



FORMER STAPLES

12050 PRINCETON PIKE, SPRINGDALE, OH 45246



FOR LEASE \$9.95 NNN PER YEAR

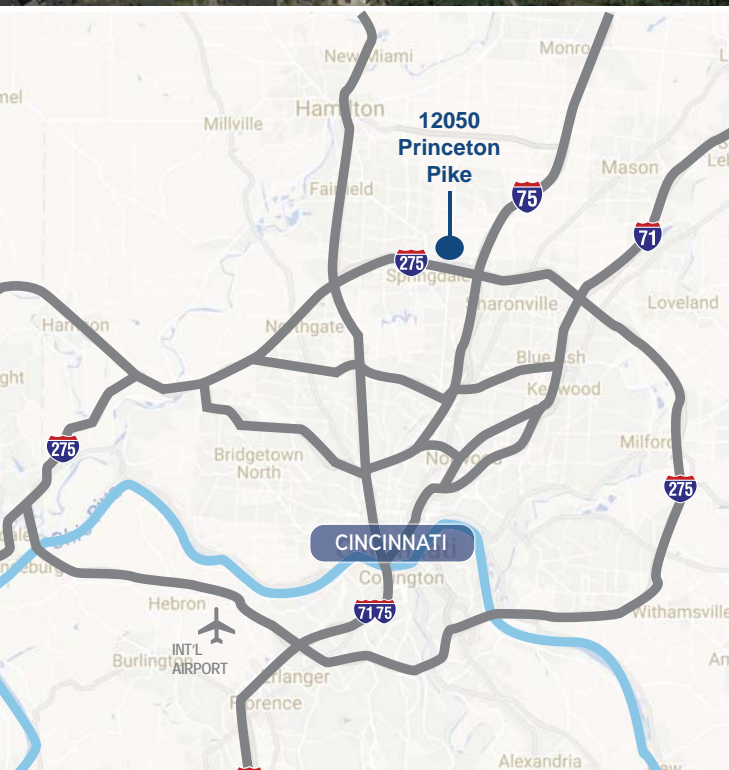
FORMER STAPLES LOCATION TOTALING
APPROX. 20,000 SQUARE FEET WITH
EXCELLENT HIGHWAY VISIBILITY



KEY HIGHLIGHTS

- › Lease rate: \$9.95 NNN per year
- › Excellent visibility from I-275 and Princeton Pike.
- › Property benefits from a traffic light providing direct access to the building.
- › Building signage available.
- › Lot size totals 5.977 acres.
- › Approximately 215 parking spaces available.
- › Conveniently located 0.4 miles north from Tri-County Mall and numerous national retailers.
- › Traffic counts on Princeton Pike exceed 44,375 cars per day and 131,800 along I-275.





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,672	40,444	139,785
Projected Population Growth	4,779	41,127	142,421
Annual Population Growth	0.45%	0.34%	0.37%
Total Households	1,546	16,425	55,397
Total Household Projected Growth	1,618	16,655	56,318
Average Household Income	\$52,031	\$65,702	\$84,047
Total Employees	15,620	91,726	139,785

PLEASE CONTACT

RICHARD MEDER
513 562 2253
richard.meder@colliers.com

JUSTIN REX, MICP™
513 562 2218
justin.rex@colliers.com



**COLLIERS INTERNATIONAL
GREATER CINCINNATI**
425 Walnut Street, Suite 1200
Cincinnati, OH 45202
M 513 721 4200 F 513 721 0630
www.colliers.com/ohio

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