

INVESTMENT COMMERCIAL LAND



W. LEFFEL LANE
SPRINGFIELD, OHIO 45506



Property Highlights:

Acreage: Divisible 1.01 - 7.74 Acres

Combined Sale Price: \$650,000

- ✓ 1.01 Acres: \$175,000
- ✓ 1.48 Acres: \$175,000
- ✓ 5.25 Acres: \$415,000
- ✓ 350 New Homes Built within .5 mi
- ✓ Self-Storage Opportunity



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Zoning: C-LC; Light Commercial Corridor

Parcel Number: 3300700033311033

Annual Taxes: \$13,496

Utilities: Adjacent to Site

2022 Daily Traffic Count: 7,853

Highlights:

- Development Opportunity
- Major Retail Area
- Located on I-70 Frontage Road
- 1 Minute to I-70

Location:

Clark County is part of the I-75 corridor with access to the interstate from multiple different interchanges. Along with easy access to I-75, I-70 is only 1 minutes south of Springfield. These interstates provide major access to many different markets within a day's drive.



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