



## OVERVIEW

The City of Springfield, Ohio is a mid-sized community located between the major metropolitan areas of Dayton and Columbus. The city is home to 80,910 residents within its incorporated territory and is the county seat of Clark County, which including the city's residents, offers a total population of 141,872. Springfield enjoys a unique central location relative to two of the nation's most well-traveled commercial transportation corridors, Interstates 70 and 75. The city's close proximity to these thoroughways guarantees next morning truck delivery to sixty-nine percent (69%) of the U.S. population and seventy-four percent (74%) of the nation's wholesalers. Businesses located in or near Springfield are well-positioned to utilize this important city asset. Springfield's superior location for businesses looking to move raw materials and products efficiently is further bolstered by its nearness to three major airports, including Dayton (23 miles), Columbus (45 miles) and Cincinnati (90 miles).

Four interchanges along highly-traveled Interstate 70 ensure that Springfield will continue to evolve as a distribution and warehousing hub in the nationwide commercial network. To date, the Springfield region has witnessed significant growth in the agribusiness industry. Companies representing this industry now account for Clark County's largest source of business revenue. Projections for future expansion of both this and other business sectors remain optimistic, reinforced by a rich labor pool drawn from Dayton, Columbus and numerous other surrounding localities.

In addition to its strong commercial positioning, Springfield presents its residents with an excellent quality of life. Newsweek called Springfield the best representation of the "American Dream." In 2004, the National Civic League recognized the community as an "All-American City." Intel Corporation recently ranked Springfield and Clark County as one of the nation's "Most Unwired Cities" in recognition of the area's widespread wireless Internet availability.

Retail efforts in Springfield historically have focused on the city's western side, leaving the eastern side of the market largely underserved. The city's eastern area benefits from close proximity to Interstate 70, U.S. Route 40 and State Route 41, as well as access to several significant utility infrastructure developments recently installed by the city. East Side Square, anchored by a new Wal-Mart Supercenter, is the home to additional retail users such as Jack's Aquarium, Radio Shack,

Great Clips, CATO, and Shoe Dept. In 2007 additional retail space was added to the center with the addition of Jackson Hewitt, Advanced America and Cellular Connections. Two additional vacancies are available. Sonic and Merchant's National Bank has joined Fifth Third Bank and Bob Evans in front of the 203,819 square foot Wal-Mart. All users will be poised to capitalize on the untapped retail opportunities available in this area of the city.