



# REDEVELOPMENT OPPORTUNITY SPRINGFIELD, OHIO

300 S Center Street - Springfield, Ohio | Redevelopment Opportunity in Prime Location in Downtown Springfield

*Historic building for sale in downtown  
Springfield. Great redevelopment  
opportunity for a variety of uses.*



## BUILDING OVERVIEW

- |   |  |
|---|--|
| ● 100,000 SF (20,000 SF/FLOOR)              | ● 1 DRIVE-IN DOOR / 1 VAN HIGH DOCK DOOR                 |
| ● 1.94 TOTAL ACRES                          | ● 1 PASSENGER ELEVATOR / 1 FREIGHT ELEVATOR (16,000 LBS) |
| ● 1 ACRE PARKING LOT                        | ● HEAVY POWER  |
| ● BUILT 1915                                | ● 120 PARKING SPACES                                     |
| ● ZONED NEIGHBORHOOD COMMUNITY DISTRICT     | ● 20' COLUMN SPACING                                     |
| ● NEWER ROOF RECOATED 2020 (15 YR WARRANTY) | ● LOCATED IN OPPORTUNITY ZONE                            |
| ● 2 DOCKS (EXTERIOR)                        |  |



# INVESTMENT OVERVIEW

1

## LOCATED IN HEART OF DOWNTOWN SPRINGFIELD

The property sits at the corner of S Center St and W Jefferson St in the heart of downtown Springfield, Ohio. Ideally located just steps from the Clark State Performing Arts Center, Clark County Library, and surrounded by government offices, banks, restaurants, and retail.

2

## EASY ACCESS TO RETAIL, ENTERTAINMENT & COMMERCE

The property offers immediate access to a vibrant mix of retail, entertainment, and commerce. Just steps from shops, restaurants, and cultural attractions in downtown Springfield.



3

## EASILY ACCESSIBLE AREA

Its central position provides convenient connections to U.S. Route 40, State Route 72, and I-70, making it easily reachable from throughout the Springfield and greater Dayton-Columbus region.

4

## STRONG DEMOGRAPHICS

A wave of investor confidence evidenced by new multi-story apartment and townhome developments downtown (Firesale Warehouse, Johnson Flats, Delscamp Lofts), showcases genuine demand for central, walkable living options. Springfield's relatively affordable housing—especially compared to nearby Dayton and Columbus—continues to attract young families and remote workers, bolstering multifamily redevelopment prospects.

5

## MULTIPLE REDEVELOPMENT OPTIONS

Zoned Neighborhood Community District fostering walkable, mixed-use neighborhoods and located in an Opportunity Zone.

## PARCEL #S

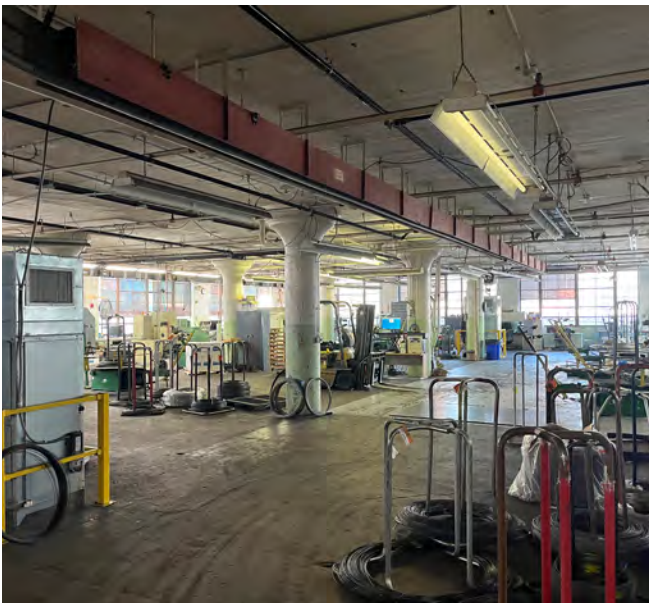
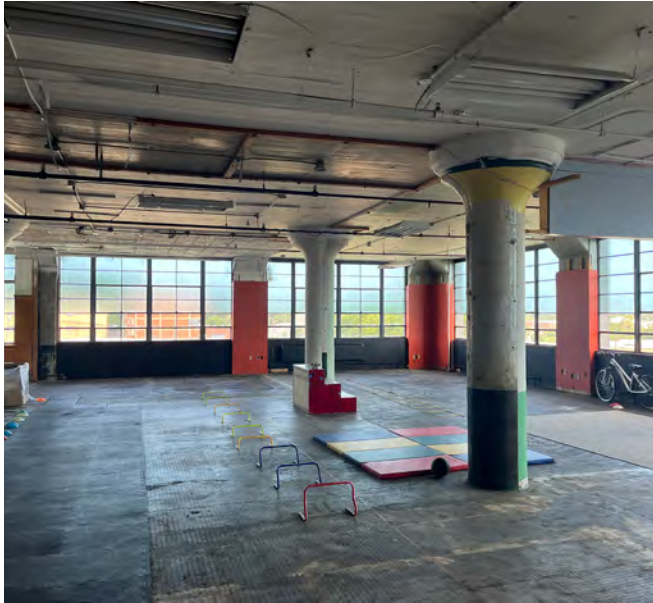
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## Clark County Auditor



# INTERIOR PHOTOS



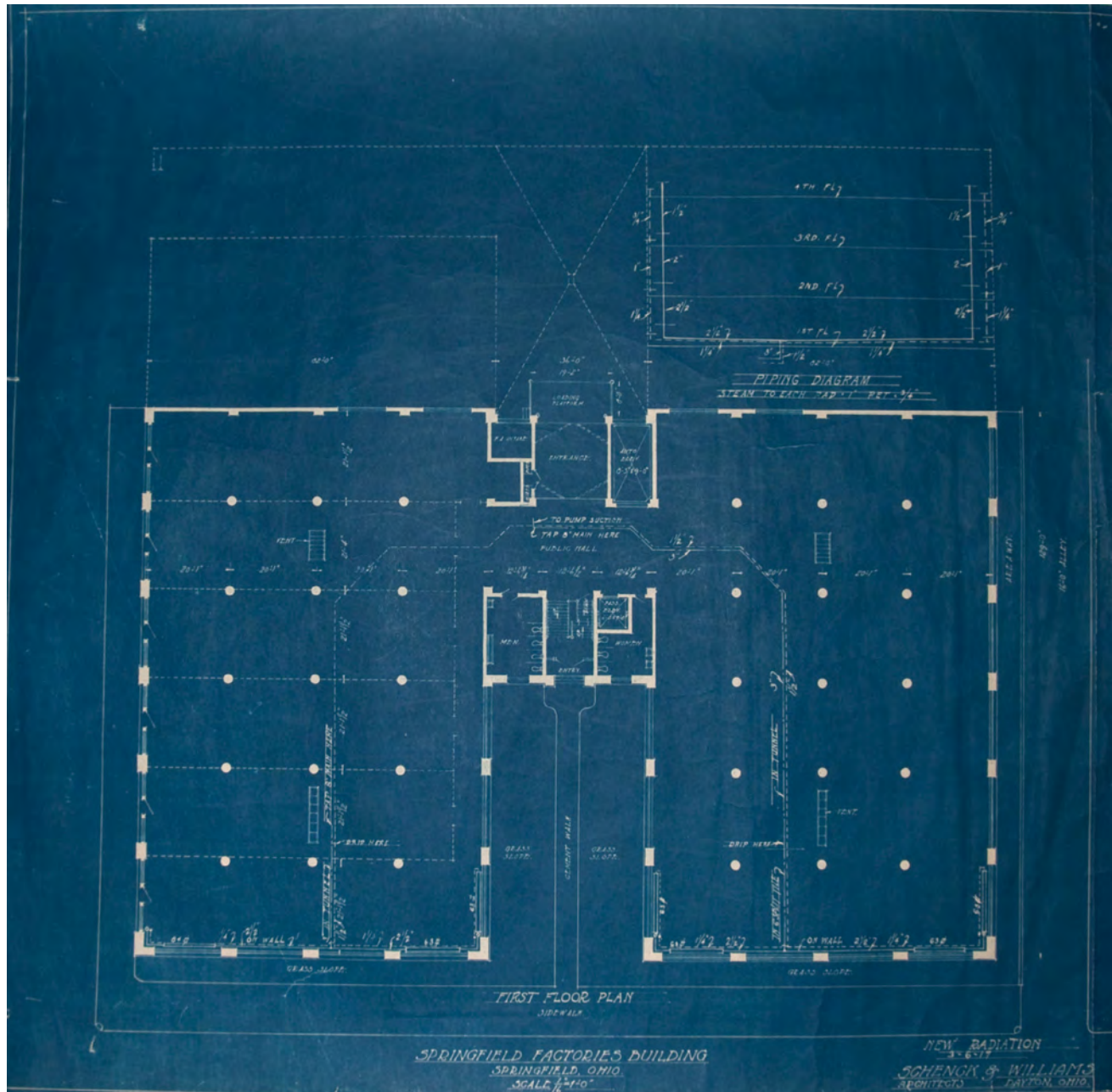


EXTERIOR PHOTOS

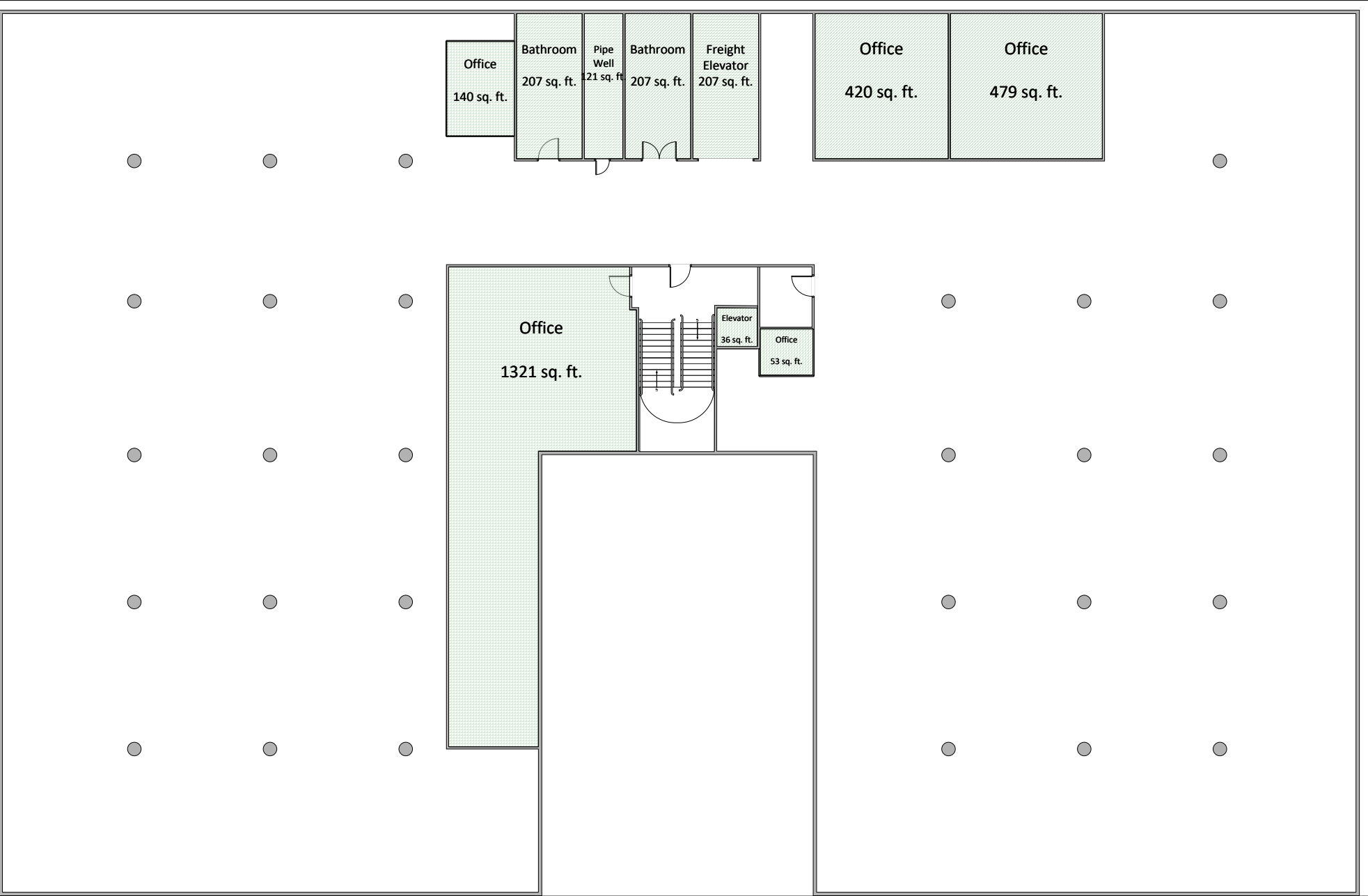




# SAMPLE BLUEPRINT PLAN



SAMPLE FLOOR PLAN



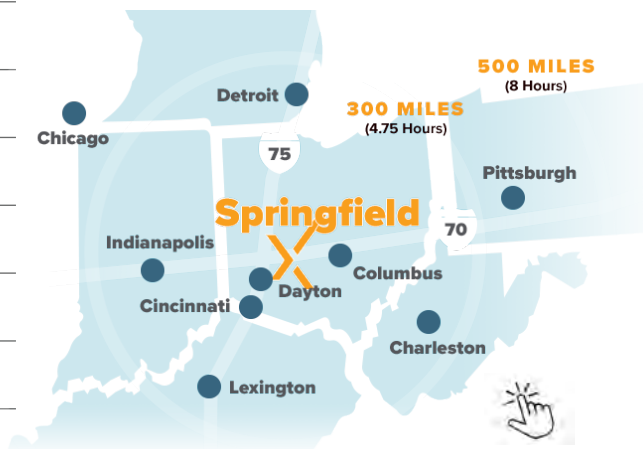


# MARKET OVERVIEW



## SPRINGFIELD AT A GLANCE

Land Area	26.9 sq mi
Population	59,736
Median Household Income	\$48,208
Median Home Value	\$131,353
Number of Households	25,066
Daytime Population	47,666



*Springfield was ranked #5 in the “hottest” housing markets in the U.S. -*

[Realtor.com](https://www.realtor.com)



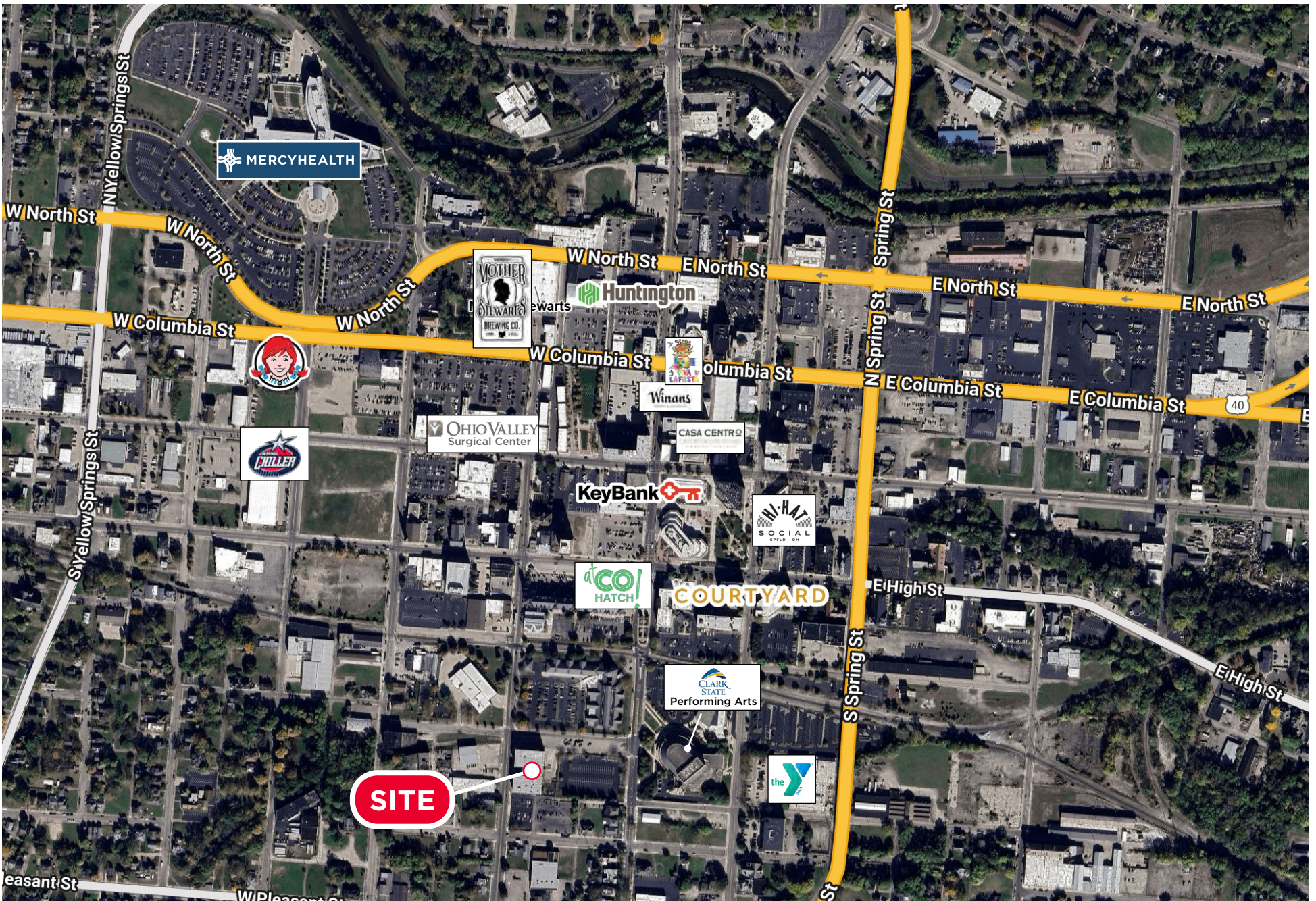
*High demand and low inventory driving hot housing market in Springfield -*

[Springfield News Sun](https://www.springfieldnews-sun.com)





RETAIL AERIAL







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