3	10.4	8.9

Establishments, Employment, and Wages by Sector: 2010

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	2,471	40,149	\$1,314,096,514	\$629
Goods-Producing	426	7,611	\$346,976,749	\$877
Natural Resources and Mining	27	479	\$14,427,858	\$579
Constuction	211	1,028	\$39,188,813	\$733
Manufacturing	188	6,103	\$293,360,078	\$924
Service-Providing	2,045	32,538	\$967,119,765	\$572
Trade, Transportation and Utilities	612	10,008	\$309,807,890	\$595
Information	25	241	\$11,270,043	\$900
Financial Services	251	2,992	\$96,809,452	\$622
Professional and Business Services	293	3,785	\$129,254,013	\$657
Education and Health Services	341	8,824	\$302,753,712	\$660
Leisure and Hospitality	280	4,873	\$63,692,565	\$251
Other Services	241	1,803	\$53,082,604	\$566
Federal Government		711	\$41,071,907	\$1,112
State Government		224	\$11,621,976	\$999
Local Government		6,156	\$230,745,490	\$721

Private Sector total includes Unclassified establishments not shown.

Change Since 2005

Private Sector	-2.8%	-7.6%	0.4%	8.6%
Goods-Producing	-9.9%	-27.2%	-19.2%	10.9%
Natural Resources and Mining	22.7%	-19.6%	-11.9%	9.7%
Construction	-15.6%	-40.1%	-31.7%	13.8%
Manufacturing	-6.5%	-25.0%	-17.6%	9.9%
Service-Producing	-1.1%	-1.5%	10.0%	11.7%
Trade, Transportation and Utilities	-2.5%	-4.8%	7.7%	13.1%
Information	4.2%	16.4%	72.9%	49.0%
Financial Services	-0.8%	10.9%	25.1%	12.7%
Professional and Business Services	6.2%	23.5%	28.6%	4.1%
Education and Health Services	2.7%	-3.3%	1.8%	5.4%
Leisure and Hospitality	-1.1%	-7.7%	7.8%	16.7%
Other Services	-10.1%	-15.1%	4.8%	23.3%
Federal Government		17.3%	29.2%	10.3%
State Government		-24.6%	-11.8%	17.3%
Local Government		-8.9%	4.1%	14.3%

Business Numbers

	2007	2008	2009	2010	2011
Business starts	258	229	205	163	188
Active businesses	2,298	2,265	2,171	2,134	2,106

Residential

Construction

	2007	2008	2009	2010	2011
Total units	395	104	69	57	142
Total valuation (000)	\$38,727	\$15,059	\$10,350	\$9,893	\$14,749
Total single-unit bldgs	191	74	69	53	52
Average cost per unit	\$141,156	\$179,981	\$149,997	\$183,559	\$172,194
Total multi-unit bldg units	204	30	0	4	90
Average cost per unit	\$57,678	\$58,000	\$0	\$41,085	\$64,385

Major Employers

Assurant Inc	Ins
Clark County Government	Govt
Community Mercy Health Partners	Serv
Dole Fresh Vegetables	Mfg
Gordon Food Service	Trade
Marathon/Speedway SuperAmerica LLC	Trade
Navistar	Mfg
Springfield City Schools	Govt
Springfield Masonic Community	Serv
Wittenberg University	Serv