



Exceptional Office Condominium
in Franklin Woods
Move-In Ready & Cost-Effective

OFFERING MEMORANDUM | 800 EAST FRANKLIN STREET | DAYTON, OH

Exclusively Listed by

Gregory Blatt - Broker-Director | (937) 657-2876 | greg.blatt@kw.com | BRKA:0000286367, Ohio

Bill Lee - Agent | (937) 474-9395 | bill.lee@kw.com | 2013001147, Ohio

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Each Office is Independently Owned and Operated

www.kwcommercial.com

KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr, Suite 200

Dayton, OH 45342

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

Business Map	11
Demographics	12

04 - Agent Profile

Professional Bio	14
Disclaimer	16

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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. Dotted lines are also visible, extending from the top right towards the center of the page.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

Located in the sought-after Centerville Office Park — Franklin Woods — this well-maintained office condominium offers a private, professional setting near the heart of Centerville, Ohio. This standalone, single-story brick office condo delivers exceptional curb appeal and an efficient, turnkey layout ideal for professional service firms, medical-adjacent users, financial groups, and small businesses. Condo Association Dues are \$350/month and include lawn care, landscaping and snow removal. Convenient paved on-site parking for customers and employees.

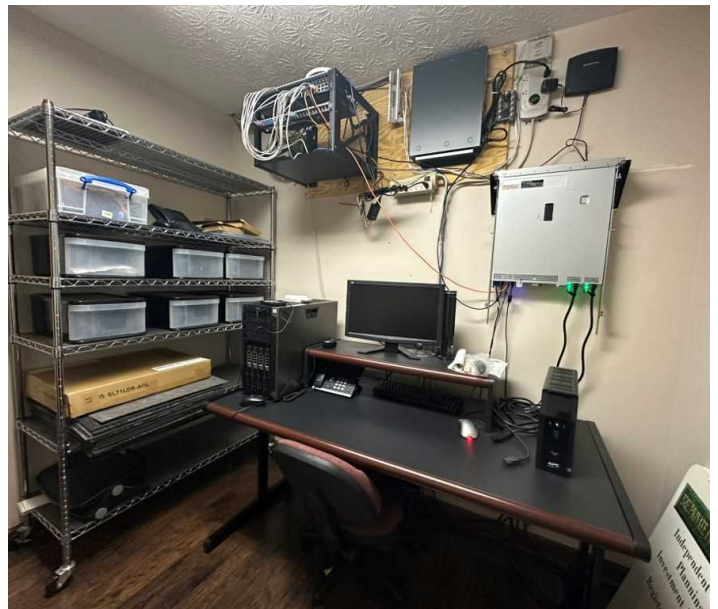
Perfect for an owner-occupant, this property offers an estimated cost of ownership approximately 24% lower than renting comparable office space at current market rates.

Property Highlights

- Prime location within Centerville Office Park (Franklin Woods)
- Private standalone office condo with its own entrance
- Perfect for an owner-user seeking long-term financial advantages
- Estimated 24% cost savings versus renting comparable office space
- Attractive brick construction with professional aesthetics
- Efficient single-floor layout
- Updated carpeting; well-kept original cabinetry
- Dedicated server/technology room
- Ample onsite parking directly in front of the suite
- Stable and established professional office community

Price:	\$254,900
Building SF:	2,109
Price / SF:	120.86
Occupancy:	At Closing
Floors:	1
Available SF:	1,910
Year Built:	1990
Annual Real Estate Taxes	\$4,224.71 (2024)
Parking:	On Site - Paved

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 with various rectangular volumes, some overlapping and some recessed. Dotted lines are also present, suggesting a grid or structural framework. The overall style is clean and technical.

02

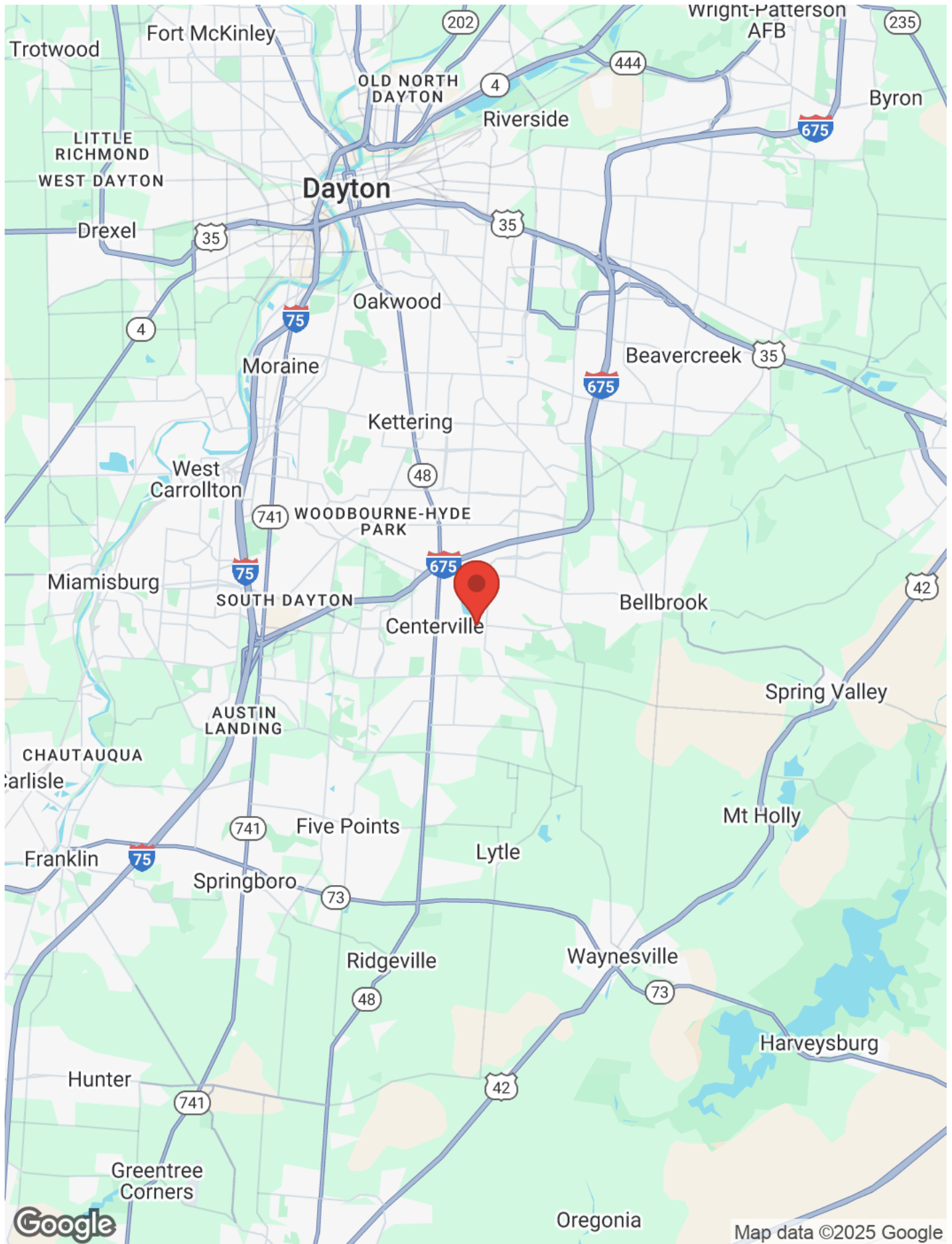
Location Information

REGIONAL MAP

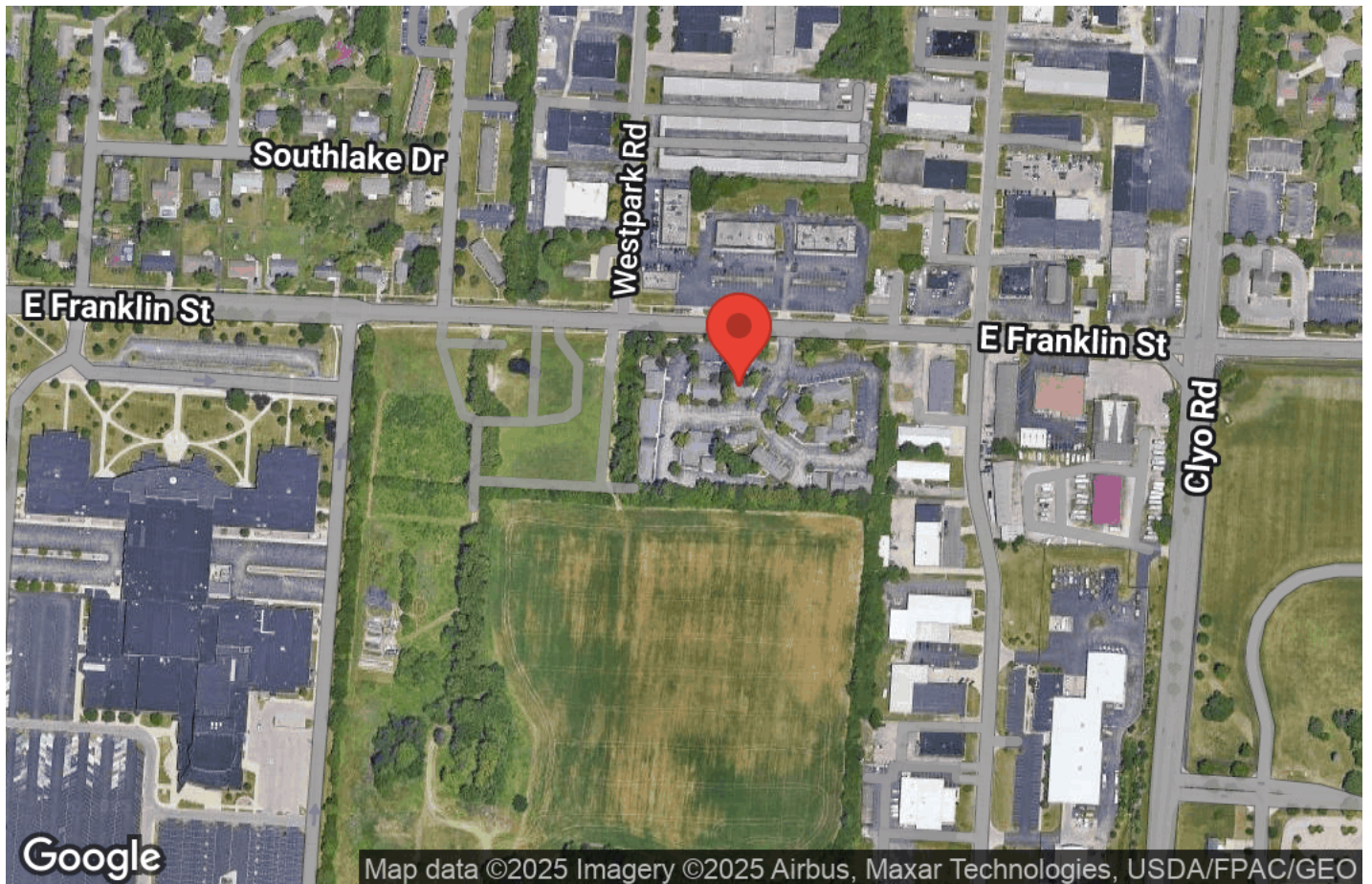
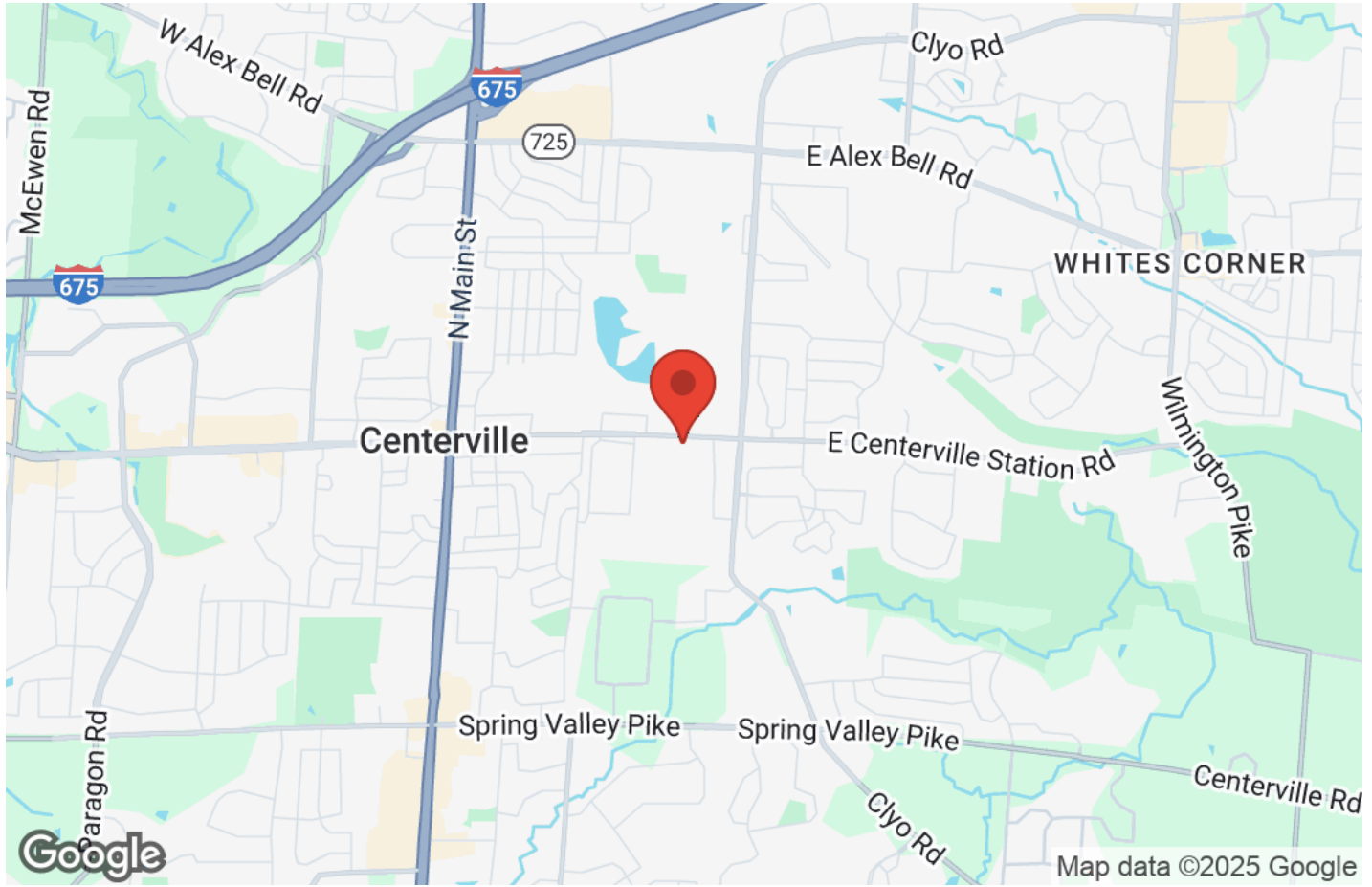
LOCATION MAPS

AERIAL MAP

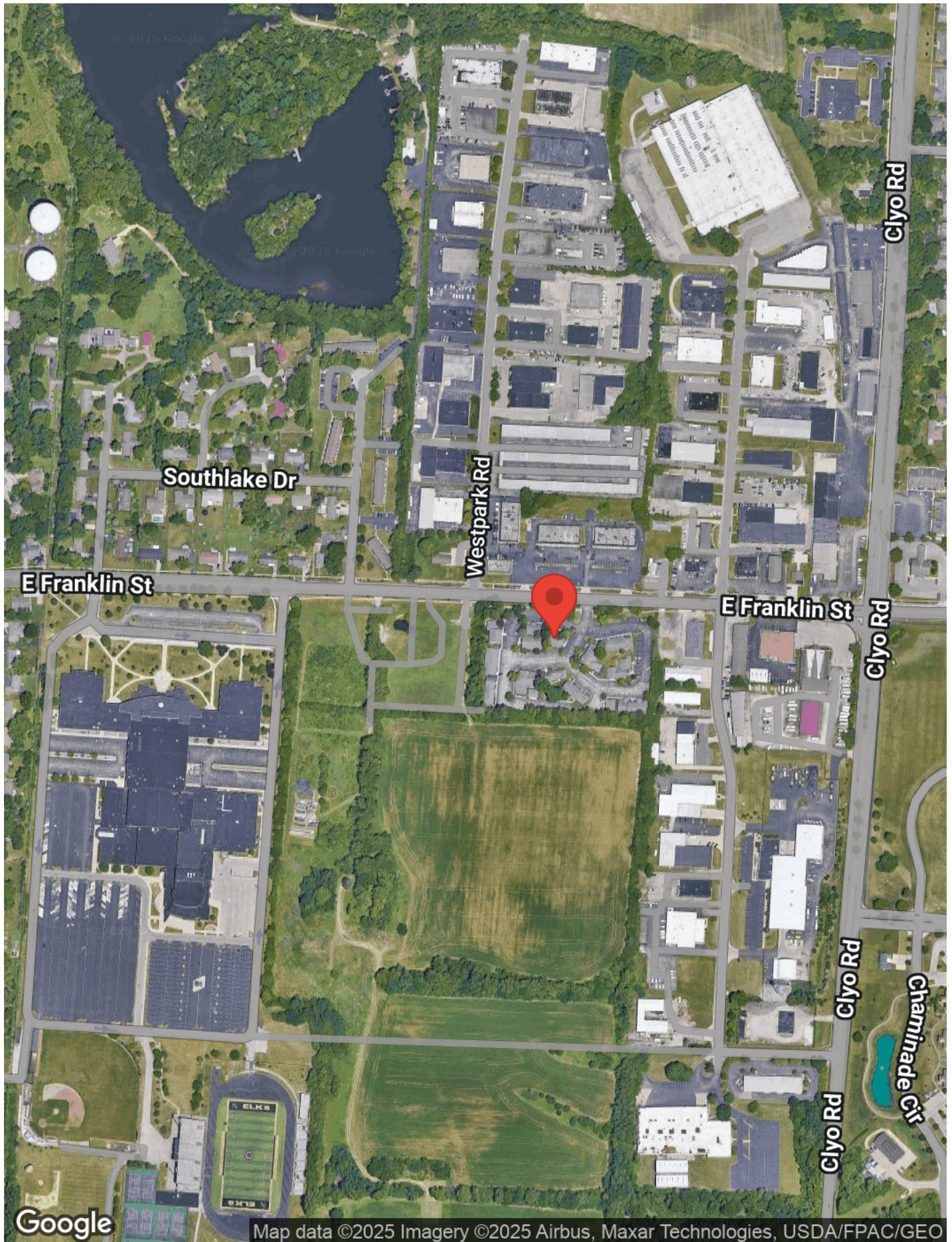
Regional Map



Location Maps



Aerial Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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 stories with various window placements and balconies. The overall style is clean and professional.

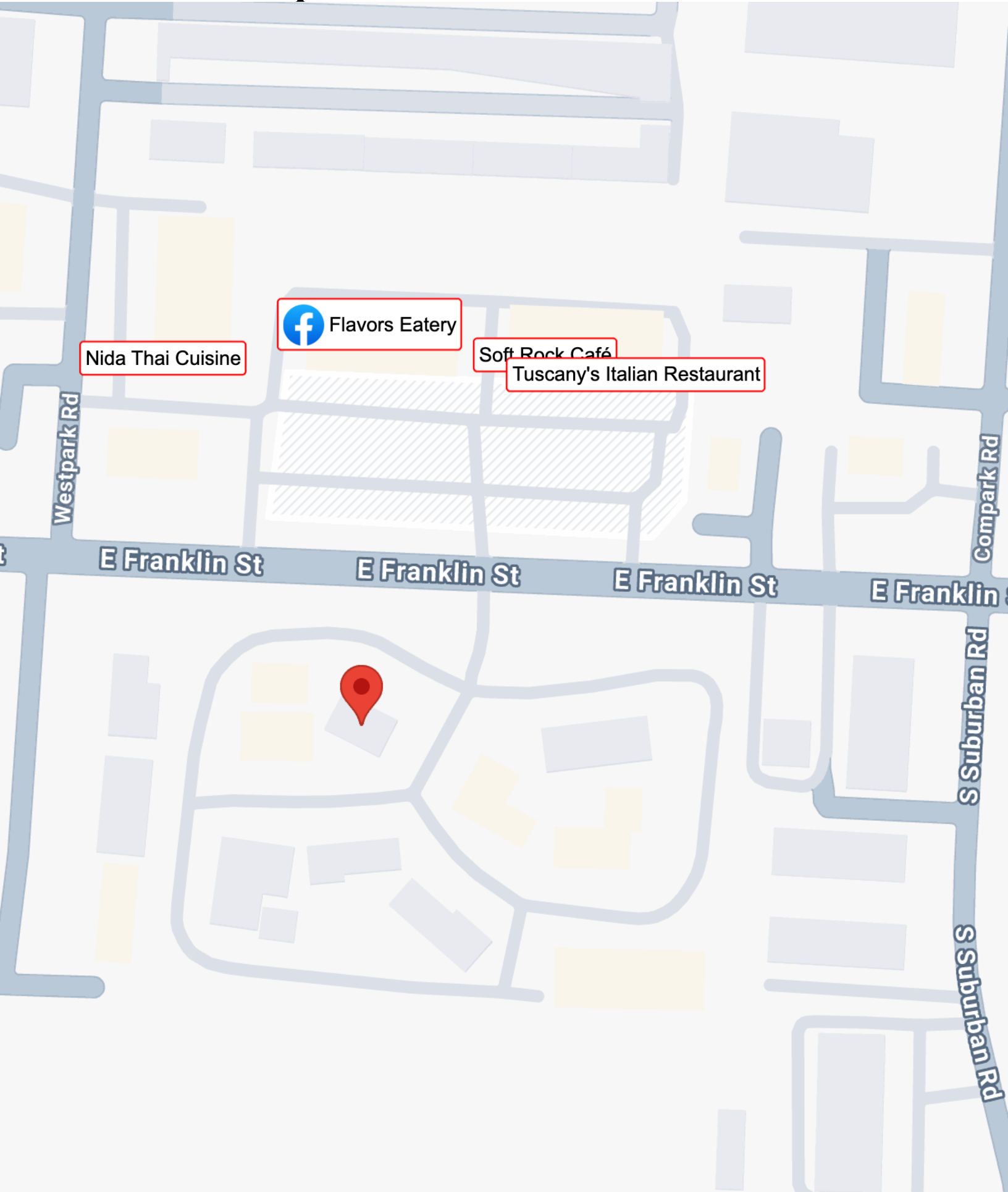
03

Trade Area Overview

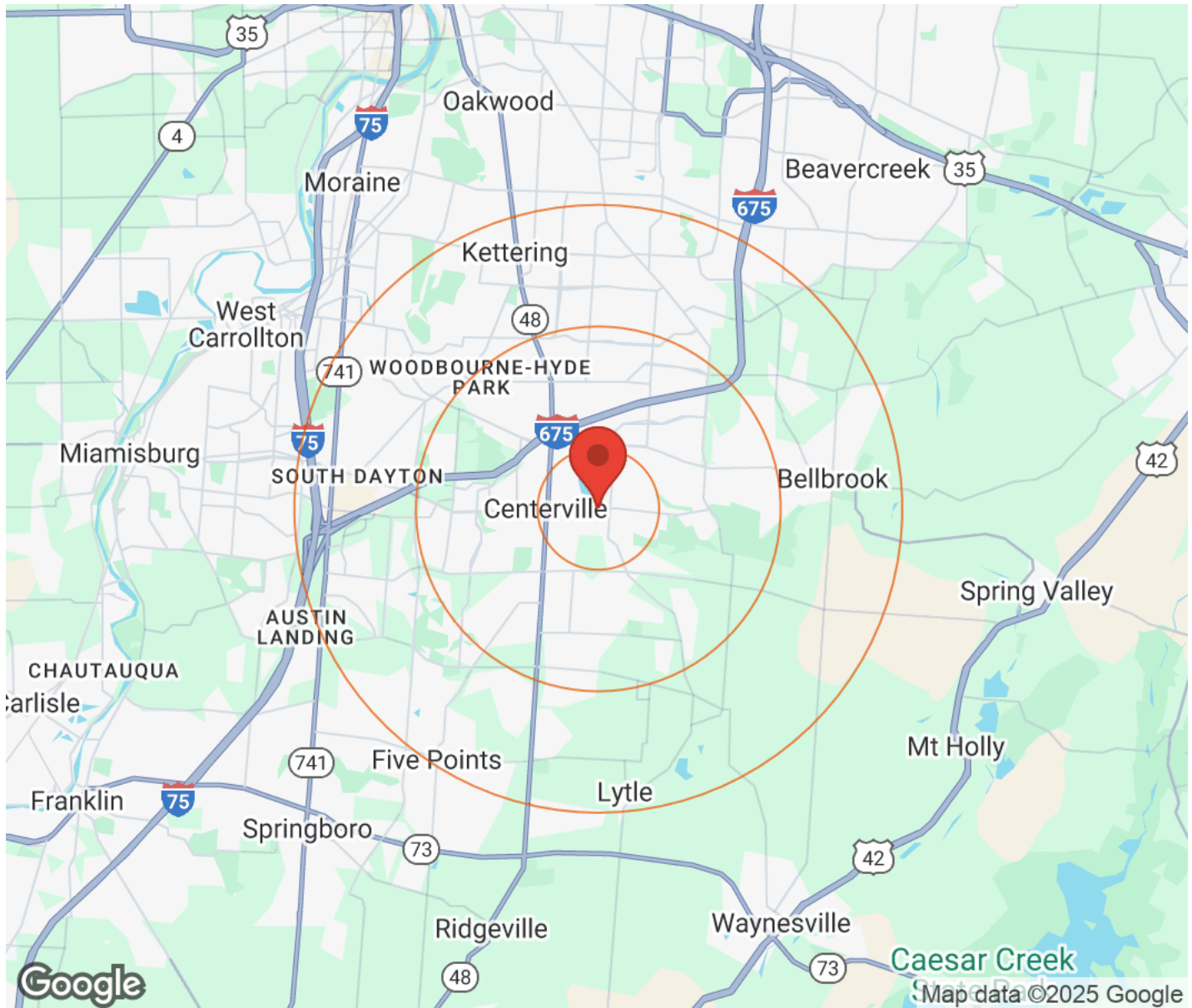
BUSINESS MAP

DEMOGRAPHICS

Business Map



Demographics



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,494	27,962	70,491	Median	\$80,148	\$92,024	\$93,210
Female	3,801	29,690	73,567	< \$15,000	235	1,221	2,708
Total Population	7,295	57,652	144,058	\$15,000-\$24,999	274	1,358	2,955
Age				\$25,000-\$34,999	201	1,324	3,217
Ages 0-14	1,337	10,005	25,568	\$35,000-\$49,999	326	2,601	6,429
Ages 15-24	737	6,276	16,165	\$50,000-\$74,999	456	3,897	9,171
Ages 25-54	2,383	19,826	52,610	\$75,000-\$99,999	369	3,253	9,030
Ages 55-64	827	7,168	17,787	\$100,000-\$149,999	453	4,691	11,708
Ages 65+	2,011	14,378	31,927	\$150,000-\$199,999	404	3,331	7,282
Race				> \$200,000	418	3,557	9,616
White	5,657	44,726	111,717	Housing			
Black	862	5,673	13,613	Total Units	3,383	27,143	66,560
Am In/AK Nat	5	46	130	Occupied	3,136	25,233	62,116
Hawaiian	1	6	29	Owner Occupied	2,168	17,139	41,683
Hispanic	334	2,571	6,180	Renter Occupied	968	8,094	20,433
Asian	224	2,911	8,082	Vacant	247	1,911	4,444
Multi-Racial	209	1,666	4,134				
Other	2	52	173				

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal grid lines, suggesting a structural or design plan. The overall style is clean and technical.

04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



Gregory Blatt

Broker-Director

- 📞 (937) 657-2876
- ✉️ greg.blatt@kw.com
- 📍 BRKA:0000286367, Ohio

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

 (937) 474-9395
 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.

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.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Gregory Blatt - Broker-Director

☎ (937) 657-2876

✉ greg.blatt@kw.com

📍 BRKA:0000286367, Ohio

Bill Lee - Agent

☎ (937) 474-9395

✉ bill.lee@kw.com

📍 2013001147, Ohio

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Private, Single-Story Office Condo — Affordable Ownership in Franklin Woods

Prime Location, Professional Environment

OFFERING MEMORANDUM | 800 E. FRANKLIN ST. | CENTERVILLE, OH 45459

Exclusively Listed by

Gregory Blatt - Broker-Director

- ☎ (937) 657-2876
- ✉ greg.blatt@kw.com
- 📄 BRKA:0000286367, Ohio

Bill Lee - Agent

- ☎ (937) 474-9395
- ✉ bill.lee@kw.com
- 📄 2013001147, Ohio

KW Commercial Community Partners

2835 Miami Village Dr. Suite 200
Dayton, OH 45342
Each Office is Independently Owned and Operated



www.kwcommercial.com