



UPPER VALLEY MALL

1475 Upper Valley Pike, Springfield, OH

96,860 SF on 13.539 Acres



Property Details:

- Sears Parcel includes former Sears and stand-alone Sears Auto
- Conveniently located near US Routes 68 and 40
- Just 5 minutes from Interstate 70
- Approximately 25 miles from downtown Dayton, OH and 50 miles from Columbus, OH

Demographics:

2019 Estimates	3 Mile	5 Mile	10 Mile
Population	26,790	75,331	124,632
Households	10,836	31,500	52,324
Average Household Income	\$66,443	\$62,843	\$69,284
Total Number of Employees	20,630	36,889	52,397

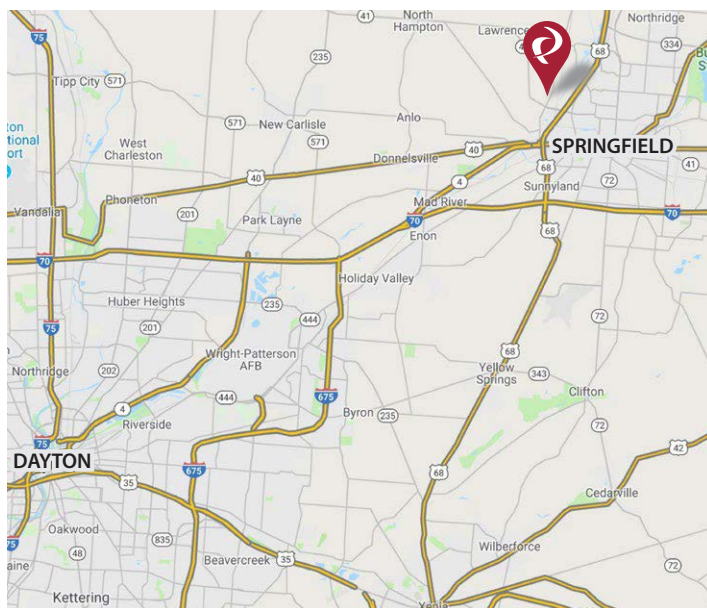
Traffic Counts:

ODOT 2018	ADT
US 68	26,120 ADT
Troy Road (SR 41)	24,908 ADT

Contact: Zachary Schunn

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Nearby retail and co-tenants:



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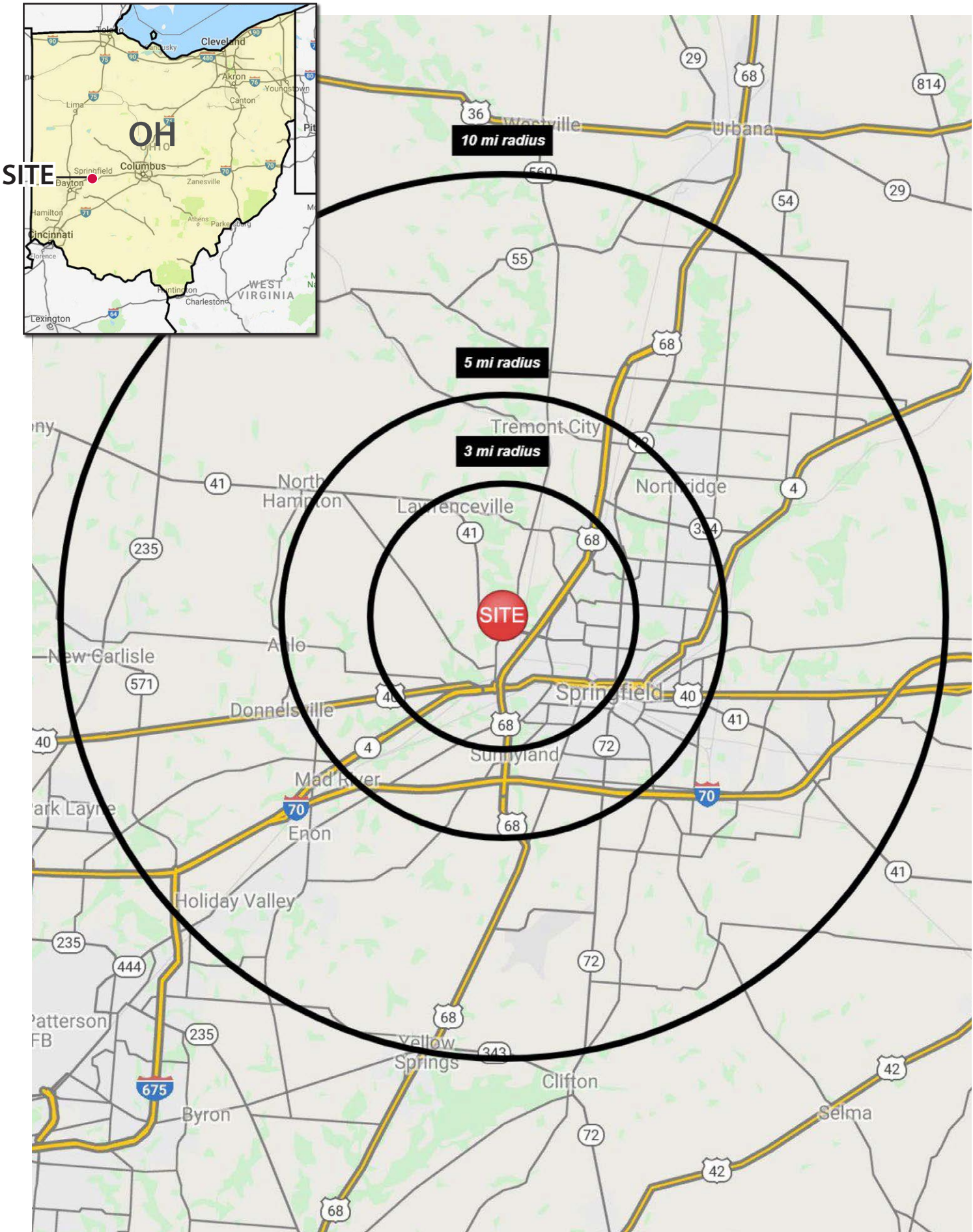
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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



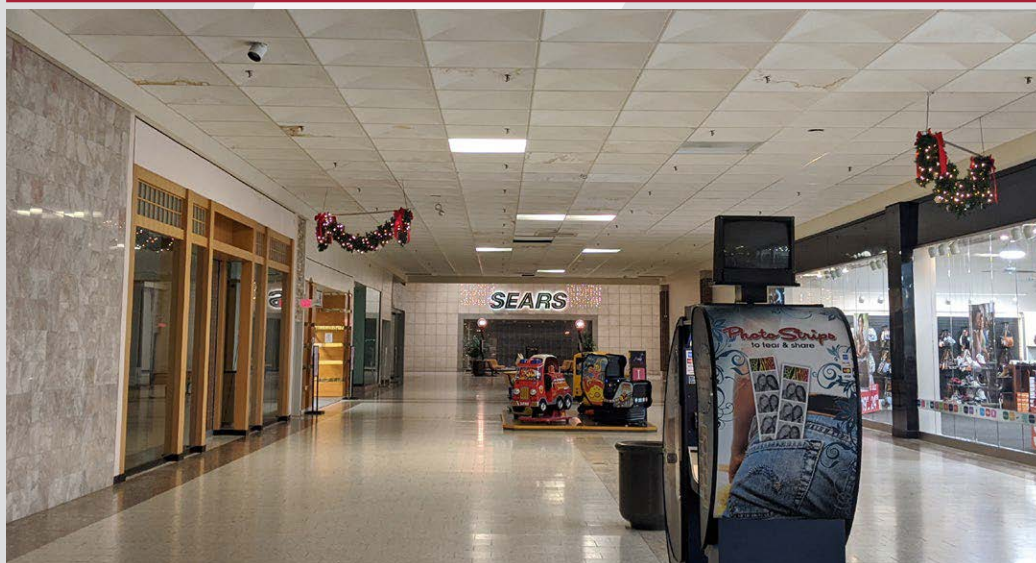
Lat/Lon: 39.949/-83.8536

RS1

1475 Upper Valley Pike		3 mi radius	5 mi radius	10 mi radius
Springfield, OH 45504				
POPULATION	2019 Estimated Population	26,790	75,331	124,632
	2024 Projected Population	27,240	76,746	125,151
	2010 Census Population	27,565	77,487	128,606
	2000 Census Population	30,529	83,872	134,449
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	-
	Historical Annual Growth 2000 to 2019	-0.6%	-0.5%	-0.4%
	2019 Median Age	38.5	39.2	41.4
HOUSEHOLDS	2019 Estimated Households	10,836	31,500	52,324
	2024 Projected Households	10,895	31,731	52,044
	2010 Census Households	10,725	31,078	51,633
	2000 Census Households	11,704	33,181	52,920
	Projected Annual Growth 2019 to 2024	0.1%	0.1%	-0.1%
	Historical Annual Growth 2000 to 2019	-0.4%	-0.3%	-
RACE AND ETHNICITY	2019 Estimated White	80.8%	78.2%	84.1%
	2019 Estimated Black or African American	12.5%	14.9%	9.9%
	2019 Estimated Asian or Pacific Islander	1.2%	1.0%	0.9%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2019 Estimated Other Races	5.2%	5.6%	4.9%
	2019 Estimated Hispanic	3.1%	3.3%	3.4%
INCOME	2019 Estimated Average Household Income	\$66,443	\$62,843	\$69,284
	2019 Estimated Median Household Income	\$51,838	\$49,166	\$55,370
	2019 Estimated Per Capita Income	\$27,337	\$26,563	\$29,291
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.8%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	10.5%	10.7%	8.8%
	2019 Estimated High School Graduate	33.4%	36.5%	36.0%
	2019 Estimated Some College	22.7%	22.3%	22.8%
	2019 Estimated Associates Degree Only	9.0%	8.4%	9.1%
	2019 Estimated Bachelors Degree Only	12.2%	11.1%	11.9%
	2019 Estimated Graduate Degree	9.9%	8.2%	8.6%
BUSINESS	2019 Estimated Total Businesses	1,503	2,848	4,073
	2019 Estimated Total Employees	20,630	36,889	52,397
	2019 Estimated Employee Population per Business	13.7	13.0	12.9
	2019 Estimated Residential Population per Business	17.8	26.4	30.6

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