

# AVAILABLE

OFFICE SPACE  
For Sale or Lease

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2026 W. Main Street  
Springfield, Ohio



## Property Highlights

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- From 8,700 SF up to 10,700 SF
- Masonry Construction
- 10' - 14' Clear Ceiling Height
- South end of Western Plaza Shopping Center
- Abundant Parking
- Open Floor Plan
- Conference Rooms
- Large Breakroom Divisible
- 19,000+ Vehicles Per Day

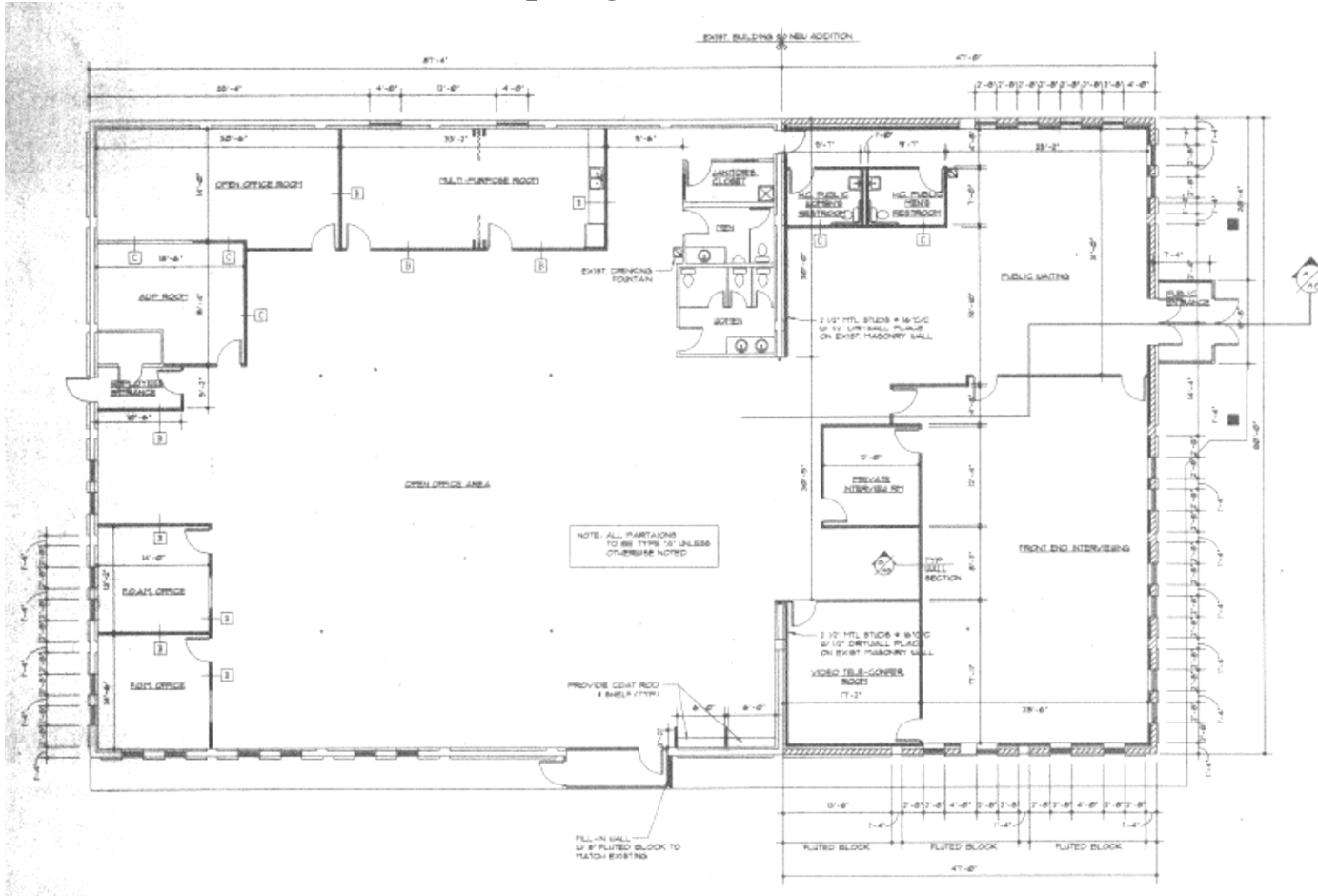
For more information, contact  
Doug Cox  
937.323.9765  
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The Levine Realty Company • 2026 W. Main Street • Springfield OH 45504  
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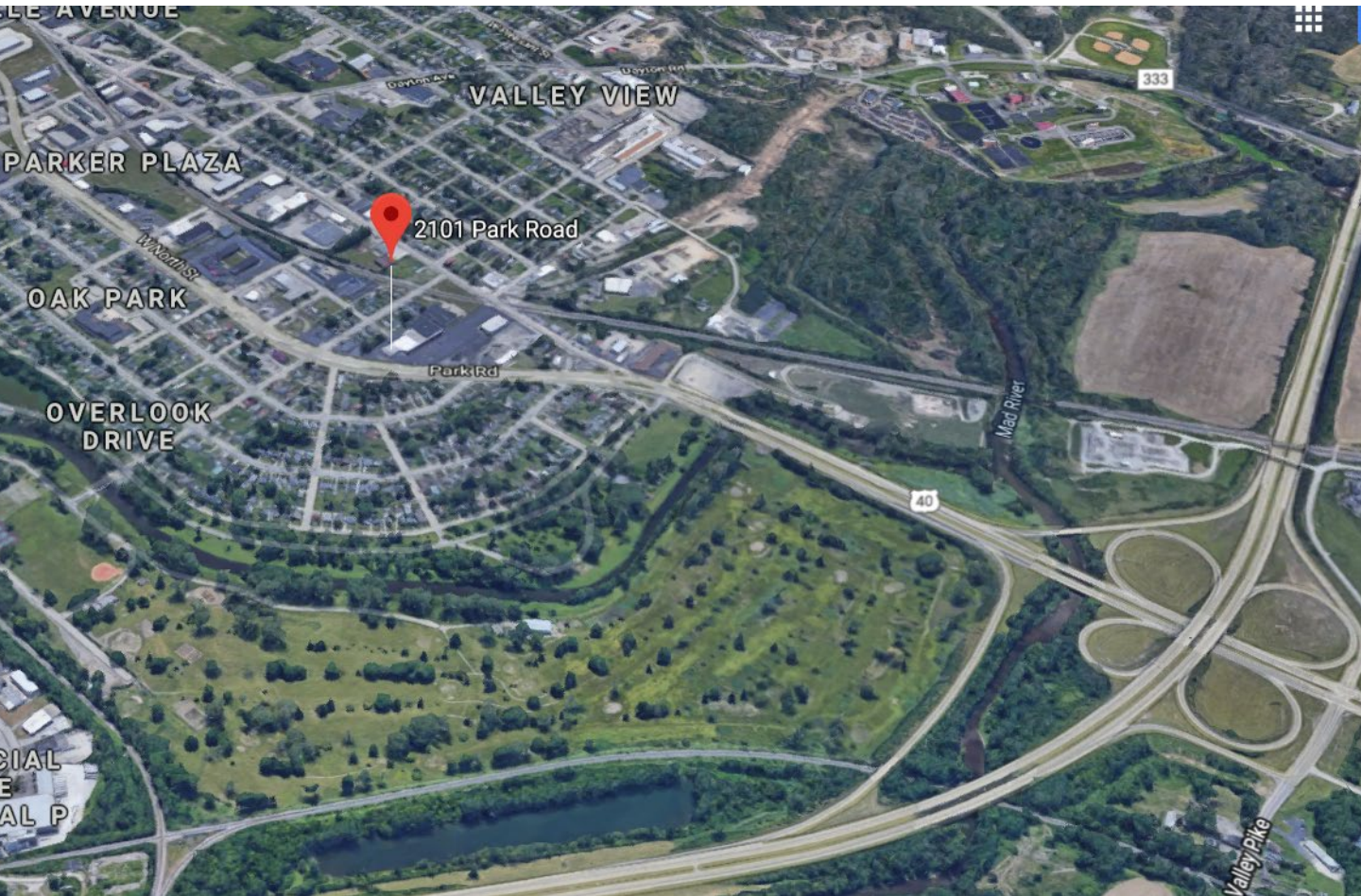


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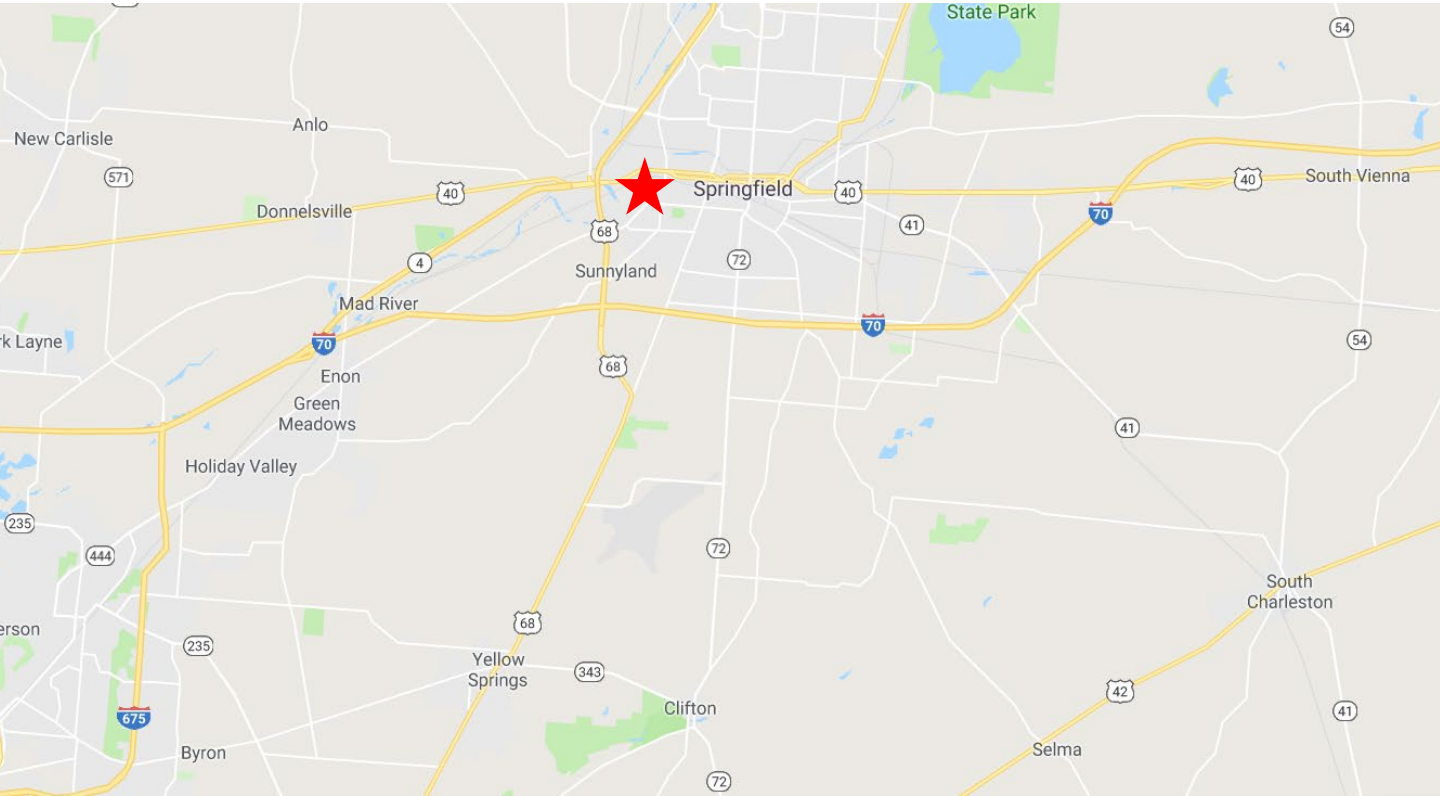


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### 2026 W. Main Street Springfield, Ohio



#### Executive Summary

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

Prepared by Esri  
Latitude: 39.92818  
Longitude: -83.84262

	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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