

COMMERCIAL LAND AVAILABLE 42 acres
SPRINGBORO, OHIO 45066
BROKERS PROTECTED

This site is virtually flat with over 2,600' of frontage on State Route 73, a four-lane, divided highway less than one mile from I-75 and downtown Springboro. Springboro's new City Hall is adjacent to the northeast corner of the property.

All utilities are on site.
Survey & topo maps available.
Warren Co. Parcel ID 04143010030

Springboro is a well-maintained residential community - population 17,000 (2007) - with substantial, growing, business, manufacturing and residential sectors. In the August, 2009, issue, Money Magazine rated Springboro 41st in "Best Places To Live". In March, 2009, Site Selection Magazine rated Cincinnati fourth in metro areas with a population over 1 million, and Dayton first in metro areas with a population 200,000 to 1 million.



Notable nearby businesses include Kroger, K-Mart, Wal-Mart, US Post Office, SureCare Medical Center (opposite), Drug Mart and Victory Wholesale Grocers. A small stream provides for a natural green space.

Located four (4) miles south of the South Dayton Mall (I-75 & SR-725) and twenty (20) miles north of Cincinnati's Tri-County Mall. (I-75 & I-275).

The 2006, ODOT traffic count on SR-73 was 30,000.

Virtually all of Springboro's growth has occurred within the last fifteen years and Springboro is the third fastest-growing city in Ohio. Still, Springboro offers tranquil, small-town living with access to the services and attractions of two metropolitan areas, Cincinnati and Dayton.

This commercial area is within a fifteen minute drive of over 98,000 potential retail customers, a number projected to reach 119,000 by 2009.

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