

# AVAILABLE

## OFFICE/RETAIL SPACE For Lease

2101-2125 Park Road • Springfield, Ohio  
Western Plaza Shopping Center



### Property Highlights

- Excellent Visibility
- Major Thoroughfare
- Spaces Available:
  - Suite 2111 - office/retail 2,200 SF
  - End Cap Suite 2125 - 16,060 SF
- 19,000+ Vehicles per day
- Abundant Parking
- Well Maintained
- Onsite Landlord

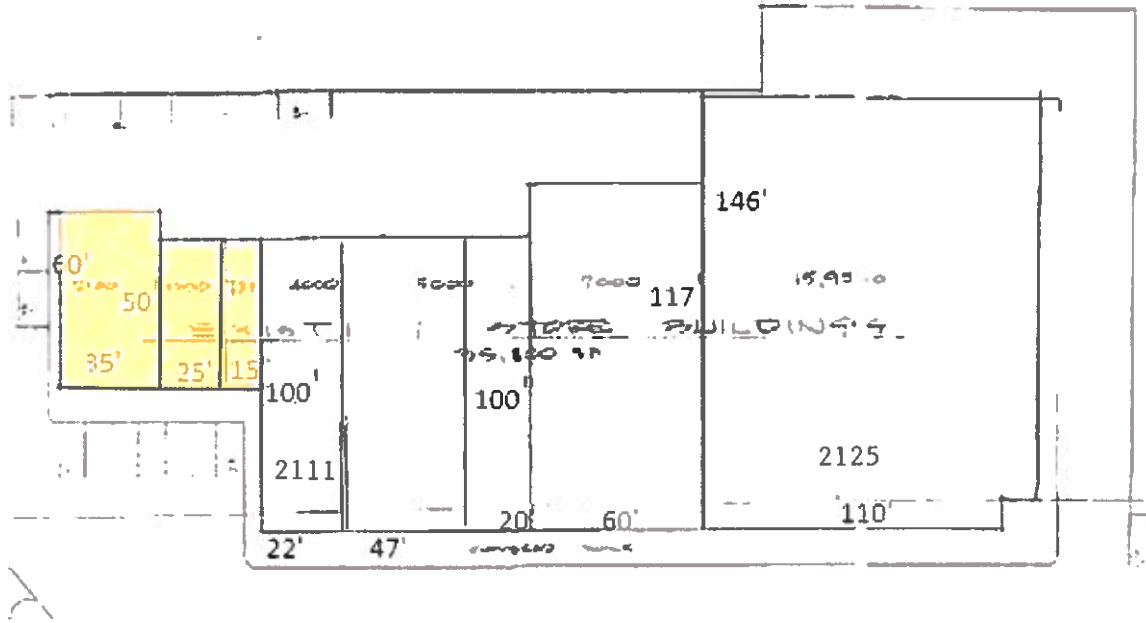
For more information, contact  
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937.323.9765

The Levine Realty Company • 2026 W. Main Street • Springfield OH 45504  
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Suite 2101	Patel, Jenish	2,100 SF
Suite 2105	Mattress By	1,000 SF
Suite 2109	Appointment	
Suite 2111	AVAILABLE	2,200 SF
Suite 2113	Hazy Shade	4,700 SF
Suite 2119	Dollar General	9,020 SF
Suite 2125	AVAILABLE	16,060 SF**

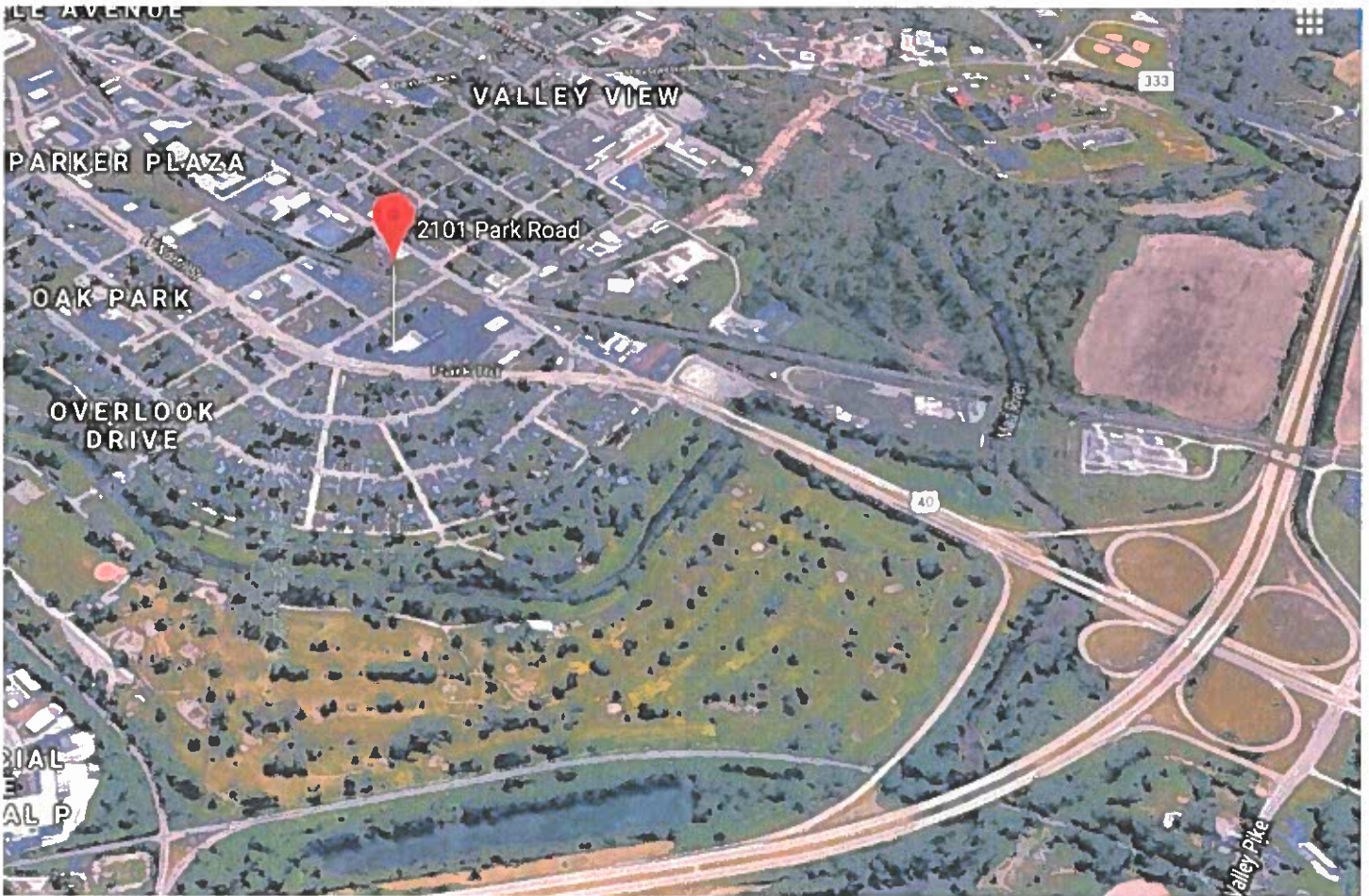
\*\* (previously occupied for over 25 years)

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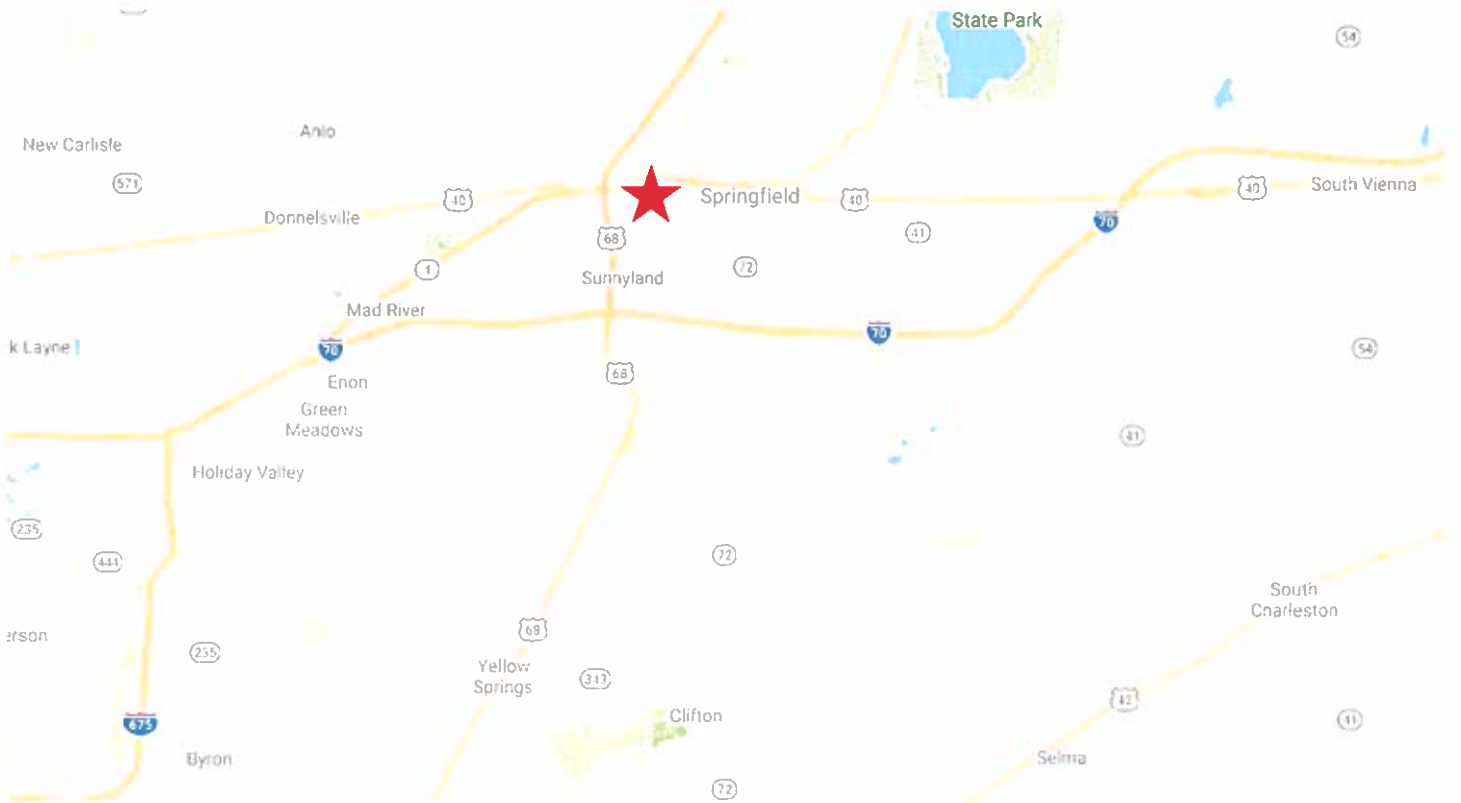
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### Executive Summary

2105 Park Rd, Springfield, Ohio, 45504  
Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,580	47,750	87,893
2010 Population	5,149	42,572	81,008
2018 Population	5,041	41,373	78,960
2023 Population	4,939	40,413	77,213
2000-2010 Annual Rate	-0.80%	-1.14%	-0.81%
2010-2018 Annual Rate	-0.26%	-0.35%	-0.31%
2018-2023 Annual Rate	-0.41%	-0.47%	-0.45%
2018 Male Population	49.1%	48.4%	48.1%
2018 Female Population	50.9%	51.6%	51.9%
2018 Median Age	37.5	35.0	39.6

In the identified area, the current year population is 78,960. In 2010, the Census count in the area was 81,008. The rate of change since 2010 was -0.31% annually. The five-year projection for the population in the area is 77,213 representing a change of -0.45% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

#### Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.3.

#### Race and Ethnicity

2018 White Alone	79.7%	69.3%	78.7%
2018 Black Alone	12.9%	22.0%	14.3%
2018 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2018 Asian Alone	0.4%	0.7%	0.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.2%	2.1%	1.5%
2018 Two or More Races	4.4%	5.4%	4.2%
2018 Hispanic Origin (Any Race)	3.8%	4.2%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.0 in the identified area, compared to 64.3 for the U.S. as a whole.

#### Households

2000 Households	2,169	18,182	34,860
2010 Households	1,990	16,310	32,611
2018 Total Households	1,945	15,878	31,941
2023 Total Households	1,906	15,521	31,292
2000-2010 Annual Rate	-0.86%	-1.08%	-0.66%
2010-2018 Annual Rate	-0.28%	-0.32%	-0.25%
2018-2023 Annual Rate	-0.40%	-0.45%	-0.41%
2018 Average Household Size	2.53	2.49	2.39

The household count in this area has changed from 32,611 in 2010 to 31,941 in the current year, a change of -0.25% annually. The five-year projection of households is 31,292, a change of -0.41% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2010. The number of families in the current year is 19,655 in the specified area.

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Prepared by Esri

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$34,012	\$35,890	\$40,766
2023 Median Household Income	\$37,469	\$39,855	\$46,120
2018-2023 Annual Rate	1.95%	2.12%	2.50%
<b>Average Household Income</b>			
2018 Average Household Income	\$43,554	\$50,509	\$55,148
2023 Average Household Income	\$50,845	\$58,709	\$63,895
2018-2023 Annual Rate	3.14%	3.05%	2.99%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$17,607	\$19,999	\$22,811
2023 Per Capita Income	\$20,496	\$23,167	\$26,410
2018-2023 Annual Rate	3.09%	2.98%	2.97%

#### Households by Income

Current median household income is \$40,766 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$46,120 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$55,148 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$63,895 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$22,811 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$26,410 in five years, compared to \$36,530 for all U.S. households

#### Housing

2000 Total Housing Units	2,412	20,611	38,288
2000 Owner Occupied Housing Units	1,240	10,309	22,377
2000 Renter Occupied Housing Units	929	7,873	12,483
2000 Vacant Housing Units	243	2,425	3,428
2010 Total Housing Units	2,373	19,348	37,197
2010 Owner Occupied Housing Units	997	8,593	19,717
2010 Renter Occupied Housing Units	993	7,717	12,894
2010 Vacant Housing Units	383	3,038	4,586
2018 Total Housing Units	2,375	19,386	37,311
2018 Owner Occupied Housing Units	960	8,283	19,100
2018 Renter Occupied Housing Units	905	7,595	12,841
2018 Vacant Housing Units	430	3,508	5,370
2023 Total Housing Units	2,375	19,404	37,345
2023 Owner Occupied Housing Units	973	8,258	18,965
2023 Renter Occupied Housing Units	933	7,263	12,327
2023 Vacant Housing Units	469	3,883	6,053

Currently, 51.2% of the 37,311 housing units in the area are owner occupied; 34.4% renter occupied; and 14.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 37,197 housing units in the area - 53.0% owner occupied, 34.7% renter occupied, and 12.3% vacant. The annual rate of change in housing units since 2010 is 0.14%. Median home value in the area is \$95,539, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.86% annually to \$110,028.

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