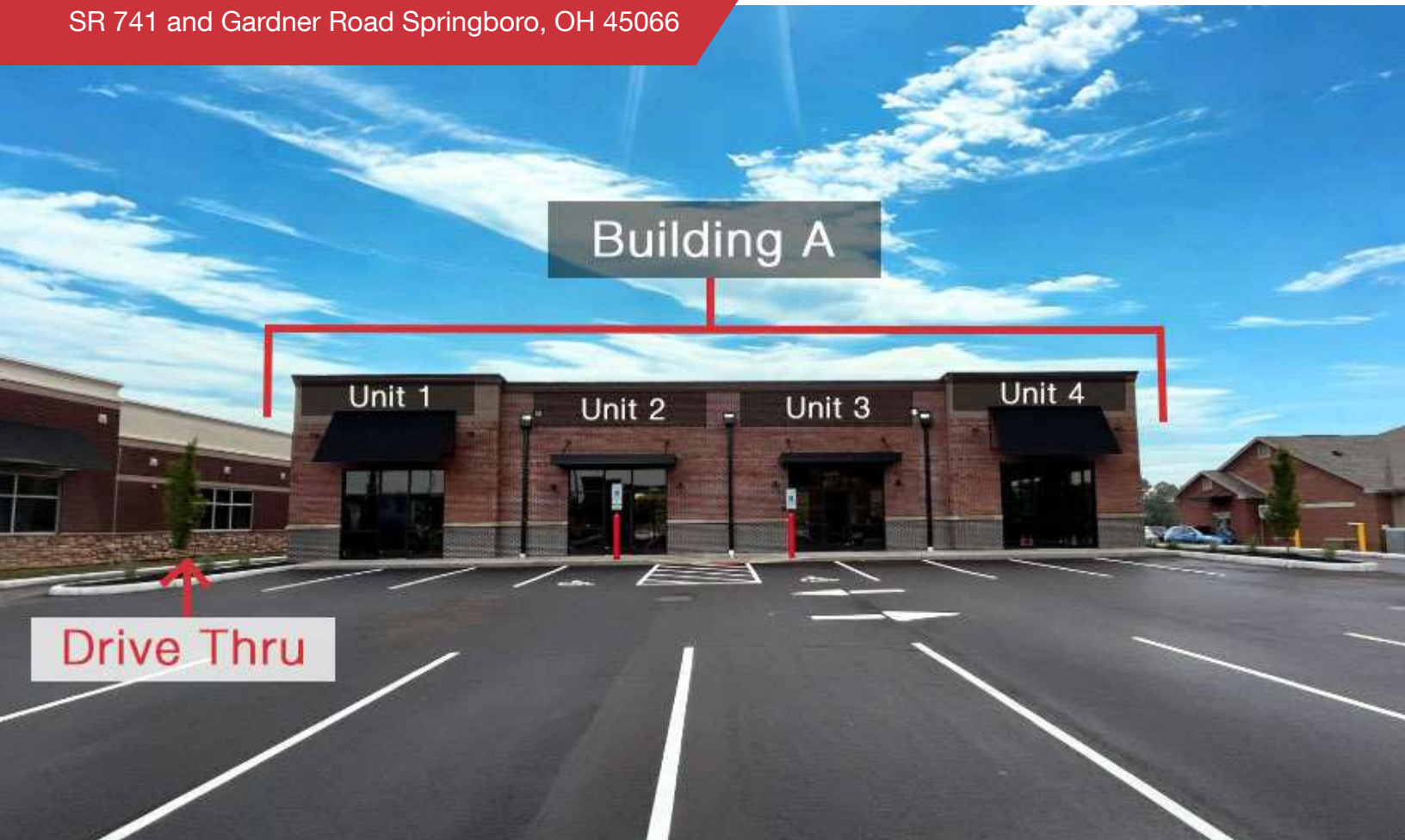


FOR LEASE

SR 741 and Gardner Road Springboro, OH 45066

NAIBergman



NEW RETAIL DEVELOPMENT

- Building A: 1,500 SF - 6,026 SF (Plus Patio)
- Building B: 1,465 SF - 2,931 SF
- Existing ENDCAP Drive-Thru Window
- 19,000 VPD on OH-741
- Fantastic Access To I-75, I-674 & SR-73
- Minutes From Austin Landing
- Directly Across From Dorothy Lane Market
- Drive-Thru Rate: \$32.00 + \$6.00 NNN
- INLINE Rate: \$28.50 + \$6.00 NNN

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,981	\$145,154
3 MILES	44,143	\$153,658
5 MILES	104,089	\$133,520



FOR LEASE

SR 741 and Gardner Road Springboro, OH 45066

Building A

Unit 4

Unit 3

Unit 2

Unit 1

Drive-Thru Lane

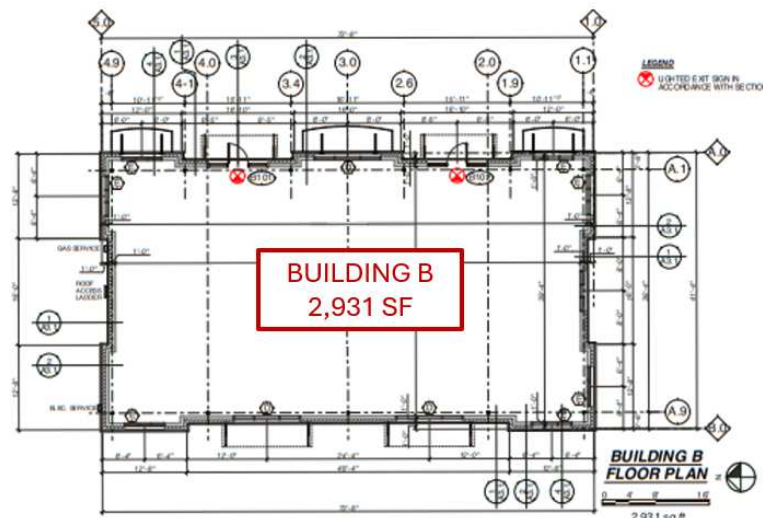
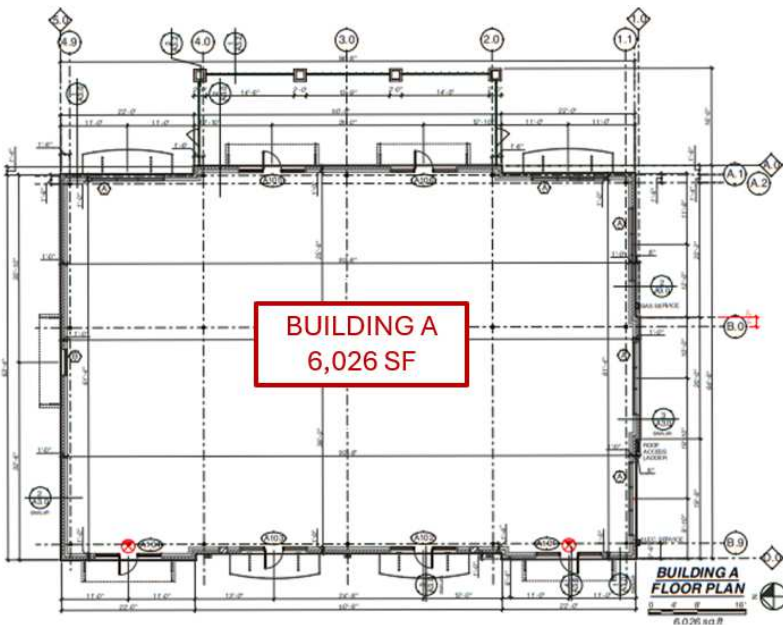
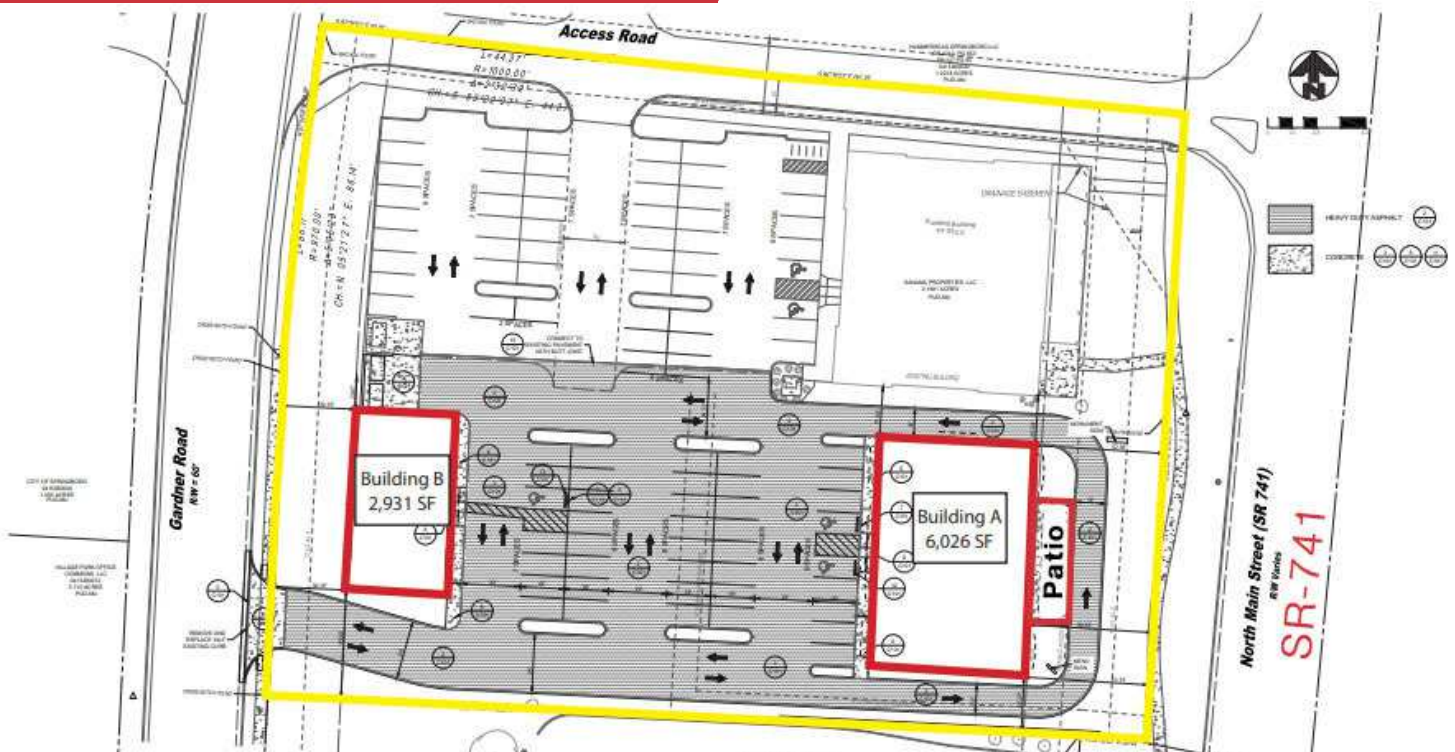
Building B

Unit 5

Unit 6

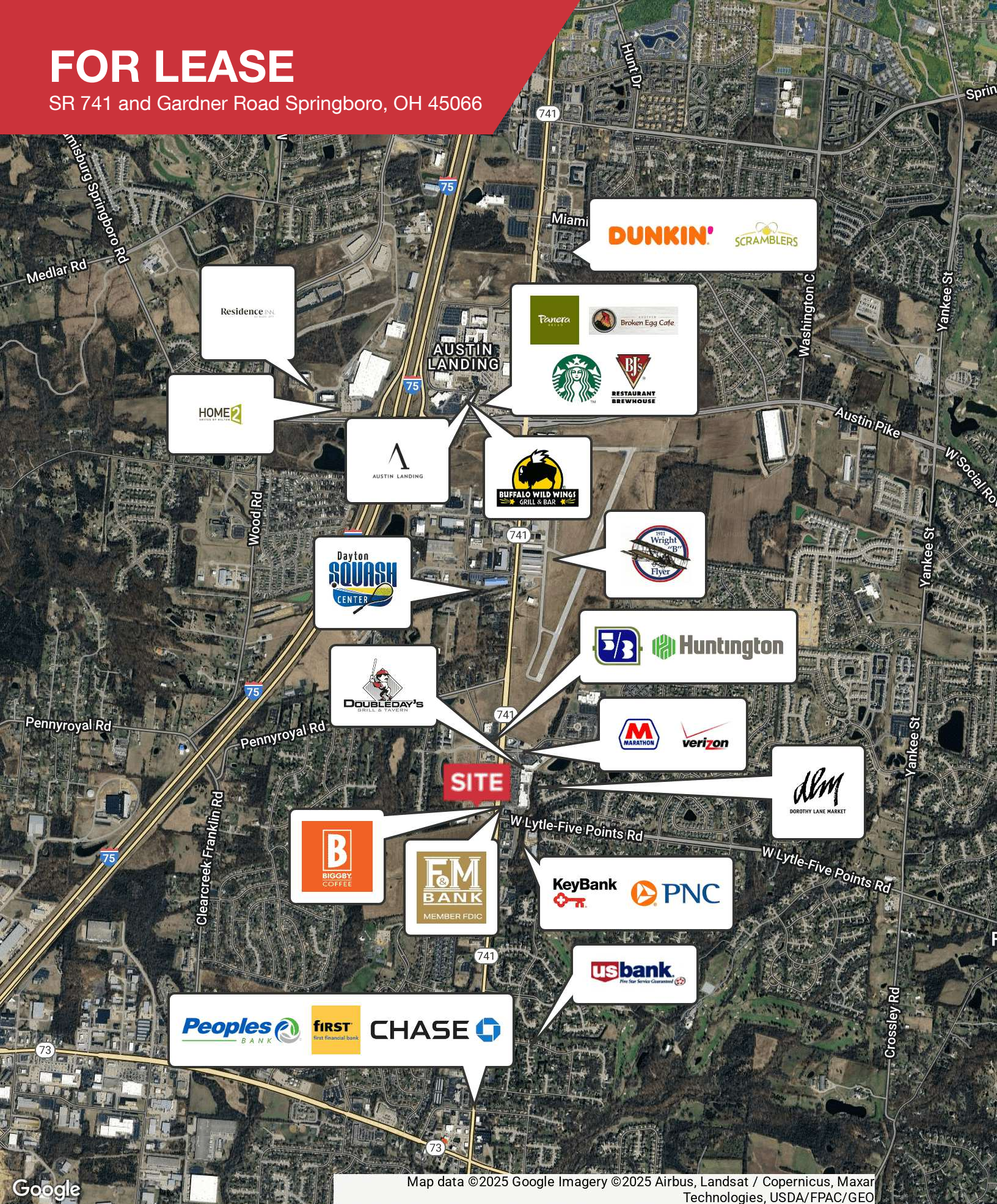
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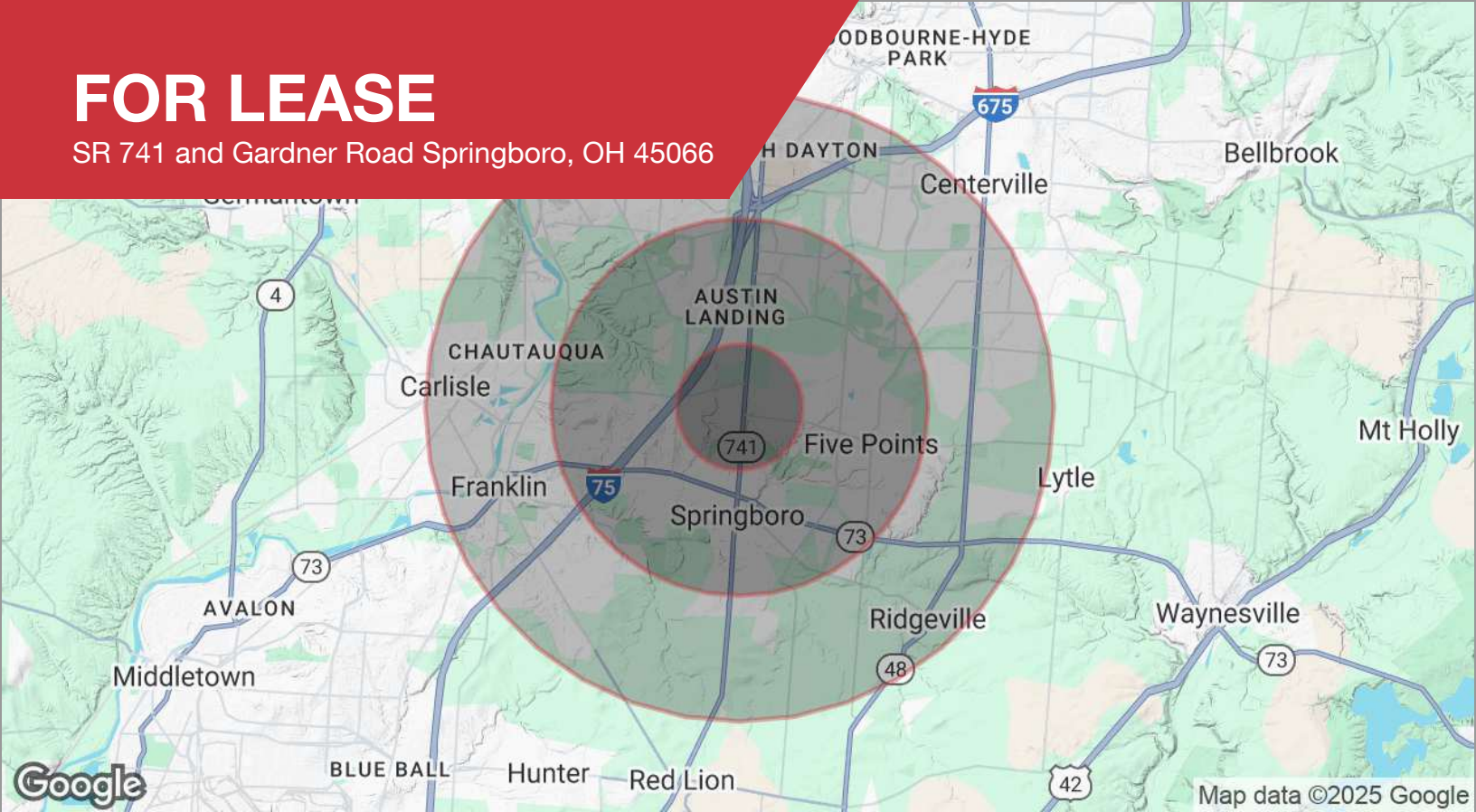
Hayden Batchelor
+1 513 322 6318
hbatchelor@bergman-group.com

Cindy Metz
+1 513 322 6303
cmetz@bergman-group.com

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SR 741 and Gardner Road Springboro, OH 45066



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,981	44,143	104,089
Median age	40	40	41
Median age (male)	39	39	40
Median age (Female)	41	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,222	16,816	42,261
# of persons per HH	2.7	2.6	2.5
Average HH income	\$145,154	\$153,658	\$133,520
Average house value	\$341,214	\$351,906	\$315,279

* Demographic data derived from 2020 ACS - US Census