

Vacant Land for Lease

315 E Leffel Lane, Springfield, OH

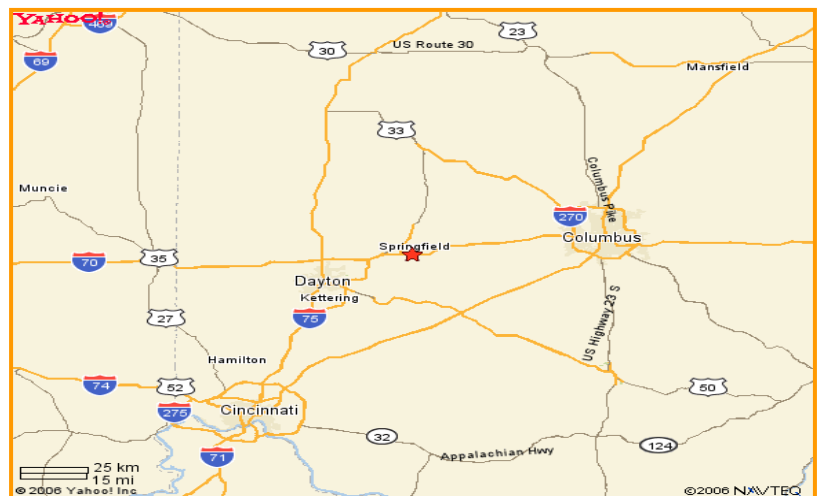
Ground Lease or Build-to-Suit

Accessibility is one of Springfield's most powerful assets, located between Dayton and Columbus along I-70 with easy connections to four major interstates and easy access to Ohio's international airports.

Loopnet ID: 15314693



- +/- 2 Acres near I70 Exchange
- 423' x 306'
- Population 5 mile radius 80,000
- Median Age 36.4
- Average HH Income \$51,502
- AADT 19580 Vehicles
- Ground Lease \$40,000/year



Florida Equities, LLC
Licensed Real Estate Broker, Brian W. Smith

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Population	1-mi.	3-mi.	5-mi.
2009 Male Population	2,748	21,182	34,885
2009 Female Population	3,006	22,765	38,077
% 2009 Male Population	47.76%	48.20%	47.81%
% 2009 Female Population	52.24%	51.80%	52.19%
2009 Total Adult Population	4,074	32,523	55,147
2009 Total Daytime Population	6,768	46,157	80,341
2009 Total Daytime Work Population	3,173	22,612	41,754
2009 Median Age Total Population	33	32	35
2009 Median Age Adult Population	44	42	44
2009 Age 0-5	560	3,964	6,076
2009 Age 6-13	736	5,042	7,835
2009 Age 14-17	384	2,417	3,904
2009 Age 18-20	282	2,484	3,656
2009 Age 21-24	301	3,054	4,393
2009 Age 25-29	349	3,132	4,829
2009 Age 30-34	322	2,878	4,513
2009 Age 35-39	371	2,938	4,726
2009 Age 40-44	431	3,016	5,071
2009 Age 45-49	447	2,972	5,181
2009 Age 50-54	441	2,634	4,807
2009 Age 55-59	275	2,111	3,949
2009 Age 60-64	225	1,788	3,256
2009 Age 65-69	202	1,497	2,763
2009 Age 70-74	171	1,319	2,500
2009 Age 75-79	144	1,183	2,294
2009 Age 80-84	73	807	1,685
2009 Age 85+	40	710	1,524
% 2009 Age 0-5	9.73%	9.02%	8.33%
% 2009 Age 6-13	12.79%	11.47%	10.74%
% 2009 Age 14-17	6.67%	5.50%	5.35%
% 2009 Age 18-20	4.90%	5.65%	5.01%
% 2009 Age 21-24	5.23%	6.95%	6.02%
% 2009 Age 25-29	6.07%	7.13%	6.62%
% 2009 Age 30-34	5.60%	6.55%	6.19%
% 2009 Age 35-39	6.45%	6.69%	6.48%
% 2009 Age 40-44	7.49%	6.86%	6.95%
% 2009 Age 45-49	7.77%	6.76%	7.10%
% 2009 Age 50-54	7.66%	5.99%	6.59%
% 2009 Age 55-59	4.78%	4.80%	5.41%
% 2009 Age 60-64	3.91%	4.07%	4.46%
% 2009 Age 65-69	3.51%	3.41%	3.79%
% 2009 Age 70-74	2.97%	3.00%	3.43%
% 2009 Age 75-79	2.50%	2.69%	3.14%
% 2009 Age 80-84	1.27%	1.84%	2.31%
% 2009 Age 85+	0.70%	1.62%	2.09%

2009 White Population	2,889	32,100	58,688
2009 Black Population	2,596	10,016	11,379
2009 Asian/Hawaiian/Pacific Islander	12	155	576
2009 American Indian/Alaska Native	29	199	277
2009 Other Population (Incl 2+ Races)	227	1,477	2,041
2009 Hispanic Population	70	753	1,079
2009 Non-Hispanic Population	5,683	43,194	71,883
% 2009 White Population	50.22%	73.04%	80.44%
% 2009 Black Population	45.12%	22.79%	15.60%
% 2009 Asian/Hawaiian/Pacific Islander	0.21%	0.35%	0.79%
% 2009 American Indian/Alaska Native	0.50%	0.45%	0.38%
% 2009 Other Population (Incl 2+ Races)	3.95%	3.36%	2.80%
% 2009 Hispanic Population	1.22%	1.71%	1.48%
% 2009 Non-Hispanic Population	98.78%	98.29%	98.52%
2000 Non-Hispanic White	3,355	36,617	64,242
2000 Non-Hispanic Black	2,853	10,546	11,843
2000 Non-Hispanic Amer Indian/Alaska Native	27	204	279
2000 Non-Hispanic Asian	n/a	93	368
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	30	33
2000 Non-Hispanic Some Other Race	12	68	79
2000 Non-Hispanic Two or More Races	191	1,202	1,549
% 2000 Non-Hispanic White	52.11%	75.10%	81.95%
% 2000 Non-Hispanic Black	44.32%	21.63%	15.11%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.42%	0.42%	0.36%
% 2000 Non-Hispanic Asian	0.00%	0.19%	0.47%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.06%	0.04%
% 2000 Non-Hispanic Some Other Race	0.19%	0.14%	0.10%
% 2000 Non-Hispanic Two or More Races	2.97%	2.47%	1.98%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	5,754	43,946	72,962
2009 Total Households	2,345	17,710	29,971
Population Change 1990-2009	-1,448	-11,714	-12,485
Household Change 1990-2009	-309	-3,047	-2,428
% Population Change 1990-2009	-20.11%	-21.05%	-14.61%
% Household Change 1990-2009	-11.64%	-14.68%	-7.49%
Population Change 2000-2009	-864	-5,557	-6,488
Household Change 2000-2009	-213	-1,351	-1,207
% Population Change 2000-2009	-13.06%	-11.23%	-8.17%
% Households Change 2000-2009	-8.33%	-7.09%	-3.87%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,845	21,622	34,336
2000 Occupied Housing Units	2,555	19,074	31,124
2000 Owner Occupied Housing Units	1,392	10,612	19,671
2000 Renter Occupied Housing Units	1,163	8,462	11,453
2000 Vacant Housing Units	291	2,548	3,212
% 2000 Occupied Housing Units	89.81%	88.22%	90.65%
% 2000 Owner Occupied Housing Units	48.91%	49.08%	57.29%
% 2000 Renter Occupied Housing Units	40.86%	39.14%	33.36%
% 2000 Vacant Housing Units	10.22%	11.78%	9.35%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$30,559	\$32,605	\$37,024
2009 Per Capita Income	\$18,904	\$18,841	\$22,422
2009 Average Household Income	\$46,386	\$46,753	\$54,583
2009 Household Income < \$10,000	332	2,023	2,653
2009 Household Income \$10,000-\$14,999	201	1,568	2,329
2009 Household Income \$15,000-\$19,999	193	1,508	2,466
2009 Household Income \$20,000-\$24,999	215	1,608	2,423
2009 Household Income \$25,000-\$29,999	211	1,419	2,144
2009 Household Income \$30,000-\$34,999	183	1,398	2,186
2009 Household Income \$35,000-\$39,999	137	1,259	1,937
2009 Household Income \$40,000-\$44,999	141	1,296	2,053
2009 Household Income \$45,000-\$49,999	120	1,183	2,055
2009 Household Income \$50,000-\$59,999	220	1,653	3,190
2009 Household Income \$60,000-\$74,999	173	1,434	3,156
2009 Household Income \$75,000-\$99,999	159	933	2,164
2009 Household Income \$100,000-\$124,999	33	255	624
2009 Household Income \$125,000-\$149,999	24	79	299
2009 Household Income \$150,000-\$199,999	1	44	153
2009 Household Income \$200,000-\$249,999	1	15	32
2009 Household Income \$250,000-\$499,999	1	34	106
2009 Household Income \$500,000+	n/a	n/a	1
2009 Household Income \$200,000+	2	49	138
% 2009 Household Income < \$10,000	14.16%	11.42%	8.85%
% 2009 Household Income \$10,000-\$14,999	8.57%	8.85%	7.77%
% 2009 Household Income \$15,000-\$19,999	8.23%	8.52%	8.23%
% 2009 Household Income \$20,000-\$24,999	9.17%	9.08%	8.08%
% 2009 Household Income \$25,000-\$29,999	9.00%	8.01%	7.15%
% 2009 Household Income \$30,000-\$34,999	7.80%	7.89%	7.29%
% 2009 Household Income \$35,000-\$39,999	5.84%	7.11%	6.46%
% 2009 Household Income \$40,000-\$44,999	6.01%	7.32%	6.85%
% 2009 Household Income \$45,000-\$49,999	5.12%	6.68%	6.86%
% 2009 Household Income \$50,000-\$59,999	9.38%	9.33%	10.64%
% 2009 Household Income \$60,000-\$74,999	7.38%	8.10%	10.53%
% 2009 Household Income \$75,000-\$99,999	6.78%	5.27%	7.22%
% 2009 Household Income \$100,000-\$124,999	1.41%	1.44%	2.08%
% 2009 Household Income \$125,000-\$149,999	1.02%	0.45%	1.00%
% 2009 Household Income \$150,000-\$199,999	0.04%	0.25%	0.51%
% 2009 Household Income \$200,000-\$249,999	0.04%	0.08%	0.11%
% 2009 Household Income \$250,000-\$499,999	0.04%	0.19%	0.35%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.09%	0.28%	0.46%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$699,468	\$5,150,607	\$9,693,262
2009 Jewelry Stores	\$525,393	\$3,876,527	\$7,289,540
2009 Mens Clothing Stores	\$1,183,095	\$8,515,578	\$15,375,472
2009 Shoe Stores	\$1,051,743	\$7,648,495	\$14,035,537
2009 Womens Clothing Stores	\$2,244,593	\$16,105,306	\$28,669,437
2009 Automobile Dealers	\$11,733,909	\$93,001,387	\$182,632,573
2009 Automotive Parts/Acc/Repair Stores	\$1,606,217	\$12,050,667	\$22,608,996
2009 Other Motor Vehicle Dealers	\$516,801	\$3,766,088	\$6,882,773
2009 Tire Dealers	\$418,025	\$3,147,461	\$5,977,389
2009 Hardware Stores	\$152,998	\$1,247,521	\$2,516,349
2009 Home Centers	\$1,380,497	\$10,769,767	\$20,166,129
2009 Nursery/Garden Centers	\$413,514	\$3,174,184	\$6,141,285
2009 Outdoor Power Equipment Stores	\$114,194	\$1,075,911	\$2,311,448
2009 Paint/Wallpaper Stores	\$51,287	\$412,323	\$786,621
2009 Appliance/TV/Other Electronics Stores	\$1,304,811	\$9,391,776	\$17,165,711
2009 Camera/Photographic Supplies Stores	\$207,679	\$1,554,065	\$2,894,557
2009 Computer/Software Stores	\$659,133	\$4,932,873	\$9,122,884
2009 Beer/Wine/Liquor Stores	\$777,945	\$5,699,452	\$10,612,943
2009 Convenience/Specialty Food Stores	\$1,373,912	\$13,684,140	\$22,551,918
2009 Restaurant Expenditures	\$5,717,743	\$54,183,615	\$99,245,828
2009 Supermarkets/Other Grocery excl Conv	\$9,019,788	\$67,778,451	\$126,594,037
2009 Furniture Stores	\$1,281,280	\$9,568,827	\$17,900,255
2009 Home Furnishings Stores	\$848,961	\$6,093,418	\$11,068,217
2009 Gen Merch/Appliance/Furniture Stores	\$11,786,389	\$86,985,998	\$160,496,315
2009 Gasoline Stations w/ Convenience Stores	\$8,253,912	\$62,106,593	\$106,623,507
2009 Other Gasoline Stations	\$6,880,001	\$48,422,452	\$84,071,586
2009 Department Stores excl Leased Depts	\$13,091,200	\$96,377,775	\$177,662,028
2009 General Merchandise Stores	\$10,505,107	\$77,417,169	\$142,596,061
2009 Other Health/Personal Care Stores	\$801,230	\$6,248,627	\$11,991,263
2009 Pharmacies/Drug Stores	\$4,367,449	\$32,877,554	\$61,318,475
2009 Pet/Pet Supplies Stores	\$665,200	\$4,945,016	\$9,087,422
2009 Book/Periodical/Music Stores	\$421,539	\$2,651,171	\$3,938,198
2009 Hobby/Toy/Game Stores	\$192,539	\$2,007,854	\$4,253,562
2009 Musical Instrument/Supplies Stores	\$110,331	\$845,016	\$1,619,530
2009 Sewing/Needlework/Piece Goods Stores	\$59,069	\$396,432	\$640,393
2009 Sporting Goods Stores	\$757,226	\$4,767,427	\$8,085,828
2009 Video Tape Stores - Retail	\$103,532	\$769,315	\$1,436,856