

TRI-COUNTY COMMONS

600-810 KEMPER COMMONS CIRCLE
SPRINGDALE, OH 45246

FOR LEASE 4,000 SF AVAILABLE

HIGHLIGHTS

- 4,000 SF for lease at 120,000+SF retail center located in Springdale, OH, with easy access to I-275 and I-75 & signage available on I-275 & Kemper Road
- The center is anchored by Sam's Club, and other co-tenants include Guitar Center, Appliance Factory, VMart, Tinker's Treasures Antique Mall with Sam's Club Fuel Center Coming Soon.
- Restaurant's in the area include Five Guys, Chipotle, Burger King, McDonald's, Penn Station, Starbucks, Outback Steakhouse, Raising Cane's, Chick-fil-A, Noodles & Co, Panda Express, Jimmy John's, Jersey Mike's & Graeters
- Retailers in the area include Aldi, Ross Dress for Less, TJMaxx, DSW, Target, Dave & Busters, Sky Zone, Golf Galaxy, Ashley Furniture, Hobby Lobby, Burlington, Best Buy Outlet, Autozone & Five Below
- Near City Center Springdale, the redevelopment of Tri-County Mall, a \$1.2 billion mixed-use project

TRAFFIC COUNTS

- 28,909 VPD on Princeton Pike
- 136,806 VPD on I-275
- 23,665 VPD on E. Kemper Road

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	4,220	42,038	138,563
Households	1,654	17,366	56,589
Average HH Income	\$71,618	\$90,375	\$117,305
Daytime Employees	10,977	70,353	134,711

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A MEMBER OF
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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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SPACE	TENANT	SF
710	AVAILABLE	4,000



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