



## UPPER VALLEY MALL

1475 Upper Valley Pike, Springfield, OH

96,860 SF on 13.539 Acres



### Property Details:

- Sears Parcel includes former Sears and stand-alone Sears Auto
- Conveniently located near US Routes 68 and 40
- Just 5 minutes from Interstate 70
- Approximately 25 miles from downtown Dayton, OH and 50 miles from Columbus, OH

### Demographics:

2019 Estimates	3 Mile	5 Mile	10 Mile
Population	26,790	75,331	124,632
Households	10,836	31,500	52,324
Average Household Income	\$66,443	\$62,843	\$69,284
Total Number of Employees	20,630	36,889	52,397

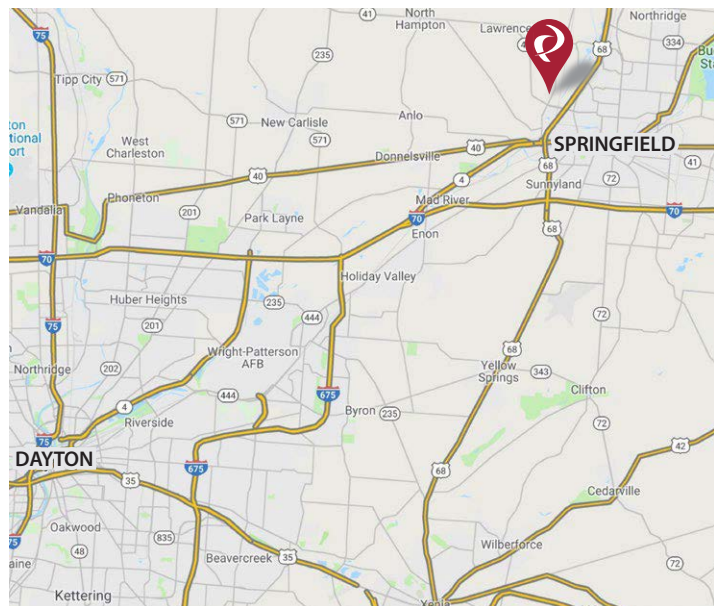
### Traffic Counts:

ODOT 2018	ADT
US 68	26,120 ADT
Troy Road (SR 41)	24,908 ADT

### Contact: Zachary Schunn

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• Nearby retail and co-tenants:



PROPERTY IS BEING SOLD IN "AS-IS" CONDITION. OWNER HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY. PURCHASE WILL ASSUME THE RISK THAT ADVERSE PAST, PRESENT OR FUTURE PHYSICAL CHARACTERISTICS AND CONDITIONS OF THE PROPERTY MAY NOT BE REVEALED BY ITS INSPECTION OR INVESTIGATION.

LET US GIVE YOU AN EDGE



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