

# Glensprings Plaza

Springdale, OH

## Property Highlights

- + 1,027 - 6,555 SF Available
  - \$14-\$18/SF + NNN (\$5.73)
- + Located in Springdale, conveniently positioned adjacent to the I-275/Springfield Pike interchange and under three miles from I-75
- + Signalized access to the center is available off of Springfield Pike via Glensprings Dr
  - Pylon signage available and visible from Springfield Pike
- + Notable current tenants include: Penn Station, Wing Stop, H&R Block, United HealthCare, and Hoxworth Blood Center
- + Major nearby retailers include: Hobby Lobby, Burlington, Big Lots, Lowes, TJ Maxx, Sam's Club, Target, Golf Galaxy and Aldi
- + Traffic counts:
  - Springfield Pike: 22,773 AADT
  - I-275: 134,917 AADT
  - I-75: 87,743 AADT

## Contact Us

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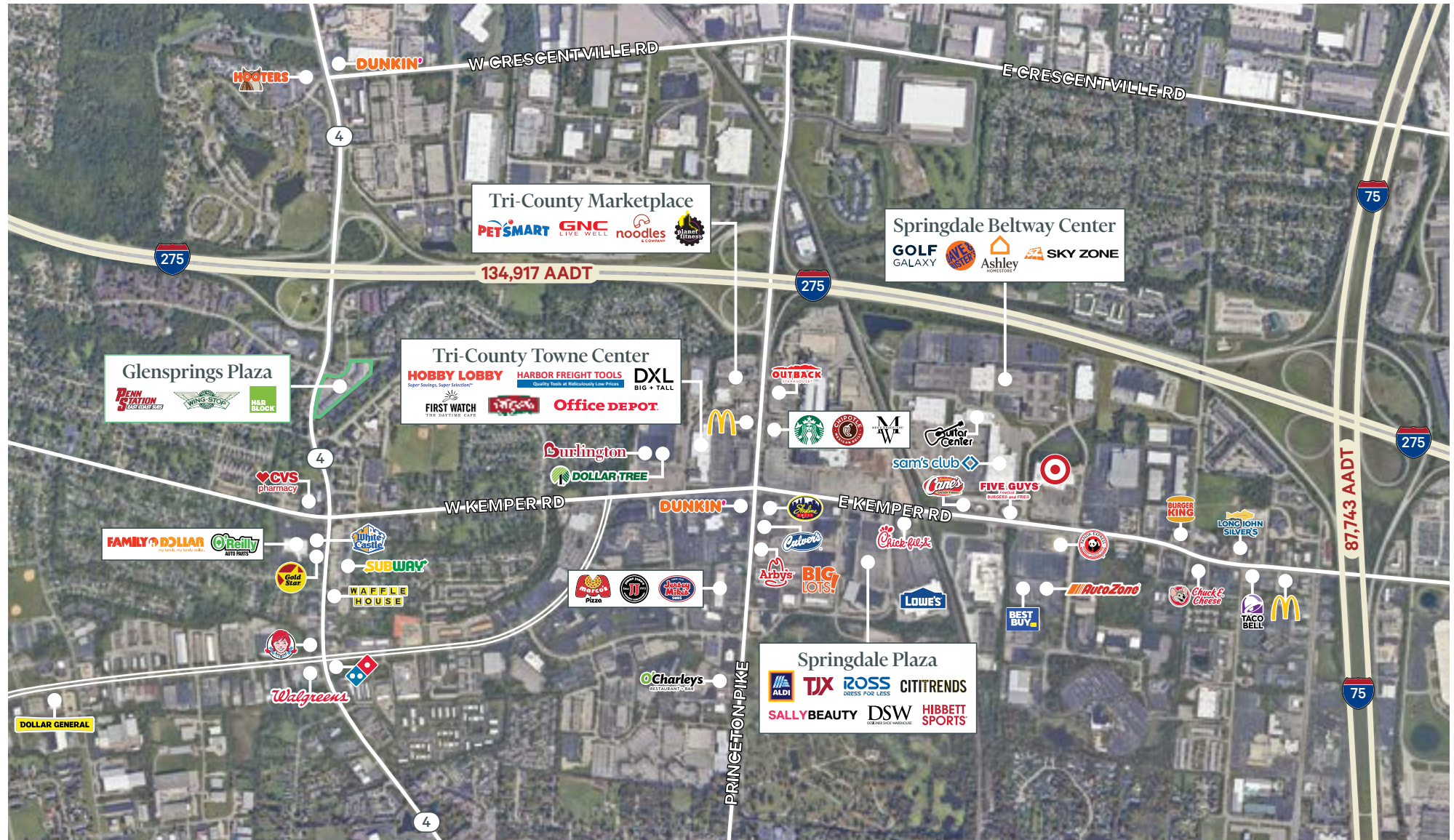
11770 - 11818 Springfield Pike  
Springdale, OH

[Click for Drone Video](#)





# Market Overview





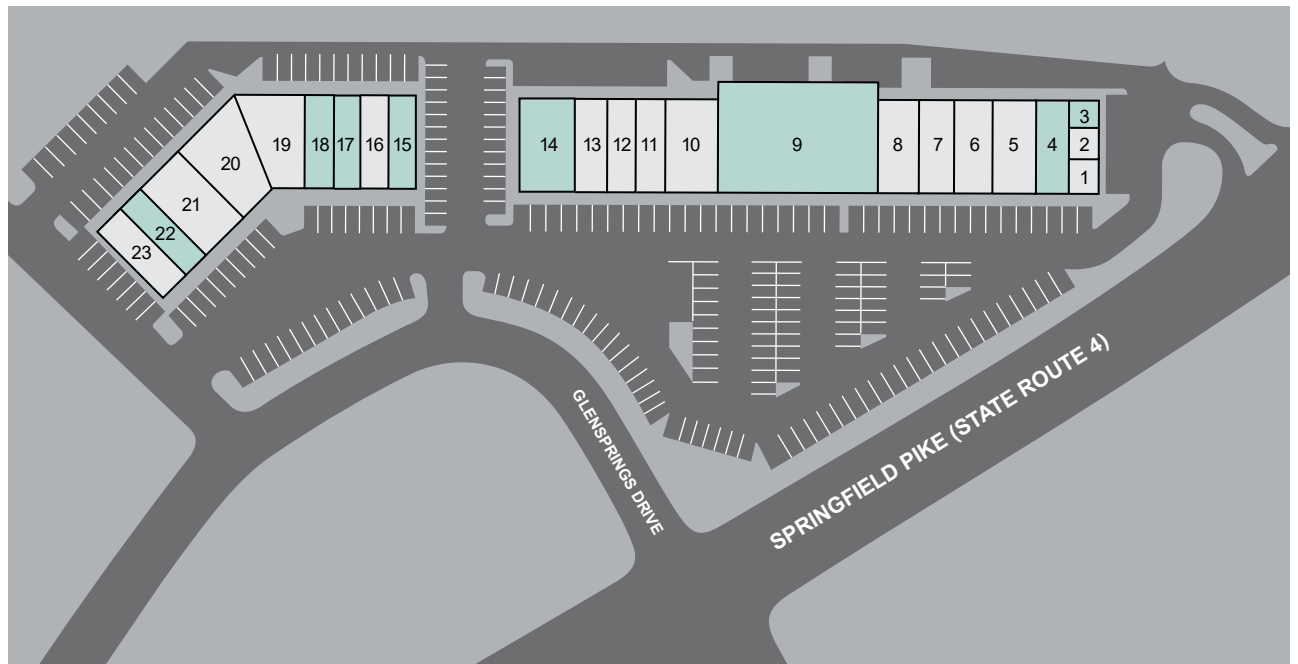
# Glensprings Plaza

11770 - 11818 Springfield Pike | Springdale, OH 45246

For Lease

## Site Plan

| UNIT            | ADDRESS       | TENANT                               | SF            |
|-----------------|---------------|--------------------------------------|---------------|
| 1 & 2           | 11774         | Tortilla Garcia                      | 2,266         |
| <b>3</b>        | <b>11770</b>  | <b>AVAILABLE (Former Salon)</b>      | <b>1,027</b>  |
| <b>4</b>        | <b>11776</b>  | <b>AVAILABLE (Former Restaurant)</b> | <b>1,400</b>  |
| 5               | 11778         | African Supermarket & Restaurant     | 2,870         |
| 6               | 11782         | Wingstop                             | 1,435         |
| 7               | 11784         | Novelty Smoke Supply                 | 1,400         |
| 8               | 11786         | Daily Nails                          | 1,400         |
| <b>9</b>        | <b>11790</b>  | <b>AVAILABLE</b>                     | <b>6,555</b>  |
| 10              | 11792         | Mague Shoes                          | 4,000         |
| 11              | 11794         | H&R Block                            | 1,350         |
| 12              | 11796         | Penn Station                         | 1,312         |
| 13              | 11798         | G'EL Beauty Supply                   | 2,143         |
| <b>14</b>       | <b>11800</b>  | <b>AVAILABLE</b>                     | <b>4,340</b>  |
| <b>15</b>       | <b>11802</b>  | <b>AVAILABLE</b>                     | <b>1,997</b>  |
| 16              | 11804         | A+ Barbershop                        | 1,445         |
| <b>17</b>       | <b>11806</b>  | <b>AVAILABLE</b>                     | <b>1,147</b>  |
| <b>18</b>       | <b>11806B</b> | <b>AVAILABLE</b>                     | <b>1,120</b>  |
| 19              | 11808         | United HealthCare Services           | 2,837         |
| 20              | 11810         | Impact Injury Center                 | 2,268         |
| 21              | 11812         | Hoxworth                             | 3,400         |
| <b>22</b>       | <b>11816</b>  | <b>AVAILABLE</b>                     | <b>1,652</b>  |
| 23              | 11818         | Superior Decision                    | 1,759         |
| <b>TOTAL SF</b> |               |                                      | <b>49,123</b> |



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# Market Insights

| 2023 Demographics        | 1 Miles  | 3 Miles  | 5 Miles   |
|--------------------------|----------|----------|-----------|
| Population               | 8,212    | 55,391   | 145,283   |
| Daytime Population       | 15,481   | 93,447   | 216,168   |
| Median Age               | 43.3     | 38.9     | 39.8      |
| Households               | 3,421    | 22,447   | 58,077    |
| Average Household Income | \$82,032 | \$85,205 | \$100,977 |



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