



Crest
Commercial Realty

CLASS A OFFICE BUILDING FOR SALE



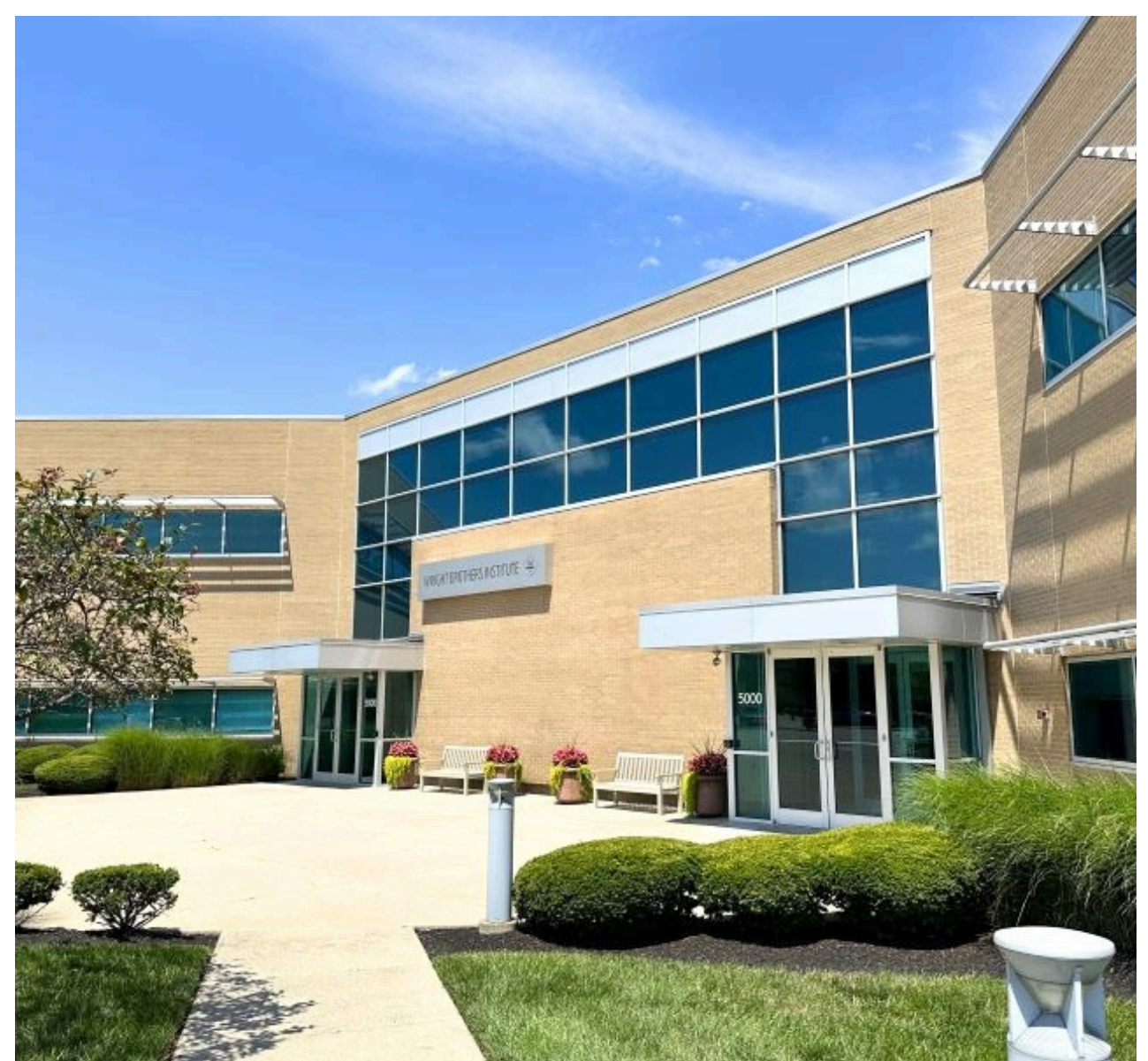
5000 SPRINGFIELD ST.
RIVERSIDE, OH 45431

PROPERTY HIGHLIGHTS:

- Class A building is 50,000+ SF on 5.73 AC.
- Excellent location is adjacent to Wright Patterson Air Force Base.
- Features include an attractive lobby with high-end finishes on the 1st floor, and second lobby on the 2nd floor.
- Two (2) large passenger/freight elevators.
- Ample parking, easy access and proximity to US-35.
- Former Wright Brothers Institute / Mile 2 Collaborative Center located on 1st floor - Available For Lease.

NEW PRICE : \$3,600,000

*Premium office space adjacent to
Wright Patterson Air Force Base.
Perfect for defense contractors!*



TIM ALBRO

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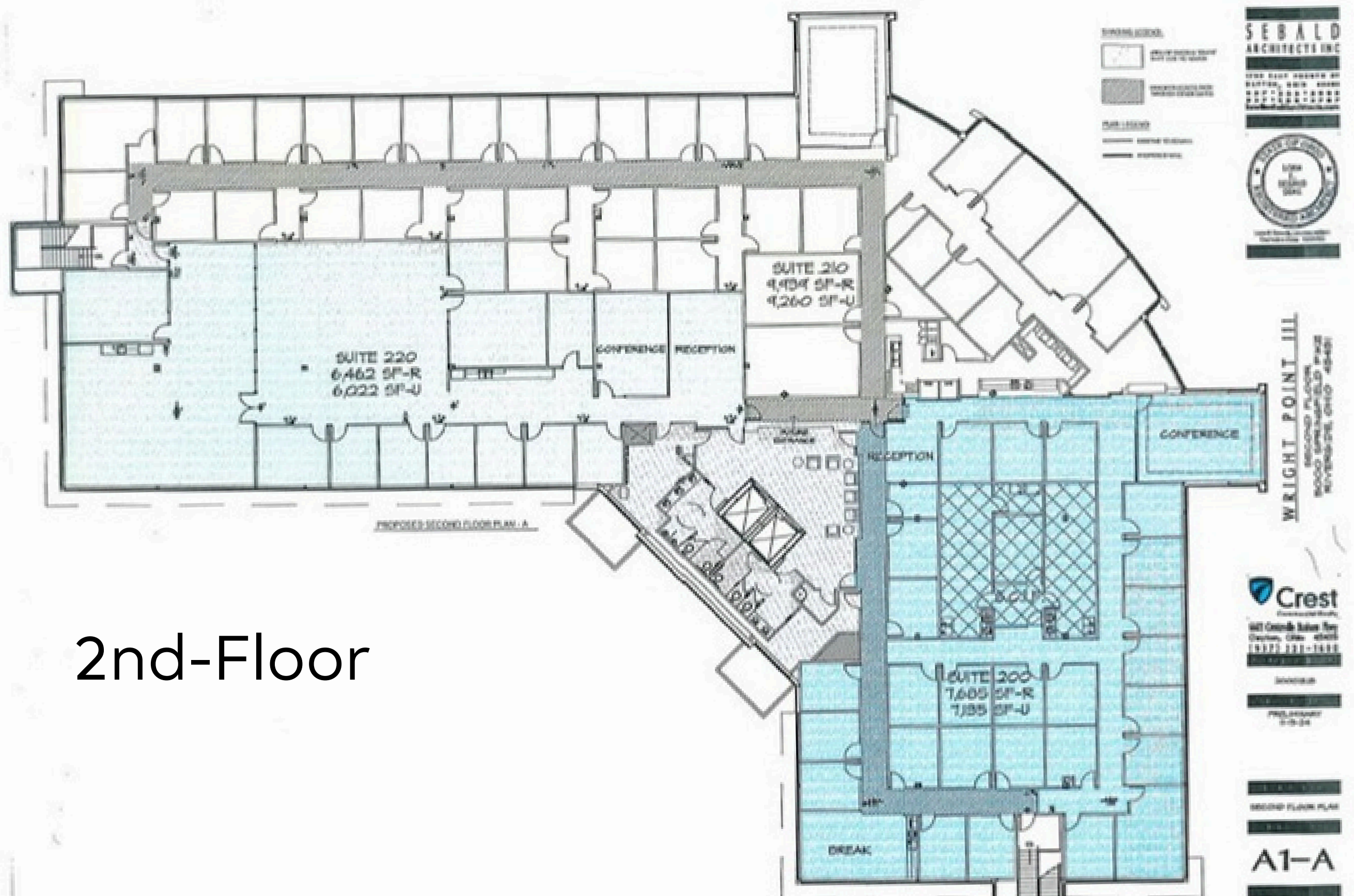


1st-Floor

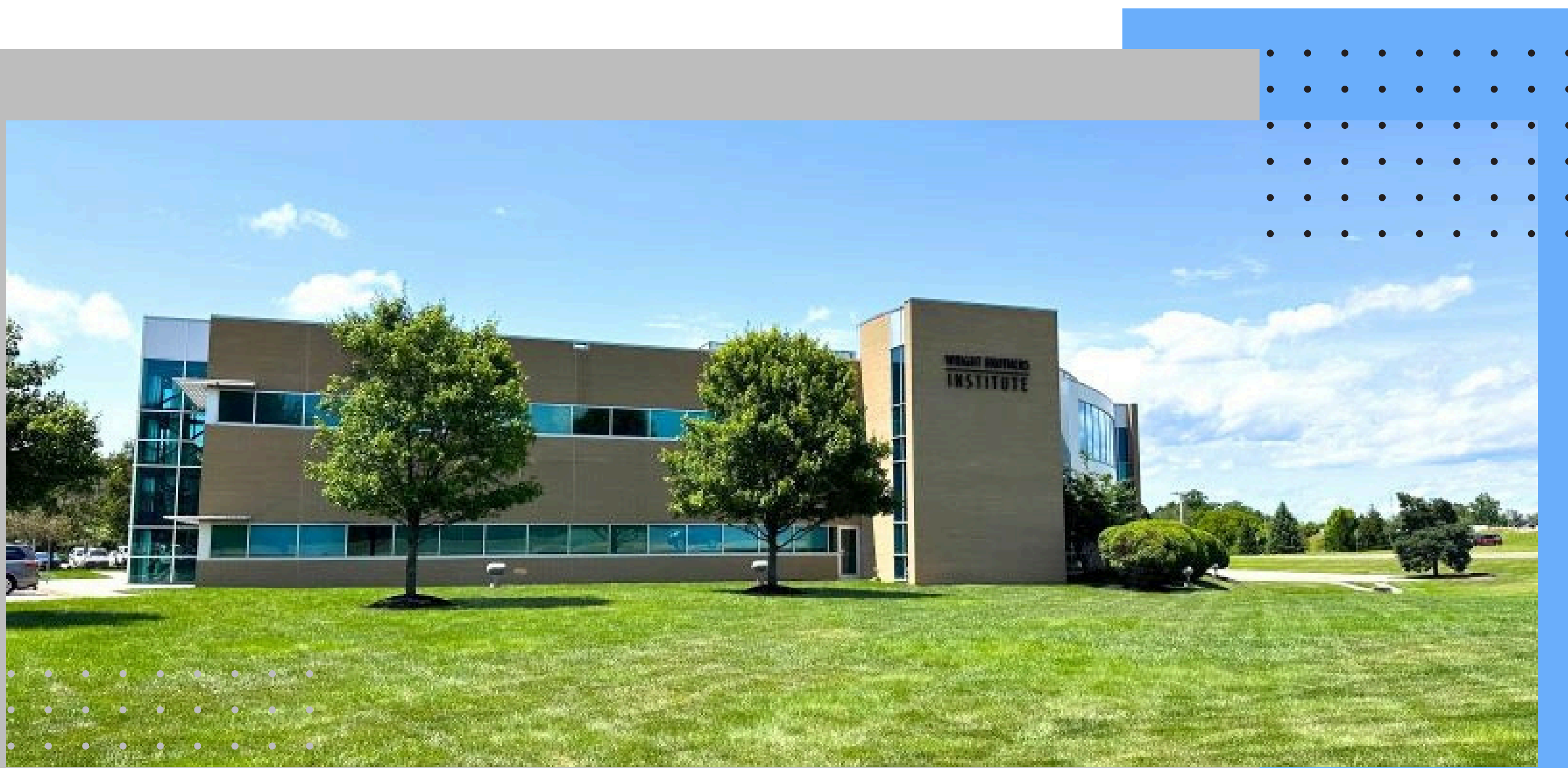
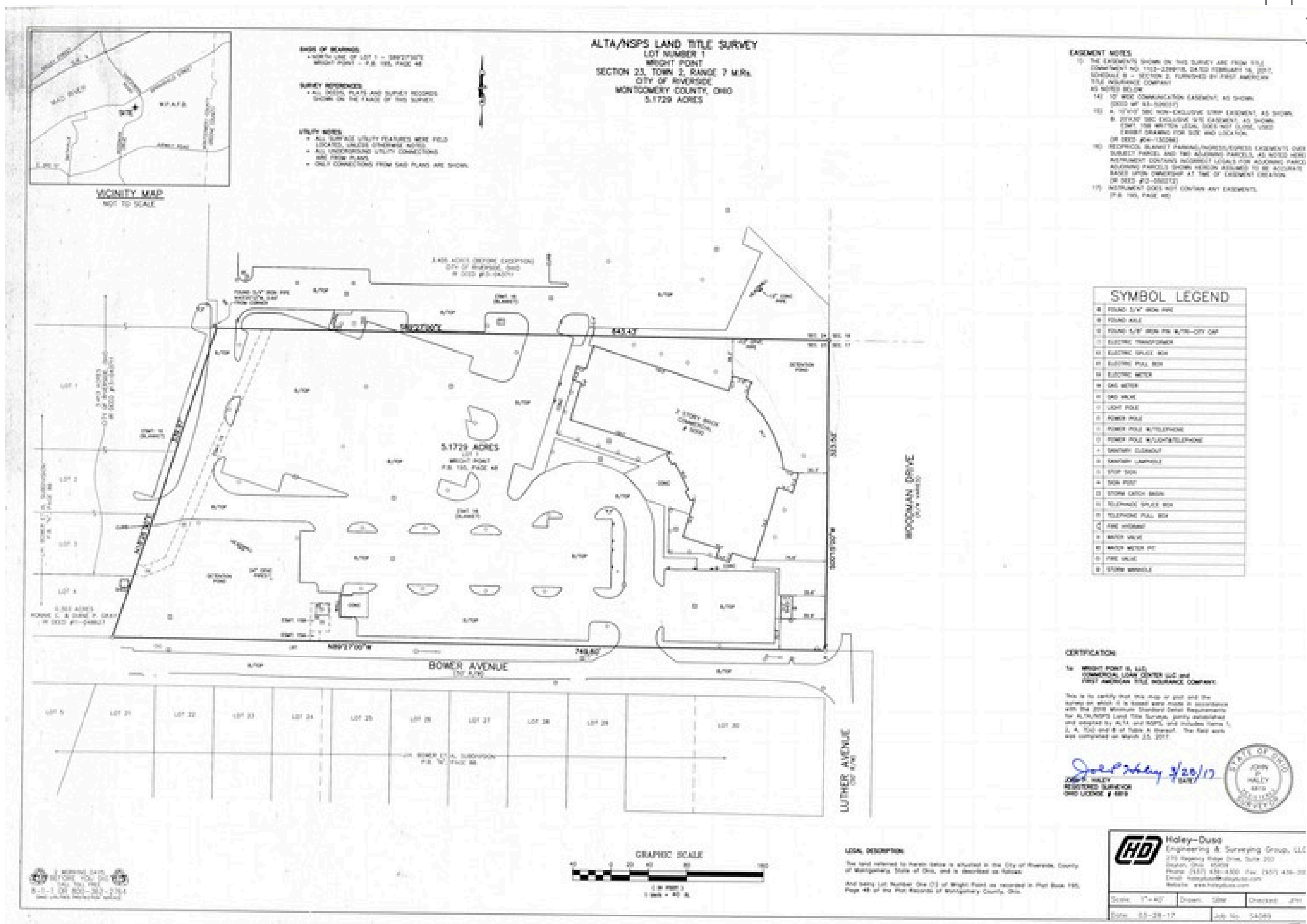
Former Wright Brothers
Institute / Mile 2
Collaborative Center.



FLOORPLAN



SITE PLAN



DEMOGRAPHICS

	2 miles	5 miles	10 miles
2025 Population	25,354	191,334	513,447
2030 Population	25,535	194,547	520,173
2025 Households	10,669	79,883	216,534
2030 Household Projection	10,741	81,284	219,446
Medium Home Value	\$132,271	\$163,784	\$191,442
Average Household Income	\$68,708	\$77,529	\$86,916

Traffic Count

Woodman Dr & Bower Dr	25,325 VPD
Harshman Ave	27,578 VPD
Woodman & Springfield St	24,337 VPD

** Per CoStar 2022.

