### **INVESTMENT COMMERCIAL LAND**



# SPRINGFIELD,



### **Property Highlights:**

**Acreage:** Divisible 1.01 - 7.74 Acres 5.25 Acres: \$415,000

Combined Sale Price: \$650,000

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



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### **INVESTMENT COMMERCIAL LAND**



## W. LEFFEL LANE SPRINGFIELD, OHIO 45506

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

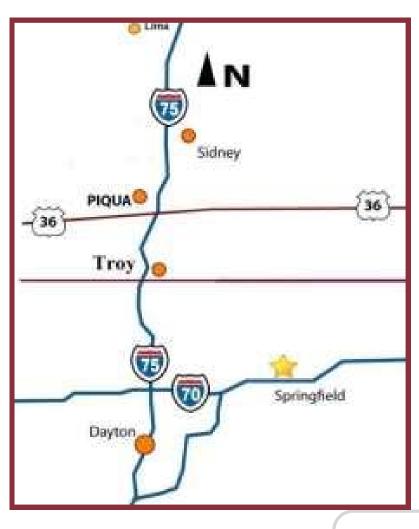
• Major Retail Area

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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