



QUICK SALE NEEDED!

**Investment Commercial Land
W. Leffel Lane
Springfield, OH 45506**



Scan for more info

**Available:
7.74 Acres**

**For Sale:
\$45,000/acre**



Special Features:

- **All Utilities**
- **Easy Access**
- **1 Minutes to I-70**

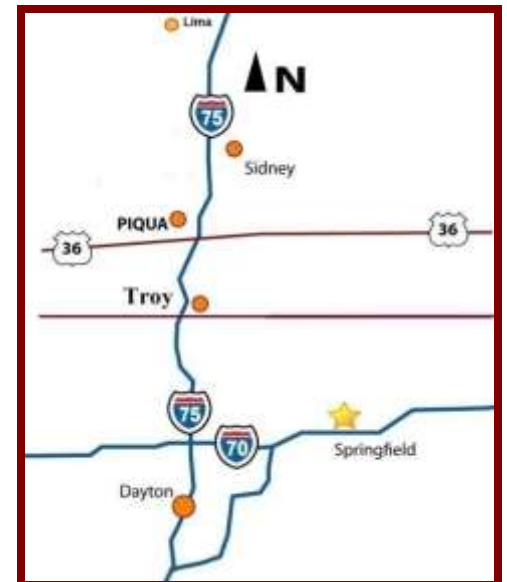
Land: 7.54 Acres
 Zoning: CC-2; Community Commercial District
 Parcel Number: 3300700033311033
 Annual Taxes: \$13,496.55202
 Utilities: Adjacent to Site
 2022 Daily Traffic Count: 7,853

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.

Highlights:

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



For information, contact:

Tim Echemann, SIOR, CCIM
937.492.4423
techemann@IPBIndustrial.com
www.IPBIndustrial.com