



SPRINGFIELD COMMONS

1501 - 1505 N. Bechtle Avenue, Springfield, OH 45501

10,426 SF Available for LEASE



Property Details:

- NEW OWNERSHIP! Fantastic signage opportunity!
- Property is immediately off US 68, at the signalized corner of Troy Rd. and N. Bechtle, at the entryway to the main retail corridor in Springfield, OH
- Springfield is the county seat of Clark County, OH, and part of the larger Dayton, OH CSA (1.1 million population)
- Offers co-tenancy with strongest Planet Fitness in the region (500k+ annual visits per Place AI)
- Lowe’s, Best Buy and Pet Smart are shadow anchors
- Oversized pylon offers amazing brand visibility, and easy access off N. Bechtle (via Hillcrest Ave)

Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	3,128	42,004	83,551	120,804
Households	1,371	17,194	35,076	50,347
Average HH Income	\$92,832	\$74,476	\$75,721	\$85,802
Total No. of Employees	3,582	18,373	27,542	37,302

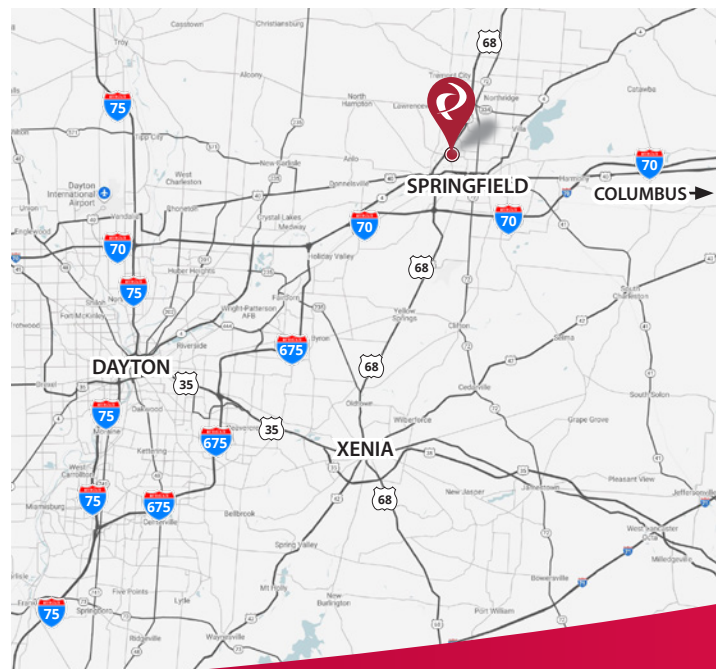
Traffic Counts:

Inrix 2023	ADT
Troy Road - SR 41	31,001
US 68	16,467

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Surrounding Retailers Include:



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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Overview Aerial



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Aerial



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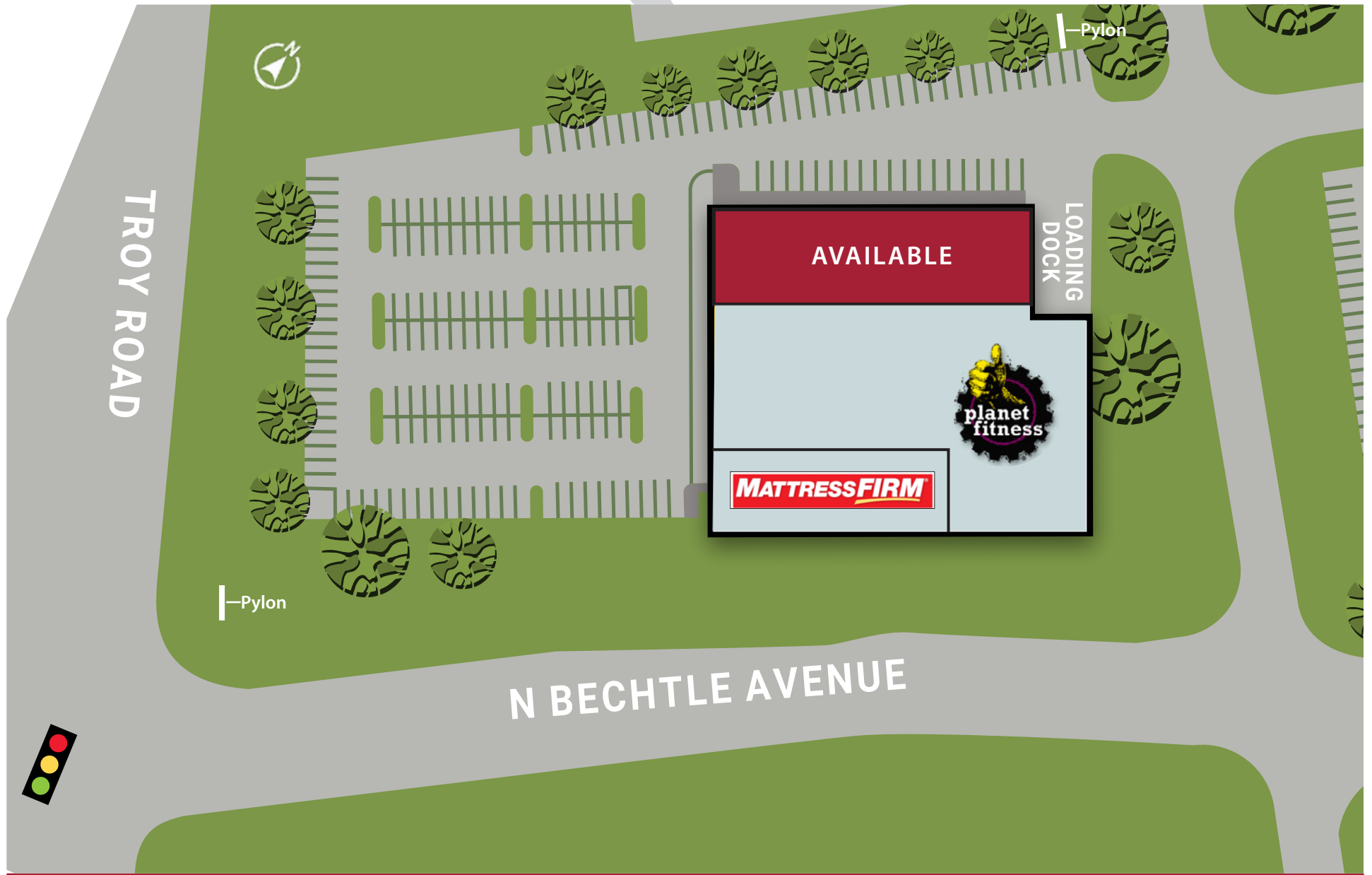
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Site Plan



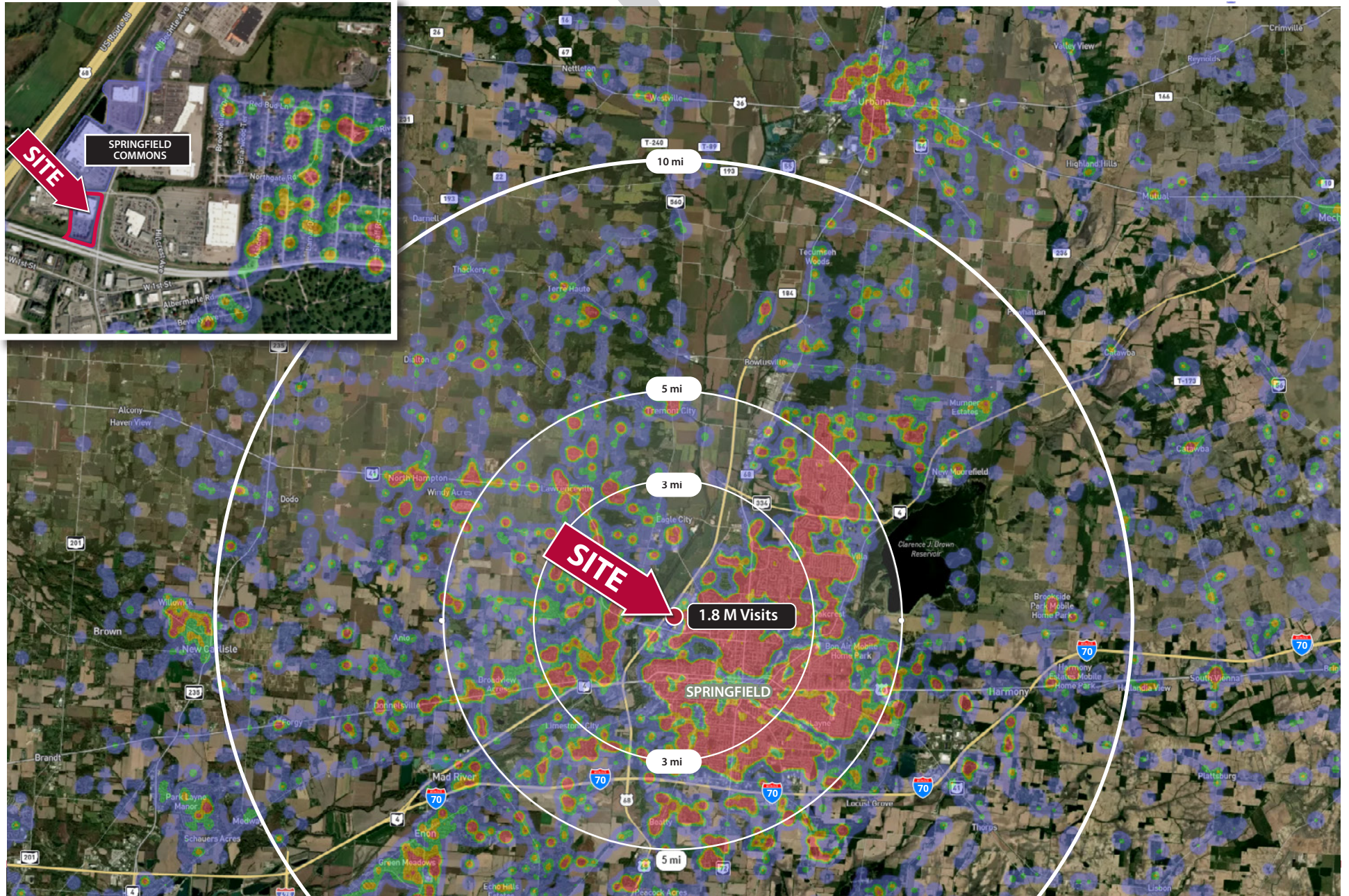
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Shopping Center Visits by Origin (Placer.ai)  Placer.ai



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