

COMMERCIAL OFFERING MEMORANDUM

IRON GATE PARK SPECIALTY

20 IRON GATE PARK DRIVE, CENTERVILLE, OH 45459



KELLER WILLIAMS ADVISORS
5250 Far Hills Avenue Suite 100
Kettering, OH 45429



EXCLUSIVELY OFFERED BY:

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PROPERTY SUMMARY

20 IRON GATE PARK DRIVE



Property Summary

Price:	\$1,890,000
Building SF:	13,180
Lease Rate:	\$15.00/SF/YR NNN
NNN Expenses	Approx. \$2.50/S.F.
Minimum Lease Term	5 Years
Lot Size:	1.64 Acres
Year Built:	1971
Zoning:	APD
Parking:	165 Off Street Spaces
Parking Ratio:	12.5/1000 SF

Property Overview

Exceptional Location: Nestled in the heart of Centerville, within walking distance of dining, shopping, and local attractions.

- **Historic Character:** A distinctive, well-constructed building that blends classic charm with modern potential.
- **Versatile Potential:** Ideal for office, boutique retail, restaurant, creative workspace, or mixed-use development. Additional possibilities include a boutique hotel, micro craft brewery, or urban winery, taking advantage of Centerville's growing demand for unique hospitality and entertainment experiences.
- **Proximity to Benham's Grove:** Just two blocks from Centerville's community gathering place, a picturesque 10-acre estate that hosts weddings, corporate events, and festivals, making this an ideal location for event-driven businesses.
- **High Visibility & Accessibility:** Excellent road frontage, pedestrian-friendly location, and easy access to major thoroughfares.

Location Overview

This former Centerville Post Office is a prime commercial opportunity for redevelopment, investment, or an owner-user looking to capitalize on the growing energy of downtown Centerville. Located within just two blocks from Benham's Grove, a historic 10-acre estate and popular event venue, this property benefits from a vibrant location that draws visitors year-round. Positioned in a thriving business district, it offers exceptional potential for those looking to establish a presence in one of the region's most desirable destinations.

PROPERTY DESCRIPTION

20 IRON GATE PARK DRIVE



Historic Charm | High-Visibility Location | Limitless Potent

Position your business in a standout property with a strong foundation and modern amenities, offering both immediate usability and exciting redevelopment potential. This one-story, 13,180 SF brick-on-block building features 12-foot ceilings, 600-amp electrical service, and a recently updated HVAC system, ensuring efficiency and comfort for a variety of users. The versatile layout is a "blank slate" that allows for seamless adaptation to office, retail, event, or specialty business needs.

Located in a thriving business district near Centerville's historic and commercial core, this property presents a rare investment opportunity for entrepreneurs and developers alike. Whether utilized as-is or reimagined for a boutique hotel, micro craft brewery, winery, or other creative concept, the building's solid infrastructure and prime location make it an ideal choice for those looking to make a lasting impact in the community.

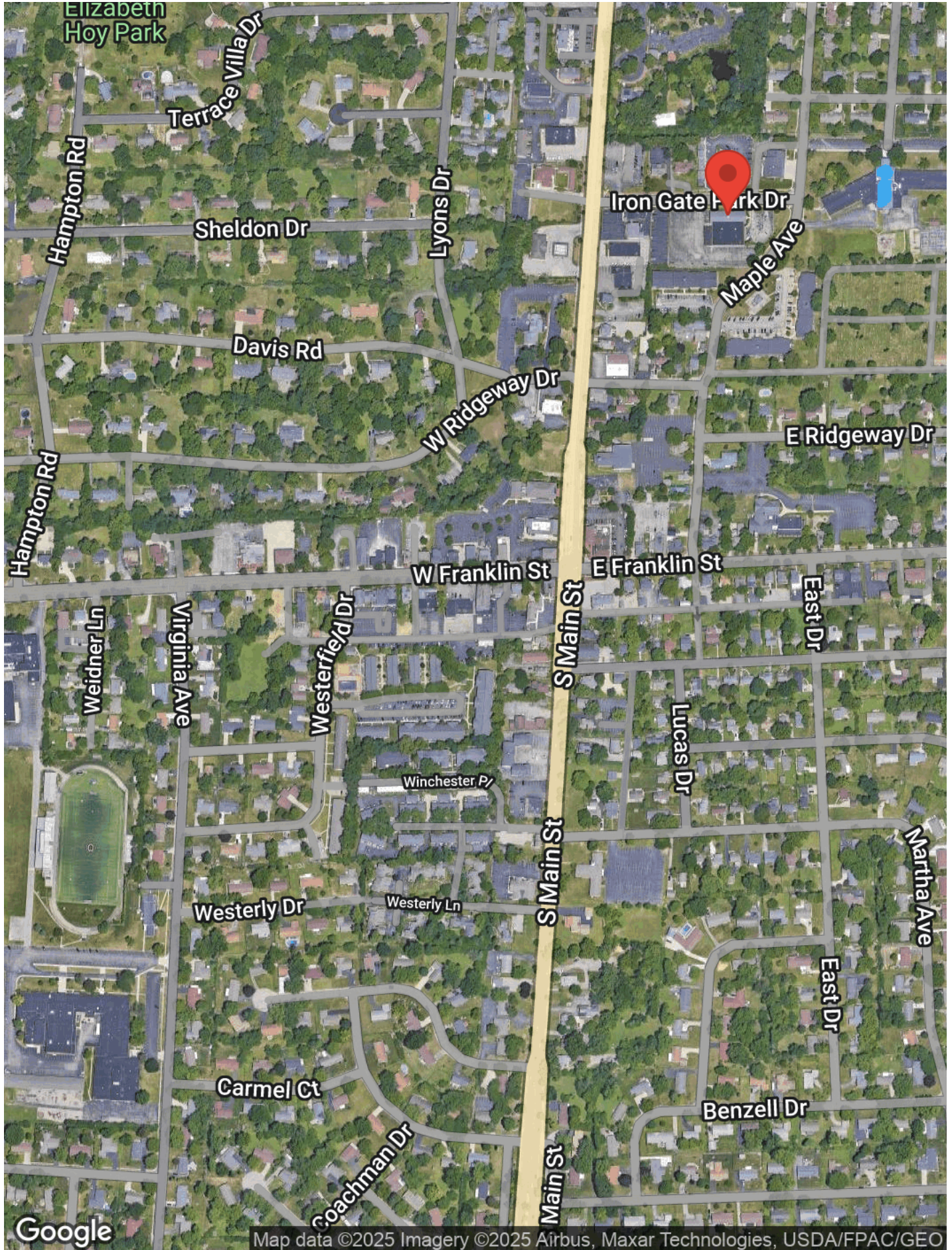
PROPERTY PHOTOS

20 IRON GATE PARK DRIVE



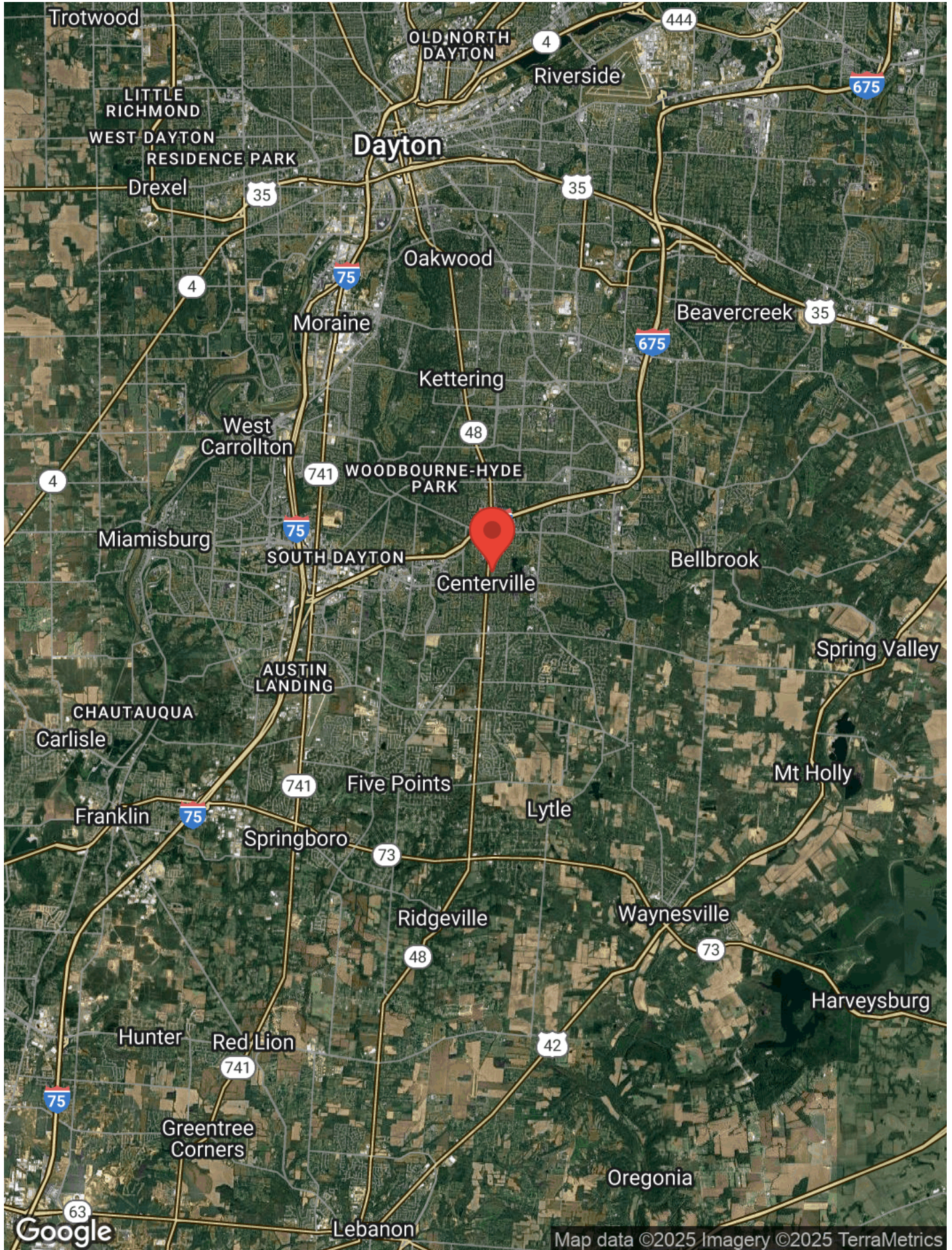
AERIAL MAP

20 IRON GATE PARK DRIVE



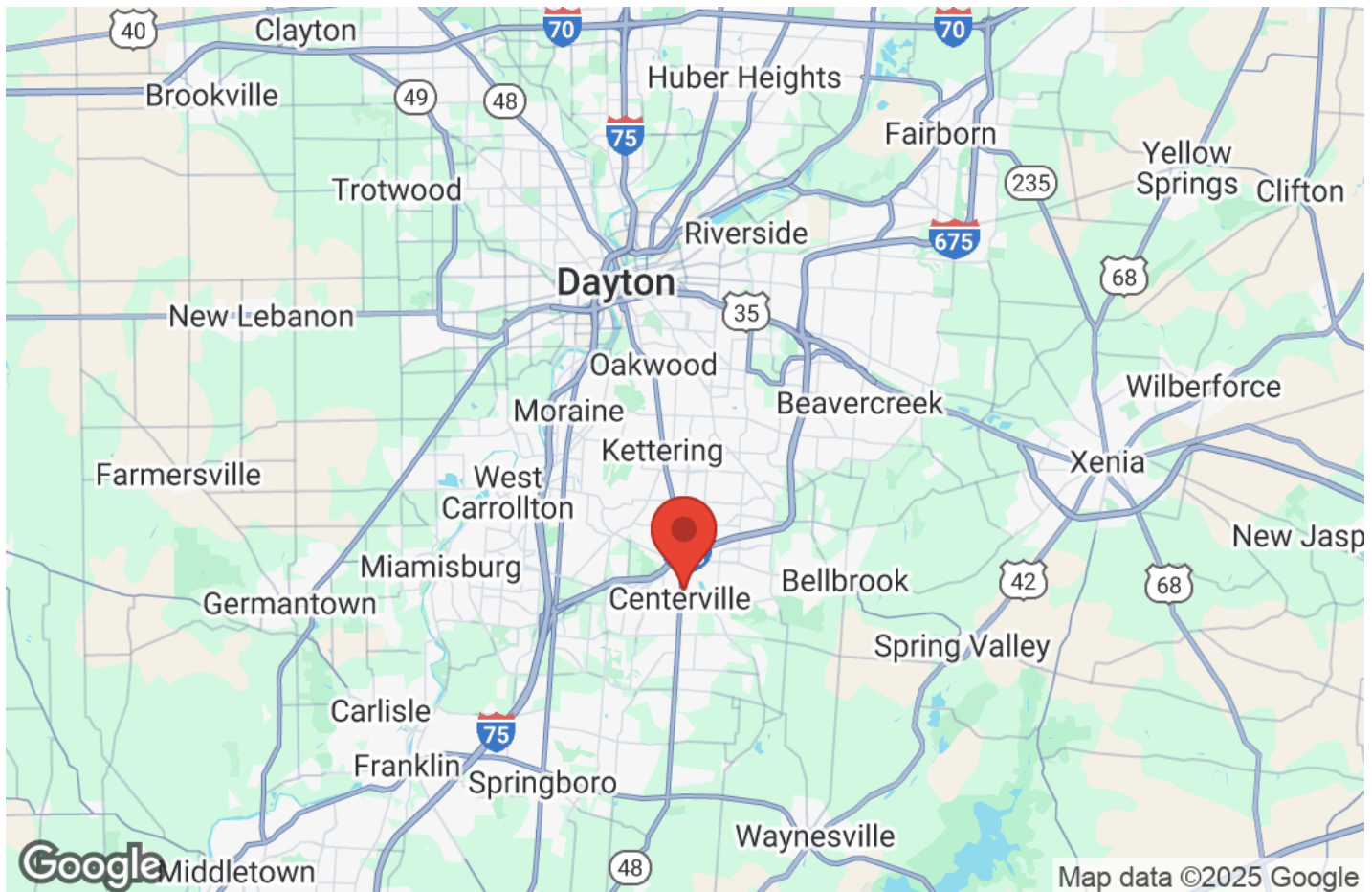
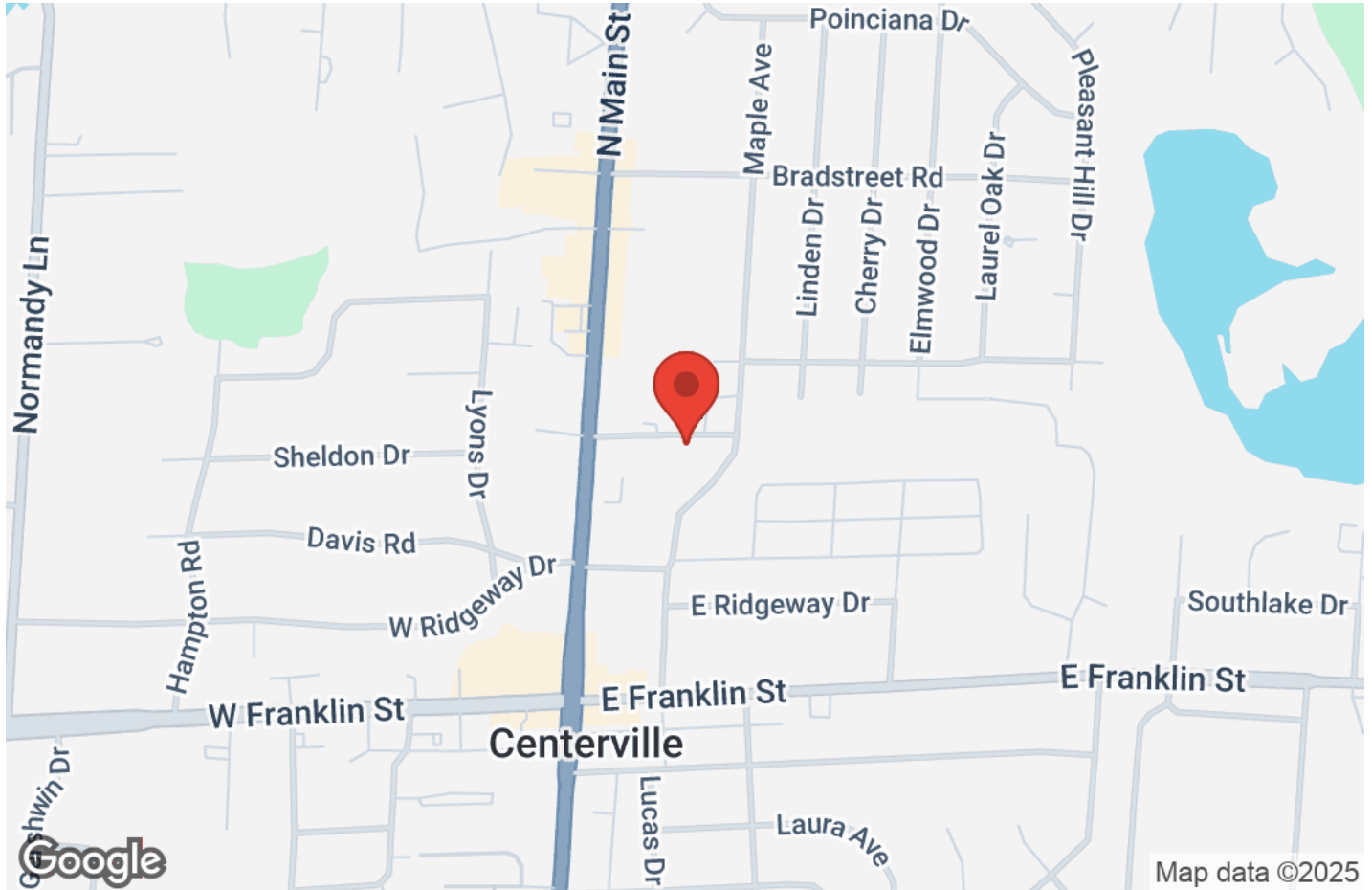
REGIONAL MAP

20 IRON GATE PARK DRIVE



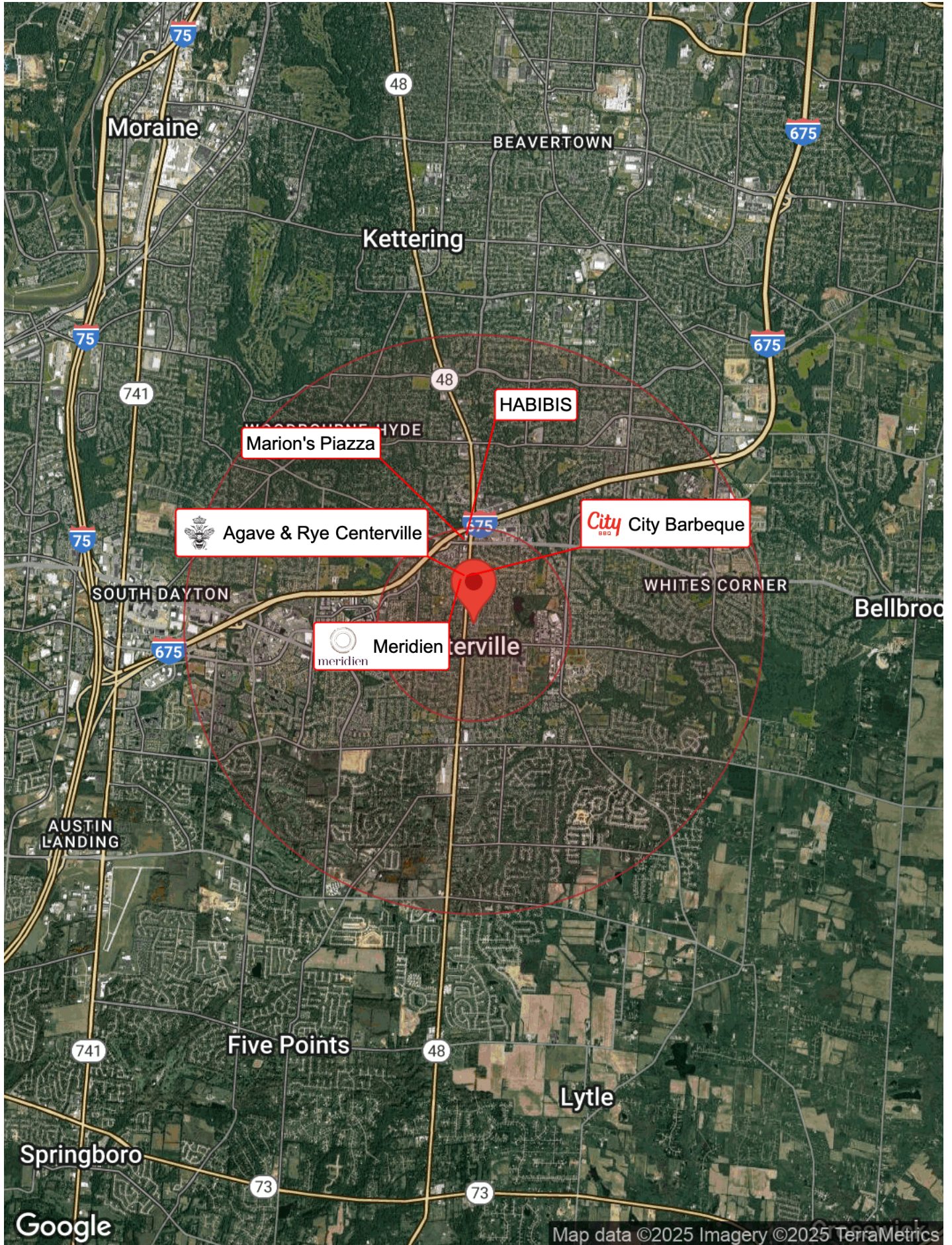
LOCATION MAPS

20 IRON GATE PARK DRIVE



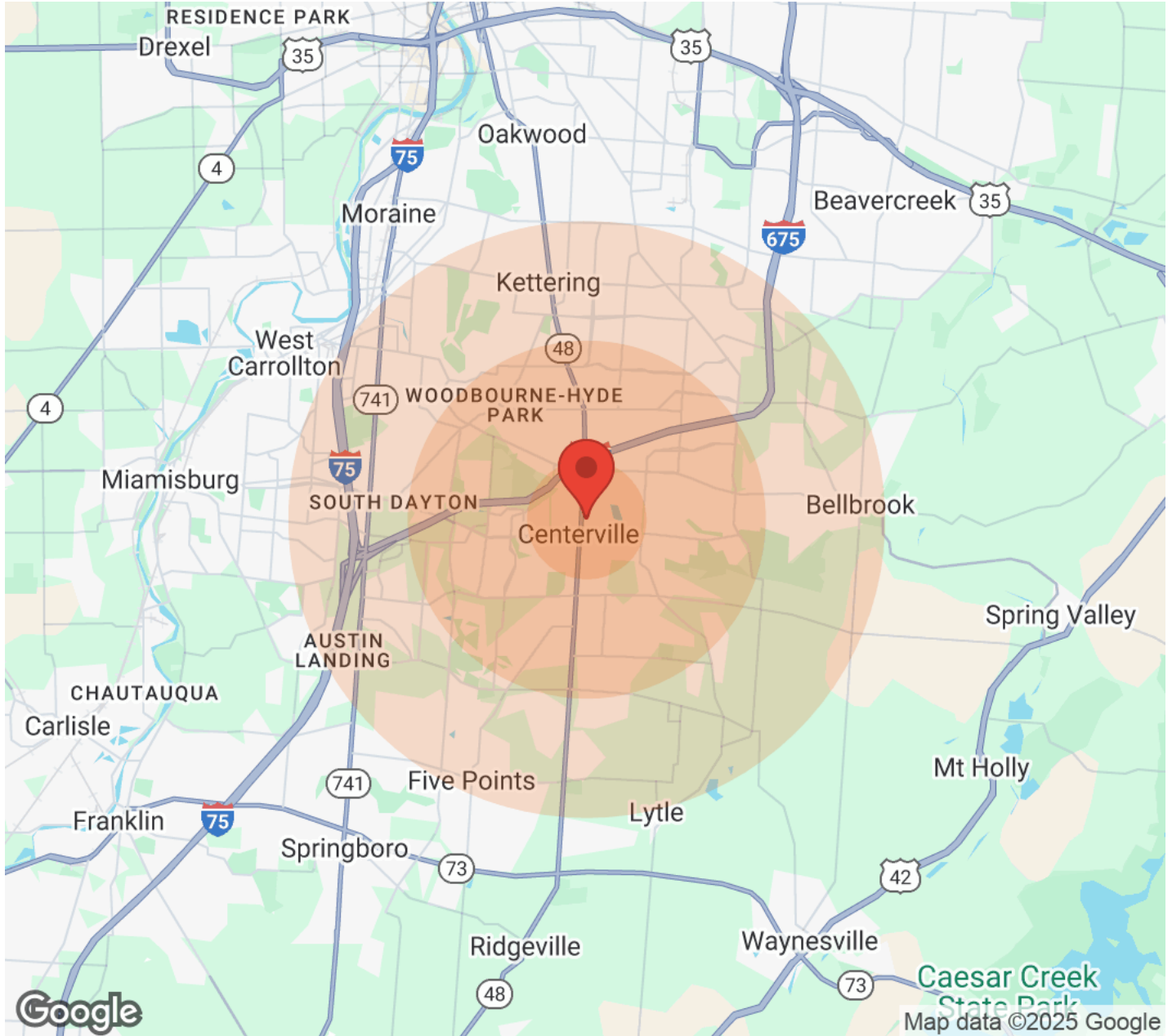
LOCAL CENTERVILLE RESTAURANTS

20 IRON GATE PARK DRIVE



DEMOGRAPHICS

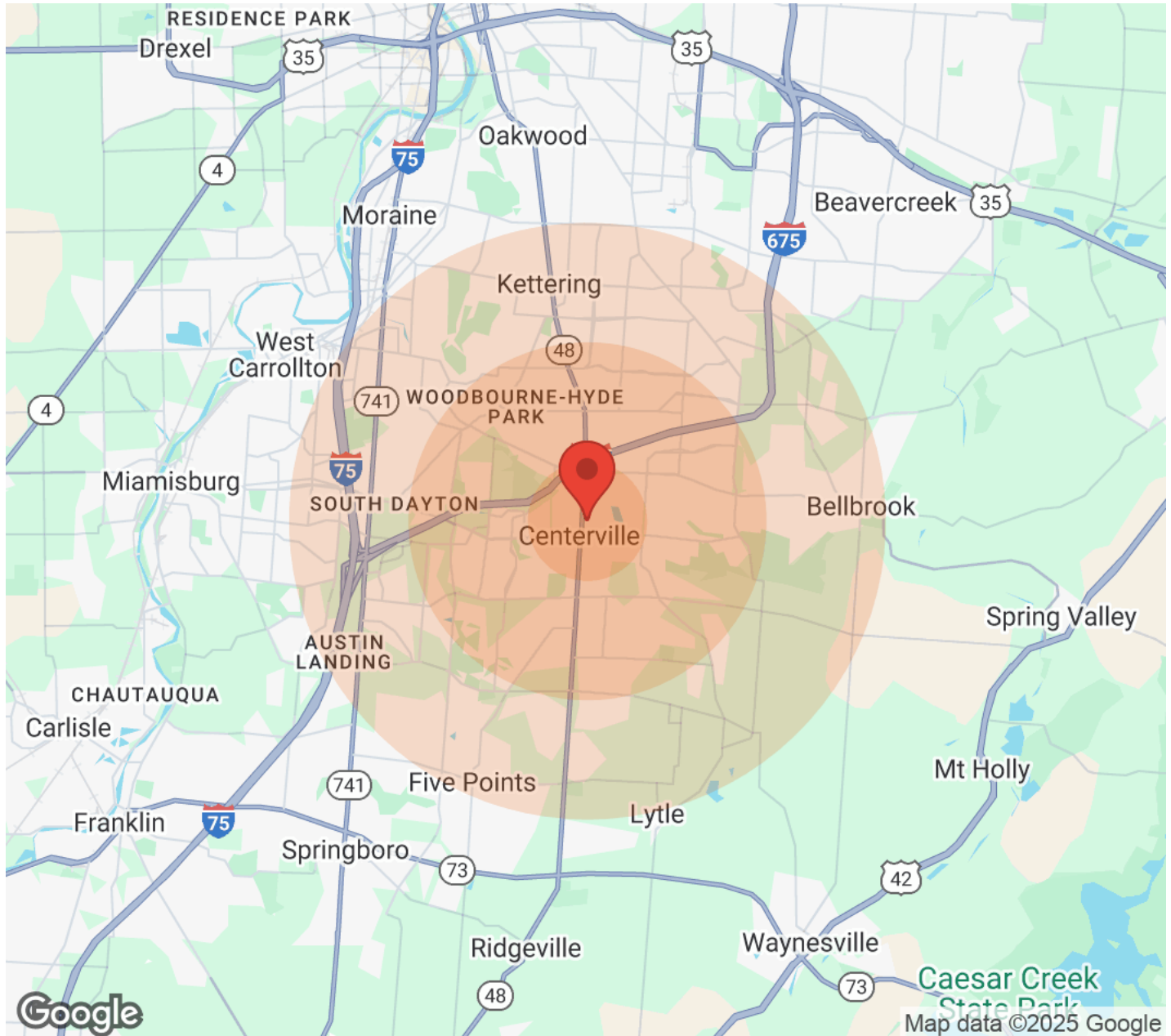
20 IRON GATE PARK DRIVE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,499	27,141	72,595	Median	\$55,067	\$70,807	\$62,432
Female	5,081	30,117	78,694	< \$15,000	518	1,942	5,700
Total Population	9,580	57,258	151,289	\$15,000-\$24,999	508	1,935	6,023
				\$25,000-\$34,999	494	2,235	6,218
Age				\$35,000-\$49,999	489	3,680	9,405
Ages 0-14	1,782	9,227	26,663	\$50,000-\$74,999	904	4,226	11,632
Ages 15-24	1,270	7,066	19,447	\$75,000-\$99,999	683	3,910	9,051
Ages 25-54	3,481	20,095	57,478	\$100,000-\$149,999	429	4,120	10,408
Ages 55-64	1,168	8,127	19,750	\$150,000-\$199,999	134	2,000	4,150
Ages 65+	1,879	12,743	27,951	> \$200,000	82	1,313	2,932
				Housing			
Race				Total Units	4,661	27,691	70,744
White	8,706	52,920	137,354	Occupied	4,345	25,805	65,721
Black	557	2,031	6,967	Owner Occupied	2,753	18,207	44,147
Am In/AK Nat	4	10	41	Renter Occupied	1,592	7,598	21,574
Hawaiian	N/A	N/A	N/A	Vacant	316	1,886	5,023
Hispanic	139	747	2,659				
Multi-Racial	420	1,920	6,126				

DETAILED DEMOGRAPHICS

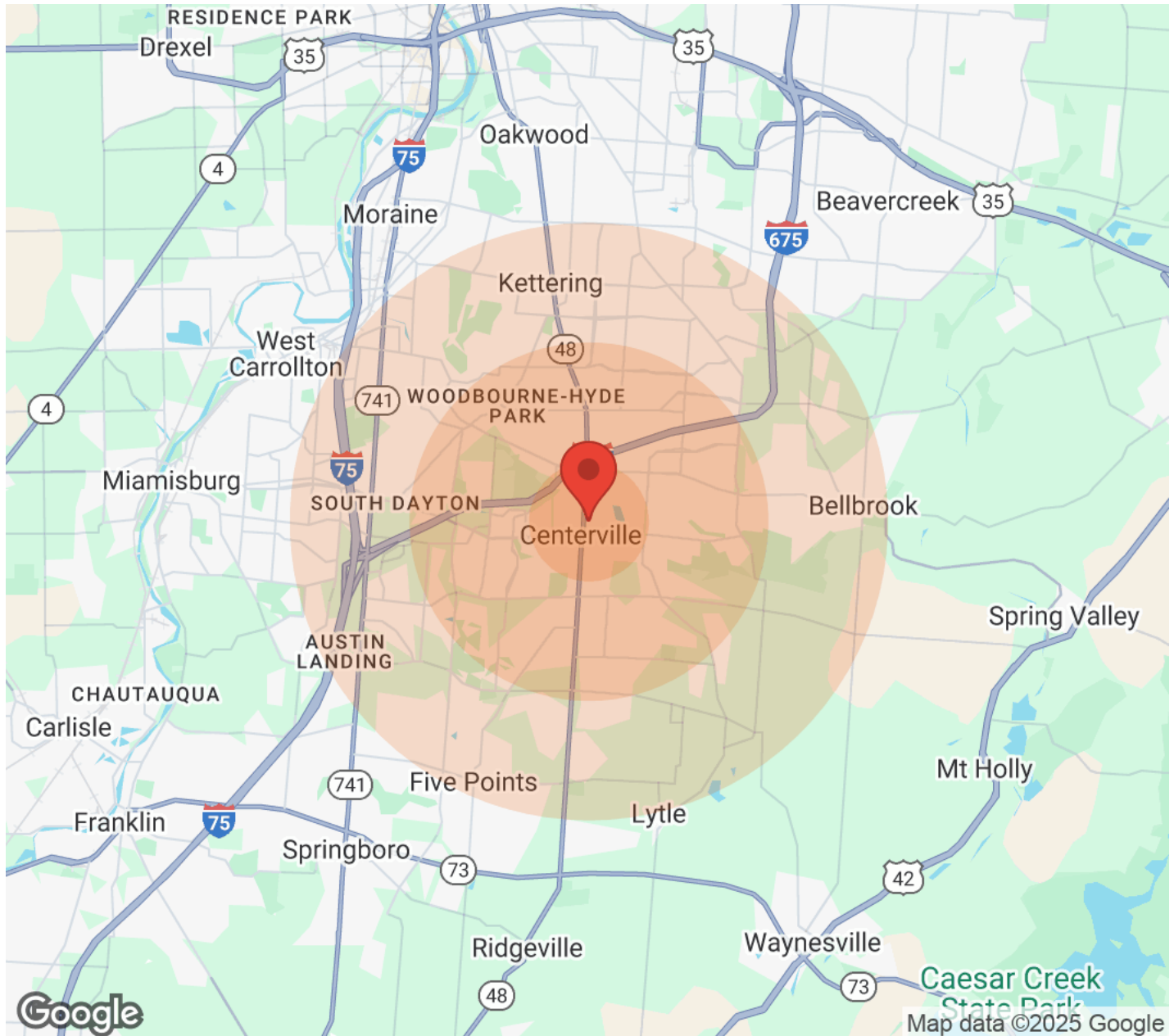
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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	479	2,545	7,310	Median	\$55,067	\$70,807	\$62,432
Ages 5-9	651	3,315	9,624	< \$10,000	331	1,232	3,388
Ages 10-14	652	3,367	9,729	\$10,000-\$14,999	187	710	2,312
Ages 15-19	660	3,554	9,928	\$15,000-\$19,999	268	1,057	3,004
Ages 20-24	610	3,512	9,519	\$20,000-\$24,999	240	878	3,019
Ages 25-29	557	3,276	8,970	\$25,000-\$29,999	300	1,192	3,026
Ages 30-34	522	2,982	8,667	\$30,000-\$34,999	194	1,043	3,192
Ages 35-39	559	2,977	9,008	\$35,000-\$39,999	162	1,253	3,363
Ages 40-44	603	3,229	9,715	\$40,000-\$44,999	123	1,228	2,900
Ages 45-49	621	3,660	10,475	\$45,000-\$49,999	204	1,199	3,142
Ages 50-54	619	3,971	10,643	\$50,000-\$60,000	476	1,853	5,258
Ages 55-59	595	4,118	10,317	\$60,000-\$74,000	428	2,373	6,374
Ages 60-64	573	4,009	9,433	\$75,000-\$99,999	683	3,910	9,051
Ages 65-69	526	3,617	8,022	\$100,000-\$124,999	344	2,612	6,874
Ages 70-74	450	2,988	6,449	\$125,000-\$149,999	85	1,508	3,534
Ages 74-79	358	2,299	4,951	\$150,000-\$199,999	134	2,000	4,150
Ages 80-84	245	1,599	3,487	> \$200,000	82	1,313	2,932
Ages 85+	300	2,240	5,042				

DISCLAIMER

20 IRON GATE PARK DRIVE



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