

Drive-In Flex Space with Real Upside

5,525 SF Commercial Opportunity | Flex, Service, or Retail Use

OFFERING MEMORANDUM | 601 NORTH VERITY PARKWAY | MIDDLETOWN, OH

Exclusively Listed by

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Table of Contents



01 - Property Information

Executive Summary	4
Property Photos	5

02 - Location Information

Regional Map	7
Location Maps	8
Aerial Map	9

03 - Trade Area Overview

Demographics	11
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04 - Agent Profile

Professional Bio	13
Disclaimer	15

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, balconies, and large windows, all represented by simple geometric lines. The perspective is from a low angle, looking up at the building.

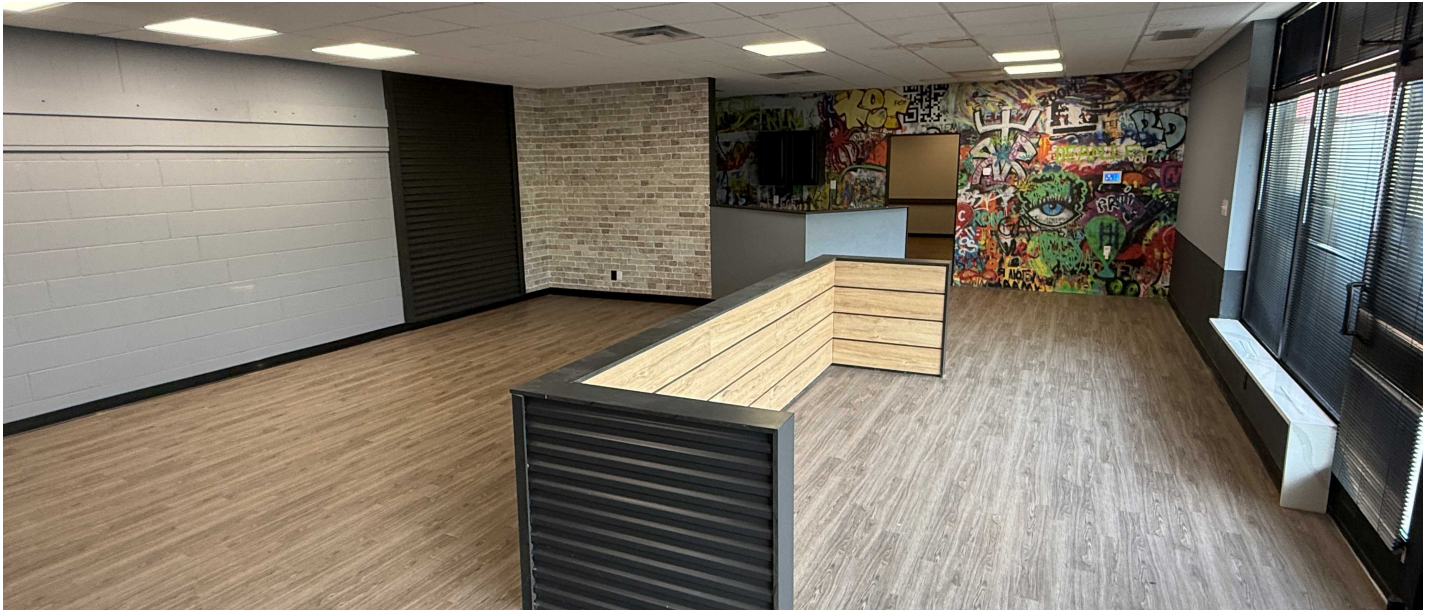
01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

601 N Verity Parkway offers a rare opportunity to acquire a 5,525 SF commercial building with multiple drive-in doors and a flexible layout that can support a range of business types. The property is well-suited for contractors, service-based businesses, flex users, or retail concepts seeking functional space with strong accessibility and visibility.

The building combines open drive-in space with finished interior areas, creating a practical setup for businesses that require a mix of workspace, storage, and customer-facing or office space. Situated on approximately 0.55 acres, the site includes parking at the front, side, and rear of the building.

Located within Middletown's Urban Core Support (UC-S) District, the property allows for a wide range of permitted uses. While the corridor supports a mix of retail and service activity, the building's physical characteristics make it especially attractive for flex, operational, and service-oriented users.

Offered at \$475,000, or approximately \$86 per square foot, the property presents a compelling value for an owner-user, investor, or buyer seeking a repositioning opportunity.

Price:	\$475,000
Building SF:	5,525
Price / SF:	\$86.00
Occupancy:	Vacant
Available SF:	5,525
Lot Size:	0.55 Acres
Frontage:	129.00
Year Built:	1972
Parking:	Blacktop

- 5,525 SF commercial building on 0.55 acres
- Multiple drive-in garage doors
- Flexible layout with open and finished space
- UC-S zoning supports a variety of commercial uses
- Offered at approximately \$86/SF
- Ideal for owner-user or value-add investor

Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

02

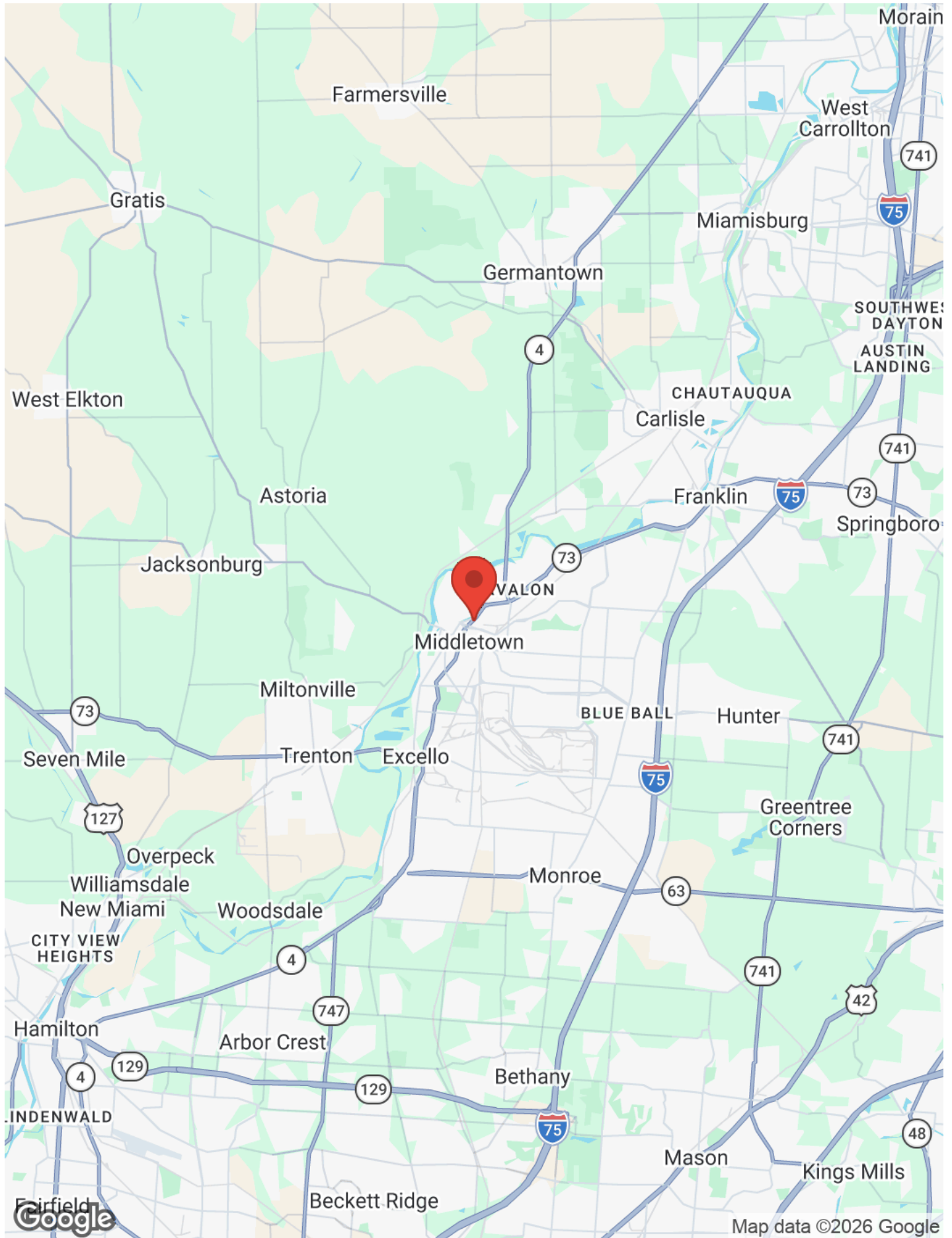
Location Information

REGIONAL MAP

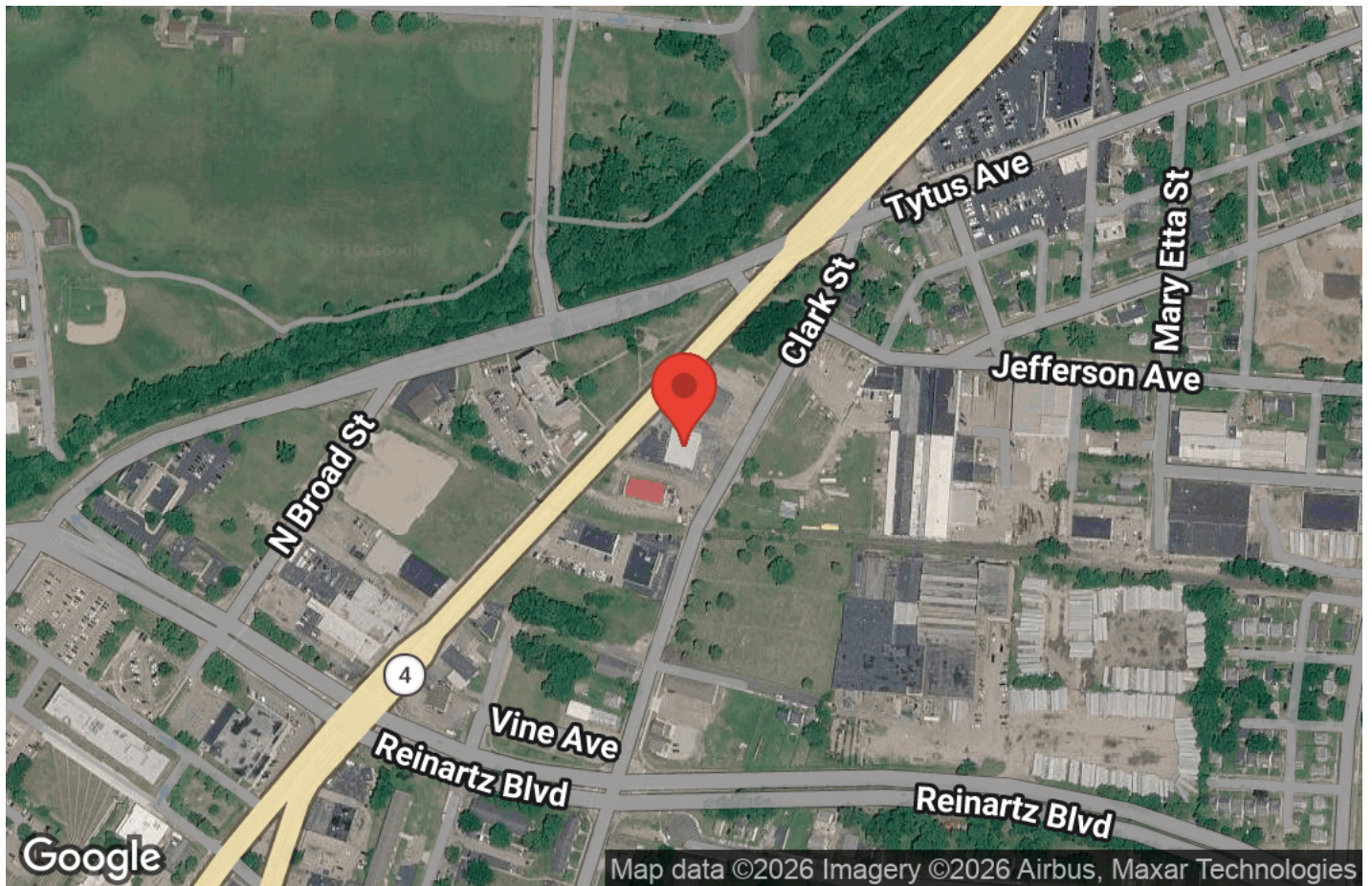
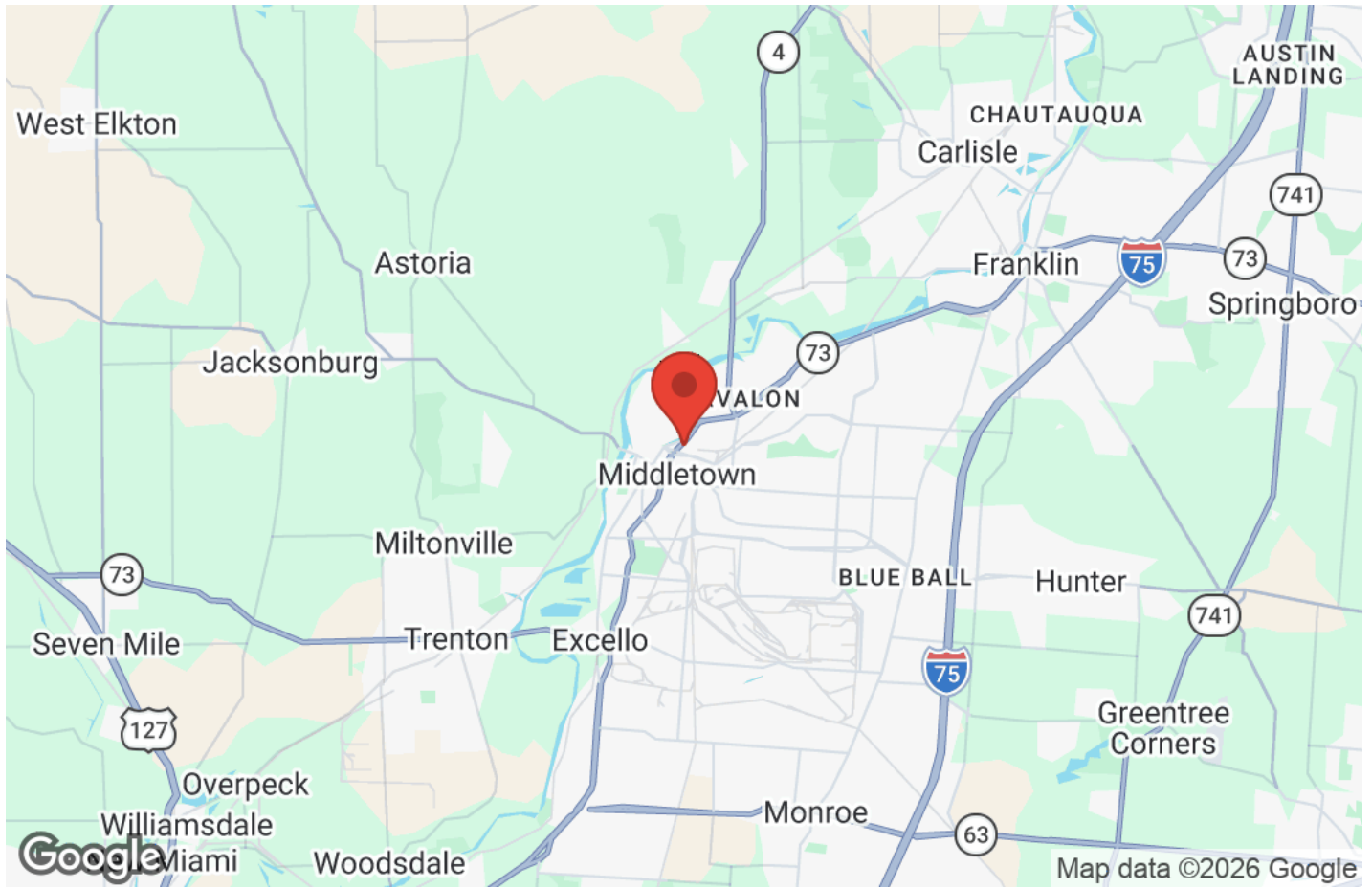
LOCATION MAPS

AERIAL MAP

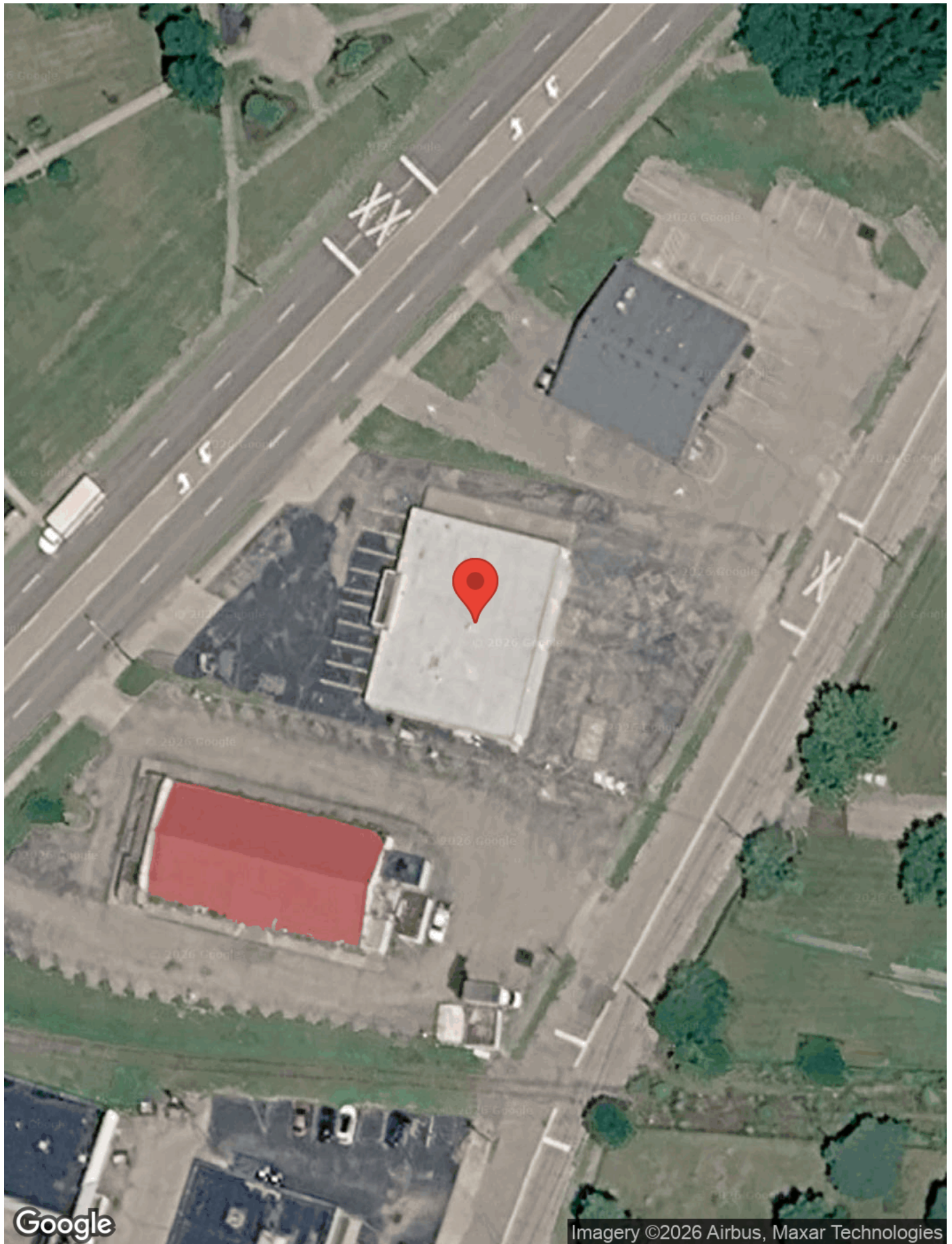
Regional Map



Location Maps



Aerial Map



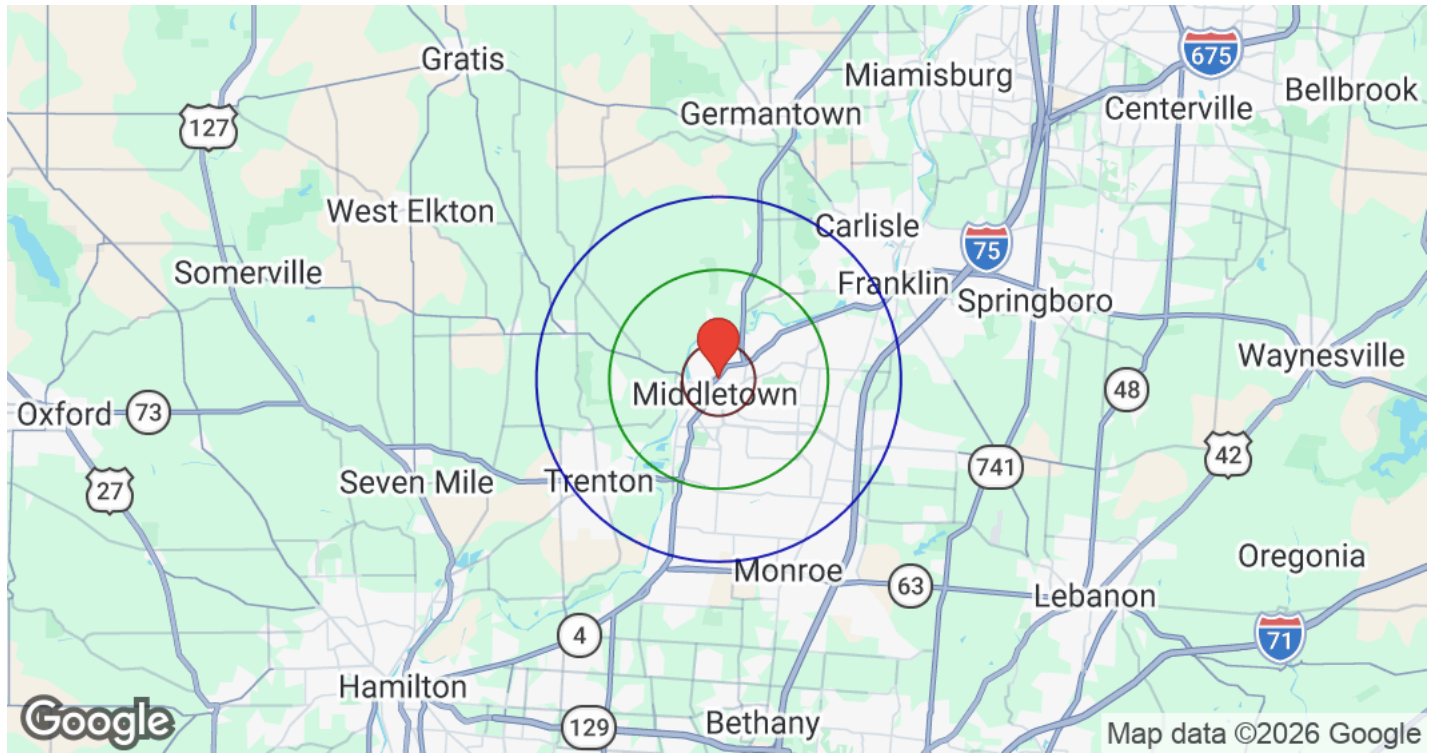
03

Trade Area Overview

DEMOGRAPHICS



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,190	23,576	41,866
	Female	4,360	24,525	43,242
	Total Population	8,549	48,100	85,108
Race / Ethnicity	White	6,227	35,859	67,099
	Black	1,225	6,224	8,587
	Am In/AK Nat	9	43	77
	Hawaiian	7	19	34
	Hispanic	696	3,752	5,413
	Asian	56	587	1,268
	Multiracial	323	1,582	2,587
	Other	6	29	51
Housing	Total Units	3,792	20,817	35,505
	Occupied	3,577	19,794	34,001
	Owner Occupied	1,249	9,818	19,994
	Renter Occupied	2,328	9,976	14,007
	Vacant	215	1,023	1,505
Age	Ages 0 - 14	1,708	9,324	16,234
	Ages 15 - 24	1,232	6,480	11,281
	Ages 25 - 54	3,391	18,015	31,459
	Ages 55 - 64	1,042	6,227	10,702
	Ages 65+	1,178	8,053	15,432
Income	Median	\$46,569	\$54,841	\$66,763
	Under \$15k	640	2,697	3,401
	\$15k - \$25k	240	1,688	2,289
	\$25k - \$35k	374	2,063	2,896
	\$35k - \$50k	764	2,738	4,232
	\$50k - \$75k	639	3,713	6,299
	\$75k - \$100k	475	2,642	4,912
	\$100k - \$150k	273	2,507	5,740
	\$150k - \$200k	77	1,002	2,472
	Over \$200k	97	744	1,759

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a high-rise or industrial building. The perspective is from a low angle, looking up at the structure. Dotted lines are also visible, extending from the top right towards the center of the page.

04

Agent Profile

PROFESSIONAL BIO



DISCLAIMER

Professional Bio



Gregory Blatt

Broker-Director

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With more than 45 years of full-time experience in commercial real estate, Greg Blatt has built a career dedicated to helping entrepreneurs, investors, and communities unlock the full potential of real estate. As Director of KW Commercial for the Dayton and Cincinnati markets, Greg leads with a dual mission: to mentor the next generation of commercial brokers and to guide clients through complex transactions with clarity, creativity, and confidence.

Greg specializes in land development, industrial, retail, office, self-storage and multi-family properties, providing expertise in market cycles, zoning, entitlements, and site selection. He is recognized as a trusted advisor and “local economist,” helping clients uncover hidden value, structure advantageous terms, and build wealth that lasts for generations.

A past President of Dayton Realtors® (2023), Greg has been a voice for nearly 5,000 real estate professionals, while also serving on multiple Ohio Realtors® committees focused on commercial and legislative issues. His leadership extends beyond brokerage—having worked with JobsOhio, the Dayton Development Coalition, and REDI Cincinnati to attract investment and drive economic growth.

Greg’s professional designations—including Certified International Property Specialist (CIPS) and Master in Commercial Property (MiCP)—reflect his global perspective and depth of expertise. Yet at the core, his business is driven by a simple but powerful belief: real estate is more than a transaction; it’s a tool for financial freedom, legacy, and community impact.

When not advising clients or mentoring agents, Greg invests his time in community initiatives such as financial literacy programs, workforce housing, and leadership through the Dayton Realtors® Foundation. He also enjoys golf, woodworking, and spending time with family.

Mission: To help entrepreneurs and investors create margin and meaning in their lives through real estate.

Vision: To build wealth, freedom, and legacy that extends beyond one generation.

Values: Integrity, service, excellence, collaboration.




Perspective: Every property deserves more than a sign—it deserves a strategy.

Professional Bio



Bill Lee

Agent

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 Bill.lee@kw.com
 2013001147, Ohio

With more than a decade of full-time experience in commercial and investment real estate, Bill Lee has built his career helping clients create wealth and achieve financial freedom through strategic real estate investments. As the Senior Real Estate Advisor for The Blatt Group at KW Commercial Community Partners, Bill combines market expertise, international perspective, and a relational, results-driven approach to every transaction.

Bill began his career specializing in multifamily investments, where he learned how to identify value, unlock opportunity, and guide clients through complex deals. That foundation evolved into a broader practice spanning retail, industrial, and land development—allowing him to advise clients across multiple asset classes with an eye toward long-term portfolio growth and generational wealth.

As a Certified International Property Specialist (CIPS), Bill maintains strong relationships with investors throughout Europe, Asia, and the Middle East seeking to capitalize on opportunities in the Dayton–Cincinnati corridor. In 2020, he earned his Master in Commercial Property (MICP) designation, underscoring his ongoing commitment to education, excellence, and market mastery.

Bill's success is rooted in his ability to connect people and resources. An active member of Business Network International (BNI) and H7, he's known for his "who you know" approach—ensuring that when his clients have a need, he knows exactly who to call.

At The Blatt Group, Bill collaborates within a team boasting more than 65 years of combined commercial real estate experience. Together, they operate by the principle: "Win-Win or No Deal." Every client relationship is guided by integrity, collaboration, and a belief that real estate is a tool for transformation, freedom, and legacy building.

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