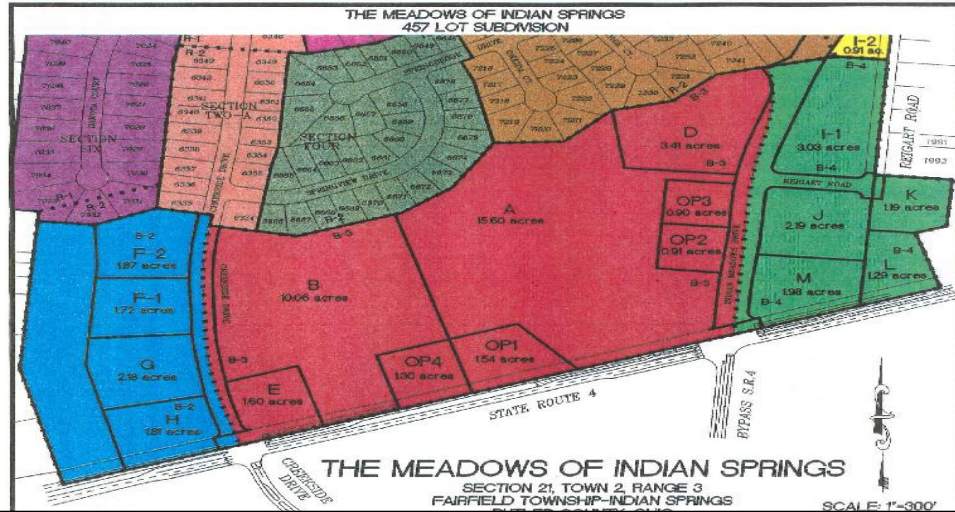


# AVAILABLE FOR SALE

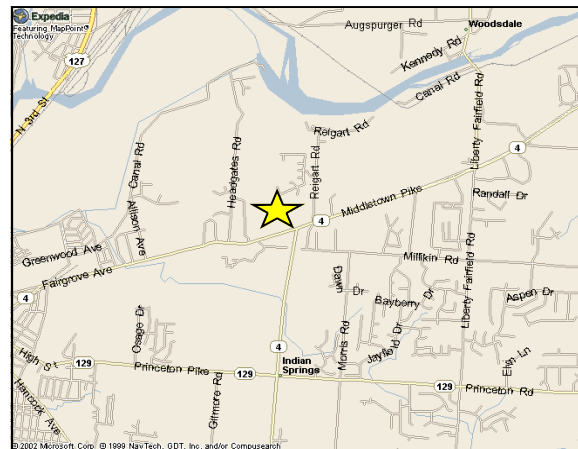
## Retail, Medical & Office Sites

Motivated Seller—  
Bulk wholesale price  
for lots B, G, F-2, I-1  
and I-2 together



### State Route 4 & Bypass 4—Fairfield Township, OH

1. **ONLY 6 SITES REMAIN!**
2. Retail, Medical, Office and Outlet Parcels
3. Excellent access to State Route 129
4. 4-way signalized lighting at both entrances into the development
5. Subdivision located behind the development
6. Excellent exposure on State Route 4
7. Outright sale and build-to-suit / lease opportunities available



For further information, please contact:

**Craig A. Roberts**

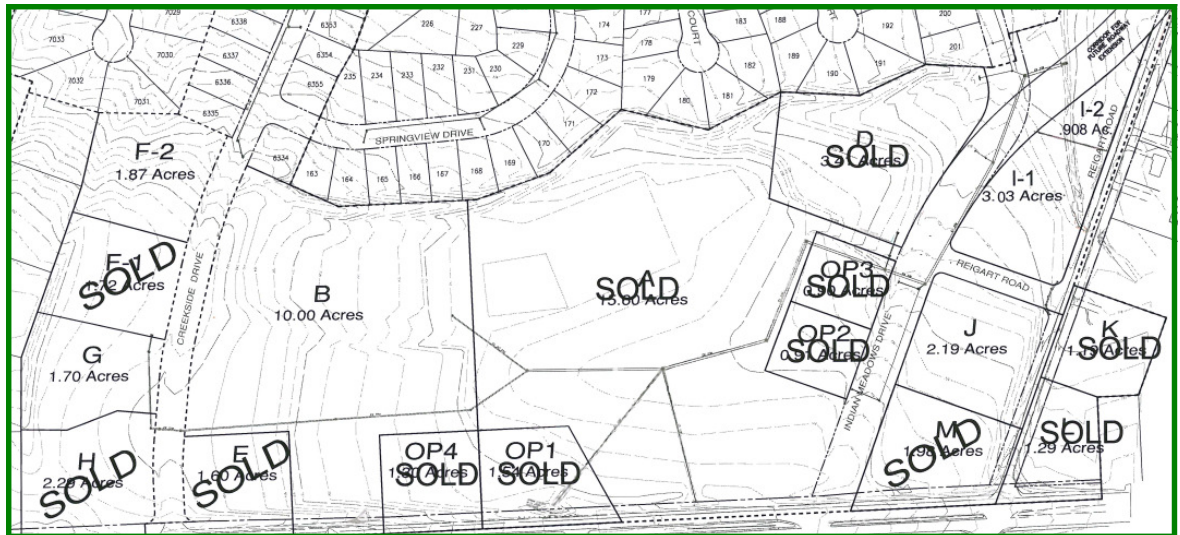
(513) 762-7622

craig.roberts@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.



## Commons of Indian Springs Currently Available Sites



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## Commons of Indian Springs Parcel Pricing

### Current Lot Pricing

<u>Parcel</u>	<u>Acres</u>	<u>Current List \$</u>		<u>Possible Use</u>	<u>Zoning</u>	<u>Status</u>
		<u>Per Acre</u>				
A	15.6	\$140,000		Supermarket - Retail	B-3	Sold—Developer
B	10.06	\$100,000		Retail	B-3	Available
D	3.41	\$180,000		Restaurant	B-3	Sold—Developer
E	1.6	\$375,000		Convenience	B-3	Sold - Speedway
F-1	1.72	\$150,000		Office	B-2	Sold - State Farm Insurance
F-2	1.72	\$75,000		Office	B-2	Available
G	1.7	\$125,000		Retail	B-2	Available
H	1.81	\$375,000		Retail	B-2	Sold - AurGroup Credit Union
I-1	3.03	\$75,000		Office	B-4	Available
I-2	.908	\$75,000		Office	B-4	Available
J	2.19	\$310,000		Office (Retail with zone chg)	B-4	Available (Separate ownership)
K	1.19	\$100,000		Daycare	B-4	Sold— Daycare
L	1.29	\$150,000		Medical	B-4	Sold— Daycare
M	1.98	\$375,000		Bank	B-4	Sold - Bob Evans Farms
OP1	1.54	\$275,000		Restaurant	B-3	Sold—Developer
OP2	0.9	\$220,000		Fast Food	B-3	Sold—Developer
OP3	0.91	\$220,000		Fast Food	B-3	Sold—Developer
OP4	1.3	\$275,000		Restaurant	B-3	Sold—Developer

### Wholesale Pricing

**Lot numbers B, F-2, G, I-1 and I-2 can be purchased together for only \$787,250 — i.e., \$45,197 per acre, and less than lot B can be purchased individually!**

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