

**SPRINGFIELD COMMONS**  
 1501 BECHTLE AVENUE  
 SPRINGFIELD, OH 45501

**FOR LEASE**  
**10,426 SF AVAILABLE**

**HIGHLIGHTS**

- Situated at the prime intersection of State Route 41 and Bechtle Avenue at the heart of Springfield's most desirable retail corridor
- Strategically positioned outparcel shadowing Lowe's, Best Buy and Petsmart
- Most prominent and visible box to State Route 41 in the trade area
- Nearby retailers include Meijer, Kohl's, Marshalls, Super Walmart, Kroger, Home Depot, Hobby Lobby, Aldi, Harbor Freight Tools, Five Below, Dollar Tree, Gordon Food Service, and Academy Sports (coming soon)
- Area restaurants include Applebees, Red Lobster, Bob Evans, Frisch's, Panera, Olive Garden, Roosters, Texas Roadhouse, Chipotle, KFC, Starbucks and McDonald's

**TRAFFIC COUNTS**

- 21,285 VPD on BECHTLE AVENUE
- 22,210 VPD on STATE ROUTE 41
- 23,233 VPD on STATE ROUTE 68

**DEMOGRAPHICS**

2024 Estimates	1 miles	3 miles	5 miles
Population	3,138	42,389	83,538
Households	1,370	17,286	35,154
Average HH Income	\$70,751	\$69,786	\$71,189
Daytime Employees	3,540	18,532	27,658

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OWNED & OPERATED BY:



**Anchor**  
 ASSOCIATES



**ANCHOR**  
**ASSOCIATES**

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A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS



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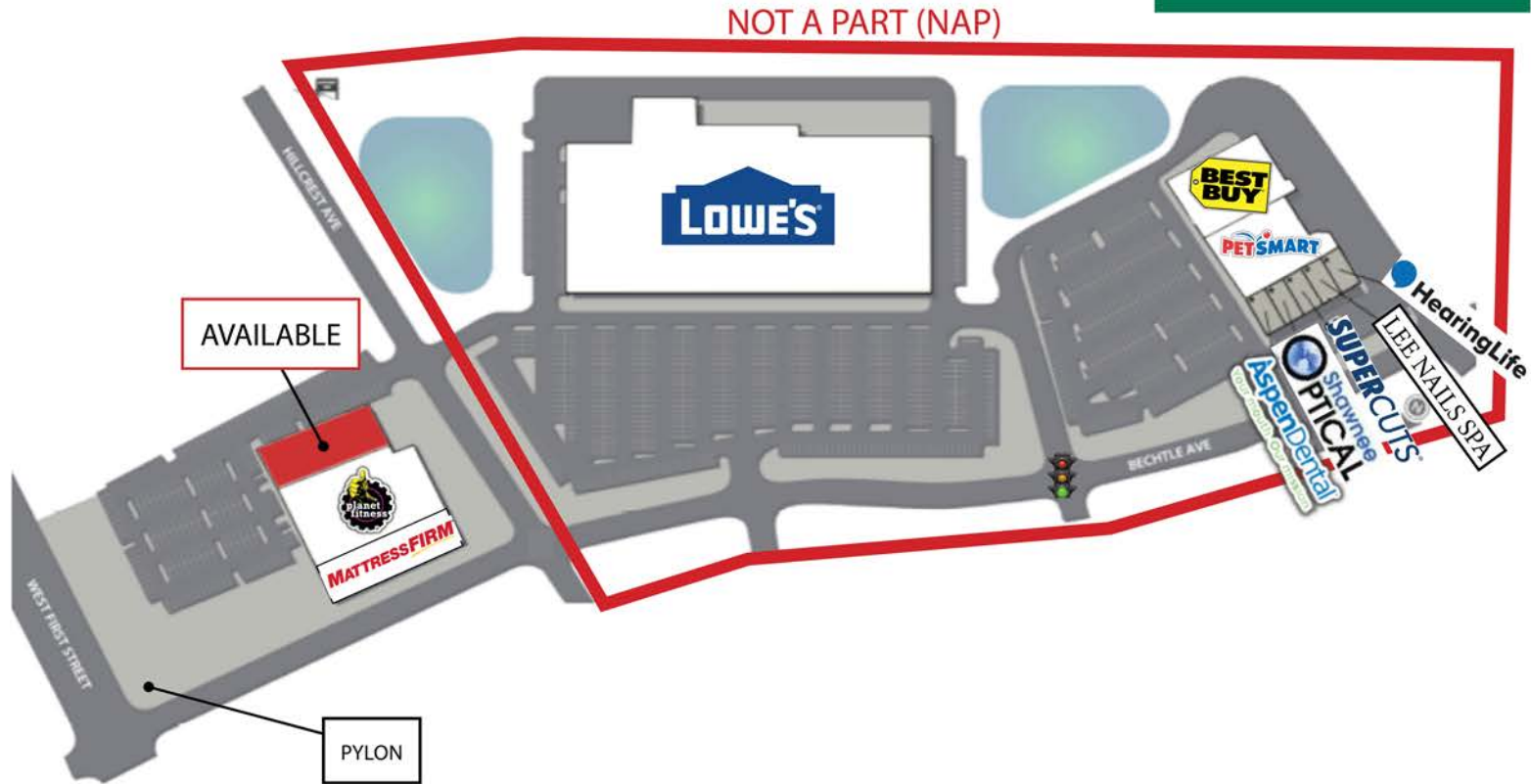


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SUITE	TENANT NAME	SPACE SIZE
Suite 1	Available	10,426 SF
2	Planet Fitness	26,631 SF
4	Lowe's	NAP
5	Best Buy	NAP
6	PetSmart	NAP

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