

**1083-1097 UPPER VALLEY PIKE
SPRINGFIELD, OH 45504**

RETAIL FOR SALE OR LEASE



COMMERCIAL RETAIL CENTER

MOTIVATED SELLER



HIGHLY VISIBLE RETAIL

Located near the intersection of U.S.
68 and U.S. 40

AVAILABLE RETAIL SPACE FOR LEASE:

3- 2,000 SF SPACES

CONTIGUOUS UP TO 6,000 SF

LEASE RATE: \$8.50 PSF MODIFIED GROSS

SALES PRICE: \$495,000 (\$32.28 PSF)

CENTER IS 15,331 SF ON 1.832 ACRES

129 FEET OF FRONTAGE ON UPPER VALLEY PIKE

HIGHLY VISIBLE MONUMENT & BUILDING SIGNAGE

ZONING IS B-3 IN SPRINGFIELD, OH

TRAFFIC COUNT AT CENTER IS 11,138 VPD

30 PARKING SPACES

ABUNDANT RETAIL, SERVICES AND RESTAURANTS

IN THE AREA

Jackson N. Pulliam

614.285.7234

jpulliam@AlterraRE.com

Alterra Real Estate

614.365.9000

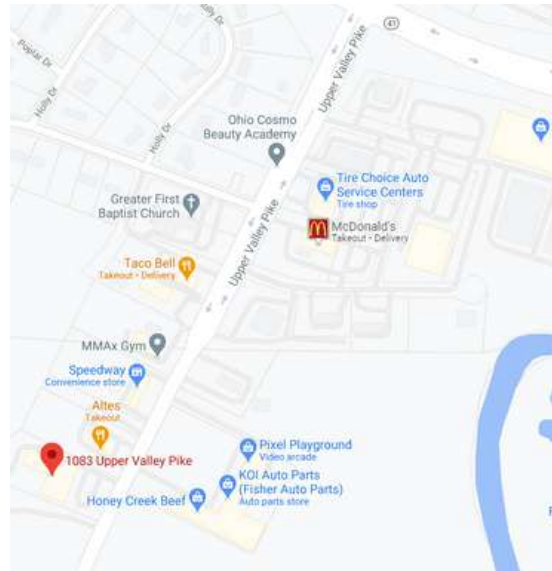
WWW.ALERRARE.COM

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Nearby
Retail



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AVAILABLE SPACE



1 drive in door and warehouse storage



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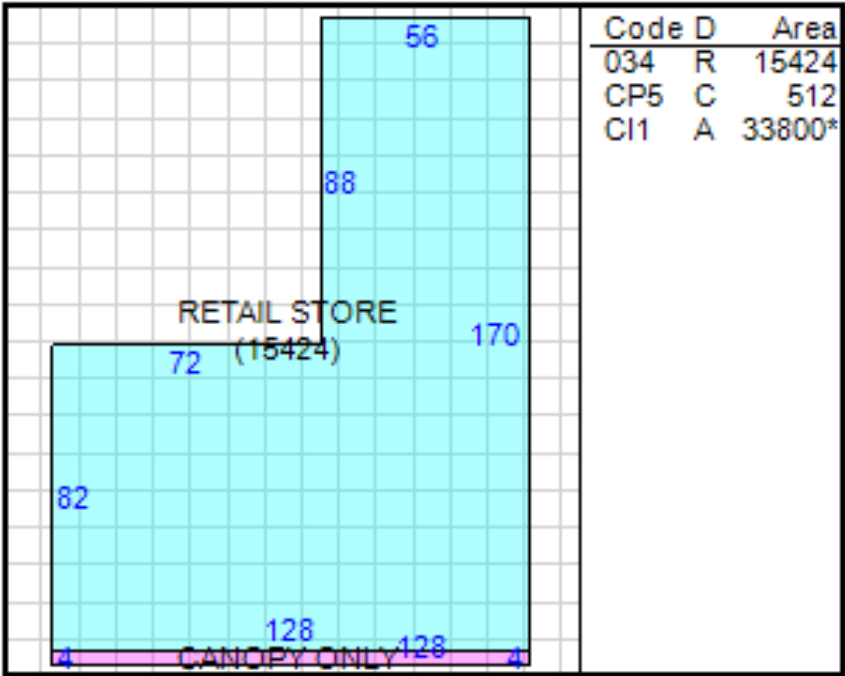
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Clark County Parcel
#3000600017206043



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30 Parking Spaces



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 and admissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.