



COLDWELL BANKER COMMERCIAL HERITAGE

790 North Main Street , Springboro, OH 45066
Just South of I-75 / Austin Landing Exchange

For Sale

Business & Real Estate

\$2,800,000

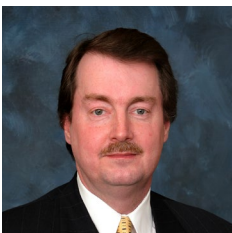


Property Highlights

- 13,520 SqFt Building
- Ohio License for 307 Children
- Built in 2001
- Premier Location
Dorothy Lane Retail Shopping Center
(Located behind Dorothy Lane Market)
- 1.5 Acreage



**Scan to View
Additional Information**



James F. Cannon
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Commercial & Investment Property
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**Financials Given
Upon Signed NDA**





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Front Entrance



Outdoor Sign



Front Desk



Office



Office



Office



Transparency & Peace of Mind

- WatchMeGrow live camera system for secure, real-time viewing
- Floor-to-ceiling glass walls for full classroom visibility

Facility & Environment

- Purpose-built early education facility
- Spacious classrooms designed for each developmental stage
- Age-appropriate playgrounds

Safety & Security

- Secure coded entry system
- Strict staff background checks
- CPR and First Aid certified staff
- Health and emergency preparedness protocols

Nutrition & Dining Experience

- Onsite chef preparing fresh meals daily in a commercial grade kitchen
- Two meals and one snack provided each day
- Dedicated school cafe where children eat meals
- Structured, social dining experience that encourages independence and healthy habits
- Allergy-aware meal planning

Curriculum & Learning

- Proprietary, research-based curriculum
- STEAM-focused learning approach
- Emphasis on whole-child development including social, emotional, and academic growth

Teachers & Staff

- Highly trained and qualified educators
- Ongoing professional development
- Focus on strong relationships with children and families

Convenience & Value

- All-inclusive tuition model
- Meals, curriculum, and enrichment activities included
- Access to camera system included
- Flexible scheduling options
- Before and after school care available

Family Partnership

- Daily communication and updates
- Strong focus on building relationships with families
- Community-oriented environment





Classroom



Play Area



Kitchenette



Classroom



Rest Area



Kitchenette



Department of Children & Youth

KIDS 'R' KIDS #3 OH has been issued a **Continuous** license to operate a child care center located at 790 N MAIN STREET, SPRINGBORO, OH, 45066, in accordance with Chapter 5180. of the Ohio Revised Code and 5180:2-12 of the Ohio Administrative Code.

This program is licensed to serve a total capacity of 307 children; of this, 71 children may be under 2 1/2 years of age. Within the license capacity, staff/child ratios must be maintained at all times.

License Number: 000000205530

Owner: CHILDVINE INC. (DBA "KIDS R" KIDS #3 OH)

Date License Issued: 03/28/2002

Administrator: Sandra Hostutler

This license has been issued in accordance with requirements of the Ohio Revised Code, and is subject to revocation for cause, and is nontransferable.

For licensing information or complaints, call 1(877) 302-2347, option 4.

If you believe that your license was delayed or denied because of your race, color, national origin, sex, age, religion or disability, you can contact the Ohio Department of Job and Family Services, Bureau of Civil Rights, with questions or to file a complaint. The Bureau of Civil Rights can be reached at (614) 644-2703, TTY (614) 995-9961, toll-free at 1-866-221-6700, by fax at (614) 752-6381 or online at <http://jfs.ohio.gov/civilrights/index.stm>.

JFS 01256 (rev. 12/2016)



Entryway



Kitchenette



Play Area



Play Area



Play Area



Playground



Feel the Energy. Catch the VIBE of Summer!

Get ready to VIBE into the best summer ever at Kids 'R' Kids Summer Camp 2026!

Each week brings a brand-new adventure as campers dive into themed experiences that spark creativity, curiosity, and connection. Whether they're creating masterpieces, exploring the ocean, living out legendary stories, cooking up delicious fun, or filming their own productions, every day is a chance to discover something amazing.

Our weeks are packed with hands-on activities, exciting field trips, team challenges, and memory-making moments that build confidence, friendship, and a lifelong love of learning.

Unleash their imagination. Ignite their passions. Let them catch the VIBE of summer!

790 N Main St, Springboro, OH, 45066
Call for more info! (937) 748-1260
www.krkspringboro.com



Catch the Vibe at Kids R Kids Learning Academy



Vibe Create: Make It Loud. Make It Yours

This week is all about bringing your ideas to life with your own style and flair! Campers will get their hands messy with pottery, design bold and colorful paintings, and craft unique scrapbooks packed with personality. Every project is about showing off what makes you "you", no limits, just pure creativity. Get ready for a week where your imagination takes center stage!



Vibe Blitz: Speed. Skill. Spirit.

Get ready for a week packed with fast-paced challenges, wild relays, and creative team competitions! From wacky obstacle courses to high-energy tag games and squad strategy battles, every day is an adventure. Campers will test their speed, sharpen their skills, and bring their team spirit to every challenge. It's all about playing hard, cheering loud, and having a blast together!



Vibe Carnival: Bring the Party to Life

This week, campers team up to plan, design, and bring their very own carnival to life! They'll build creative games, set up prize booths, and come up with fun snack ideas to share. From colorful signs to skill challenges, every part of the carnival is designed and run by campers. The week ends with a one-of-a-kind event where they host the games, serve the treats, and lead the fun for everyone!



Vibe Earth: Love Your Planet

This week, campers will team up for hands-on projects that help care for the planet and explore the outdoors. From planting and nature art to recycling challenges and eco-friendly builds, they'll discover fun ways to make a difference. Every activity shows how working together helps protect the world around us. It's all about action, teamwork, and leaving the Earth better than we found it!



Vibe Ocean: Under the Surface, Beyond the Ordinary

This week, campers will explore the wonders of the sea through creative projects, fun challenges, and hands-on activities. From building model ships to creating ocean-inspired art and games, every day is packed with discovery. Campers will learn about marine life and teamwork while making waves with their imagination. It's a week of big fun, big ideas, and endless adventure!



Vibe Film: Shoot, Edit, Action!

Bring your ideas to life as you team up to plan, shoot, and edit original skits, commercials, or short films. Campers will work together on everything from writing scripts to designing props and running the cameras. Learn the basics of storytelling, filming, and editing while having fun behind and in front of the lens. The week ends with a big premiere where everyone's creations hit the screen!



Vibe Groove: Move Your Way. Own the Floor.

This week is all about finding your style and having fun with movement! Campers will explore different dance styles, create their own routines, and join in fun group challenges like freeze dance, step battles, and team choreography. No experience needed — just bring your energy and creativity. The week wraps up with a camp showcase where everyone gets to shine!



Vibe Legends: Game Changers. Hit Makers. Storytellers.

This week, campers will celebrate the greatest legends in sports, music, and film while creating their own path to greatness. From fun sports challenges inspired by athletic icons to music battles and movie scene re-creations, every day brings a new way to shine. Campers will team up to build skills, express creativity, and channel their inner legends. It's all about confidence, teamwork, and having a blast along the way!



Vibe Build: Dream It. Design It. Build It.

This week, campers will team up to bring big ideas to life through hands-on building challenges. From creative structures and group engineering projects to designing mini cities and fun contraptions, it's all about imagination and teamwork. Campers will test their creations and celebrate what they build together. Get ready for a week where problem-solving meets epic fun!



Vibe Cook: Create. Taste. Celebrate.

This week, campers will explore the art of cooking and baking while making tasty creations from scratch. From designing their own snacks to friendly food challenges, it's all about imagination, flavor, and trying something new. Campers will learn basic skills, experiment with ingredients, and share their dishes with pride. The week ends with a fun showcase feast to celebrate their delicious work!



Now Registering!

Camp hours 8:30AM - 4:00PM

Free Extended Care 6:30AM - 6:00PM

Includes all meals, activities, field trips, and camp t-shirt!

Monday	Tuesday	Wednesday	Thursday	Friday
<p>1</p> <p>Splash Day at KRK Make Tie-Dye Towels</p> 	<p>2</p> <p>GROUP A Wegerzyn Gardens Depart: 9:00 AM Return: 1:30 PM</p> 	<p>3</p> <p>Grow Plants Kona Ice 2:30 PM</p> 	<p>4</p> <p>GROUP B Wegerzyn Gardens Depart: 9:00 AM Return: 1:30 PM</p> 	<p>5</p> <p>World Environment Day</p> 
<p>8</p> <p>GROUP A & B Kaci Jane Park Splash Pad Depart: 10:00 AM Return: 12:00 PM</p> 	<p>9</p> <p>GROUP A Laser Web Depart: 11:30 AM Return: 2:30 PM</p> 	<p>10</p> <p>Ocean Habitat Boxes</p> 	<p>11</p> <p>GROUP B Laser Web Depart: 11:30 AM Return: 2:30 PM</p> 	<p>12</p> <p>Virtual Ocean Tour</p> 
<p>15</p> <p>Splash Day at KRK</p> 	<p>16</p> <p>GROUP A Air Force Museum Depart: 9:30 AM Return: 1:30 PM</p> 	<p>17</p> <p>Create an Obstacle Course</p> 	<p>18</p> <p>GROUP B Air Force Museum Depart: 9:30 AM Return: 1:30 PM</p> 	<p>19</p> <p>Juneteenth KRK CLOSED</p> 
<p>22</p> <p>GROUP A & B Kaci Jane Park Splash Pad Depart: 10:00 AM Return: 12:00 PM</p> 	<p>23</p> <p>GROUP A Carillon Park Depart: 9:30 AM Return: 2:30 PM</p> 	<p>24</p> <p>Balloon Tower Race</p> 	<p>25</p> <p>GROUP B Carillon Park Depart: 9:30 AM Return: 2:30 PM</p> 	<p>26</p> <p>Box City Creation</p> 
<p>29</p> <p>Splash Day at KRK</p> 	<p>30</p> <p>GROUP A & B North Park Depart: 9:00 AM Return: 11:30 AM</p> 	<p>July 1</p> <p>Stop Motion Clay Animation Creations</p> 	<p>July 2</p> <p>Independence Day Parade at KRK 10:00 AM</p>  <p>Watch Camper Directed Movies</p> 	<p>July 3</p> <p>KRK CLOSED for Independence Day</p> 



Classroom



Kitchenette



Classroom



Play Area



Bathroom



Storage

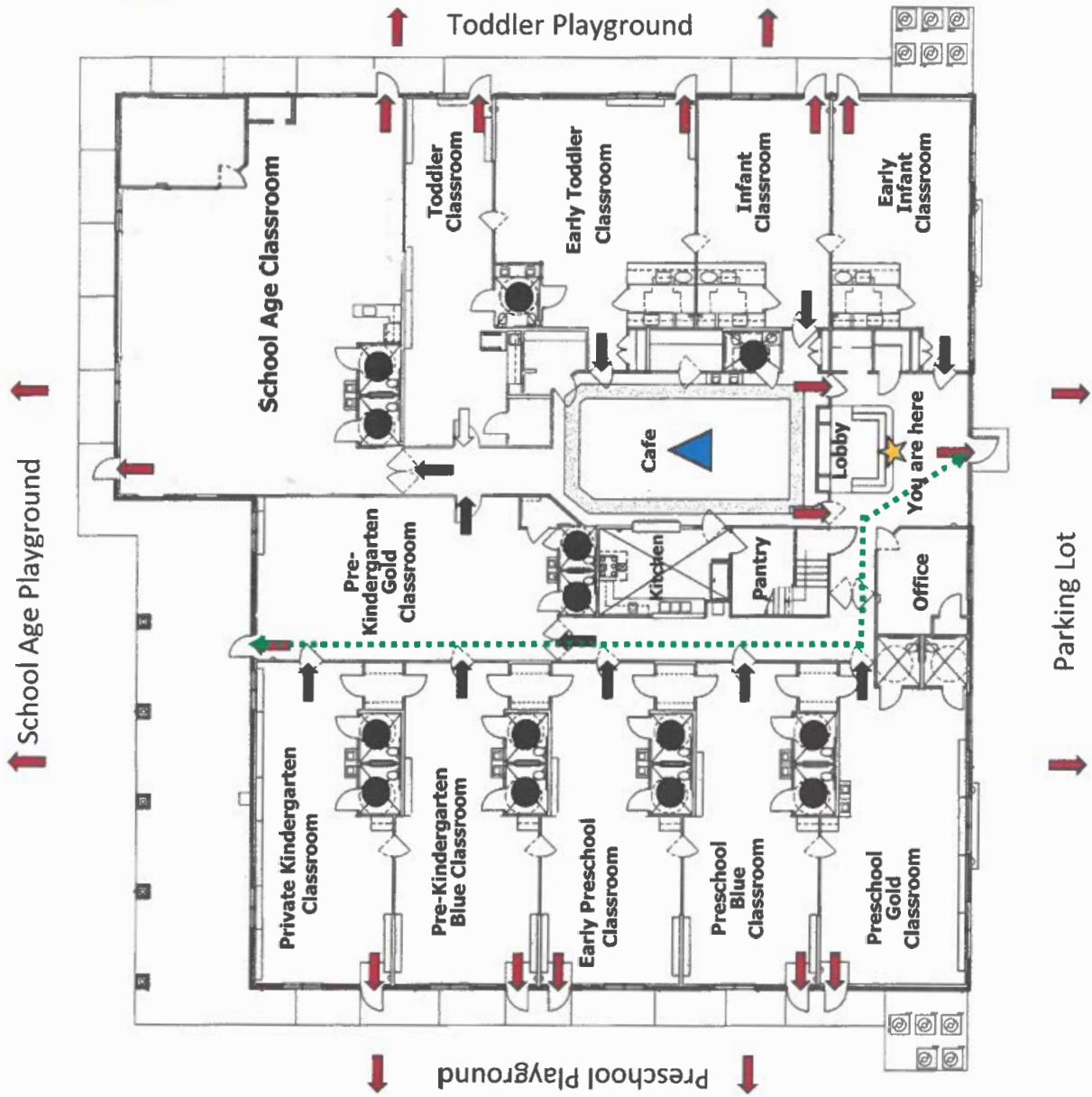


Floor Plan

790 N Main St
Springboro, OH 45066

Legend:

- Primary Exit
- Secondary Exit
- Exit Path
- You are here
- Bathrooms
- Cafe/Center of the school





Gym Floor



Gym Floor



Play Area



Play Area



Rest Area



Rest Area



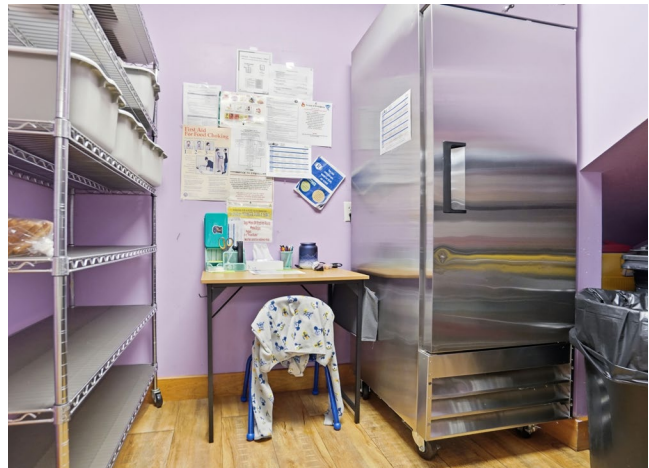
Industrial Appliances



Backside of Serving Counter



Industrial Appliances



Storage Shelf, Desk and Appliance



Serving Counter



Café



Break Room Table



Break Room Table



Break Room Appliances



Break Room



Owner's Office



Owner's Office

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · FEBRUARY 19, 2026

Mayor Agenbroad presented the 2026 State of the City in video format. Content as follows:

STATE OF THE CITY MAYOR JOHN AGENBROAD FEBRUARY 19, 2026

WELCOME TO THE PRESENTATION OF THE 2026 STATE OF THE CITY. *Hi, I'm Mayor John Agenbroad serving my 31st year on City Council most of that time serving as your mayor. I am excited to share highlights of the progress we have made as a community, and thank the many people involved in making Springboro a place I am incredibly proud to call home. As your city leaders we look forward to fulfilling our shared mission to provide the best service and leadership possible for our citizens.*

LIFE IN SPRINGBORO *One of the best hometowns in Ohio, Springboro is highly rated in all aspects of community life with a family-friendly lifestyle and abundant amenities that include bike trails, championship golf course, a charming historic district, public Wi-Fi, and many beautiful parks. Residents also enjoy concerts, live theater, festivals, parades, and fireworks. Overall, ratings show that Springboro has a high level of citizen satisfaction compared to other Miami Valley communities –proof that people really do love living in Springboro! New this year is a stunning public mural unveiled in late 2025 by the Springboro Arts Council. An inviting visual gateway to Historic Springboro, this mural was inspired by our history as a community where people are welcomed and can grow.*

Springboro is also home to 550 businesses with a healthy mix of commercial enterprises supporting our local economy. Our robust digital infrastructure supports three high-speed internet services, placing Springboro in the top 0.3% of communities nationwide. Assets like this attract lucrative employers and drive competitive market rates for smaller businesses. Springboro continues to experience both small and large business growth and works with organizations like BusinessFirst!, the Warren County Chamber Alliance and Springboro Chamber of Commerce to be the best partner possible in the success of our business community.

FINANCIAL OUTLOOK AND CAPITAL INVESTMENT *Finishing 2025 in a very strong position, Springboro's financial outlook remains positive with conservative projections and stable reserves heading into 2026. This year's budget, totaling \$82.8 million, prioritizes delivery of vital services, infrastructure maintenance, and safe and reliable utilities, and includes a capital outlay of \$10.4 million, primarily in street maintenance and water system improvements. Capital investments are forecasted over a 5-year period to meet our community's evolving needs in development, transportation, parks, and infrastructure integral to Springboro's livability and viability. Major 2026 projects include our street resurfacing program –20 streets will be repaved this year –water treatment upgrades, extending West Tech Road to accommodate new commercial development, and improvements to access and parking at Wright Station. East Central Avenue (SR73) will also be repaved through the federal Urban Paving Program covering an estimated 80% of the costs.*

The City's general operating budget of \$23.7 million is almost entirely funded by income tax at the rate of 1.5% – among the lowest rates in the region– funding safety and services essential to our daily lives in Springboro. Persistent inflation remains a challenge, but we are committed to maximizing local tax dollars by keeping our cost of living affordable while providing high-quality public services.

Springboro's fiscal performance includes a "clean" audit earning the Auditor of State Award with Distinction, the Certificate of Achievement for Excellence in Financial Reporting, and the state's highest rating for best practices in open and transparent government. Springboro carries a "Aa1" bond rating assigned by Moody's and an S&P rating of "AA+", the highest investment grades possible for a city our size and notably higher than the national average for cities. These high marks confirm Springboro's financial security and demonstrate responsible management of public funds and assets entrusted to us by our citizens.

COMMUNITY & ECONOMIC DEVELOPMENT *Vibrant growth continues throughout the community with newly developing neighborhoods and local business expansion including a 60,000+ sq. ft. building to be constructed by Advanced Engineering and Interior Solutions at South Tech Business Park, creating approximately 50 new jobs, and a third addition of 32,000 sq. ft. for Thaler Machine off W. Central Avenue. A total of 114,480 sq. ft. of commercial plans were approved in 2025, and more than 20 businesses opened their doors. Wright Station welcomed The Breakfast Club last year leaving one final building site in this multi-million-dollar investment in the heart of our community. With a fusion of restaurants, retail, and office, this unique Springboro destination also offers year-round entertainment at our performing arts center and a full lineup of live music and engaging activities in the central events space.*

Residential development is ongoing in the southern and western areas of the community providing more options for new residents settling in Springboro. Plans for an exciting redevelopment project in downtown Springboro calls for eight new single-family homes on the second block of East Street intended for first-time homebuyers. An initial four homes will be built this year using design standards that reflect the character of this historic neighborhood. Continued growth in our residential and commercial sectors promises long-term community sustainability.

SPRINGBORO OUTDOORS *Springboro ranks among the highest in total parkland per capita in the region with nine highly utilized parks covering 500+ acres. Park amenities include a splash pad, spacious all-accessible playground, pickleball courts, bike pump tracks, sports fields, walking trails, and dog park. The City also owns and operates Heatherwoode Golf Course, an exceptional public golf facility home to the Wright State Raiders golf team. With a history of "Best Of" awards and many of the latest amenities, Heatherwoode is known for hosting events like the Ohio Women's Open and most recently the Division II Girls State Championship, and offering an outstanding golf experience for every level of player. Space at Gardner Park is dedicated to an inspiring veterans memorial built in 2017 and will be the site of a new remembrance memorial honoring Vietnam Veterans later this year.*

The CITY of SPRINGBORO Ohio CITY COUNCIL MINUTES · FEBRUARY 19, 2026

Outdoor programming includes a fantastic summer concert series, community bike rides and Bike the Boro, Touch A Truck and other festive events that draw over 20,000 people to our parks each year. In 2025, we completed the new restroom and entrance plaza to accommodate concert crowds and our largest playground at North Park. Parking will be expanded at North Park, and a unique nature play area at Mills Park will make its debut this year. Providing quality outdoor experiences as well as natural settings and recreational amenities continue to promote the health and well-being of our community.

COMMUNITY LEADERSHIP & SERVICE *Citizen participation is important to our governance and Springboro's leadership involves 42 individuals serving on a variety of committees that lay the groundwork and help implement the plans, programs, and activities that shape our community.*

Through the work of our citizen committees, Springboro earned the national distinction of Tree City USA for the 29th consecutive year, presented the 2025 Mayor's Preservation Award for outstanding leadership in historic preservation, and maintained our status as a Bicycle Friendly community.

We would like to recognize the following board members who concluded their service in 2025. Christine Wellman –4 years of service on our Architectural Review Board, William Davis –10 years of service on our Board of Review, and Janet Irvin –10 years of service on our Park Board. Special honors for Mike Thompson, who we lost in December, after serving six years on our Planning Commission and BZA and as past president of the Springboro Historical Society. We appreciate Mike's valuable contributions to this community and extend many thanks to all our volunteer leaders for their guidance and service in the advancement of our community.

PUBLIC SAFETY AND WELFARE *Springboro's Police Department employs a force of highly experienced and well-trained officers dedicated to promoting safety, community advocacy, and a peaceful, secure environment in our community. Calls for service reached close to 20,000 last year and service levels increased with the hiring of two additional patrol officers and the assignment of a third officer to the School Resource Officer team. Staying connected with residents and businesses is essential to our approach to policing and our Community Resource Officer remains focused on building positive relationships within our community through outreach and education. Community support is also offered through our Police Comfort Dog, Blue, who was selected from outstanding K-9 officers across the state to receive a 2025 Light Ohio Blue Fur-Responder Award, and our hallmark Operation Santa program, which celebrated 27 years in December by delivering holiday gifts to the families of 20 children living in Springboro.*

Public safety achievements include Springboro's designation as a Store It Safe Community, focused on preventing youth suicide and injury by promoting the safe storage of firearms and medications, and multiple law enforcement awards including a Life Saving Commendation. Thank you to our officers for providing excellent safety and welfare services for our residents.

IN CLOSING, *I would like to express my sincere gratitude for the collaboration and support of my colleagues and so many others for taking Springboro to the next level. Effective leadership is a team effort realized through the dedicated service of our community leaders, staff, and citizens. It is an immense honor to serve this community and share this success with all of you. For more highlights and information, please look for our Annual Report arriving in mailboxes soon.*

Before I sign off, I would like to invite everyone to join me in celebrating our country's 250th anniversary this year with a resounding HAPPY BIRTHDAY AMERICA!!

*– Mayor John Agenbroad
#StayConnectedSpringboro*

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 10 minutes to discuss the following legislative items as well as other City business.

1) ORDINANCE O-26-3: FIRST READING. AN ORDINANCE AUTHORIZING THE SUPPLEMENTAL APPROPRIATION OF MONIES; THEREBY AMENDING ANNUAL APPROPRIATION ORDINANCE NO. O-26-01 OF THE CITY OF SPRINGBORO, OHIO PASSED BY THE CITY COUNCIL ON DECEMBER 18, 2025 FOR THE YEAR 2026, AND DECLARING AN EMERGENCY, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the first reading of an ordinance authorizing the supplemental appropriation of monies increasing the total 2026 appropriations by \$513,000. Funds are available to cover these expenses.

Mayor Agenbroad presented the items for questions/comments of Council. No questions/comments.

As discussed at tonight's Work Session, Mayor Agenbroad called for a motion to suspend the rules and waive the second and third readings of Legislative Item 1, an Emergency Ordinance.

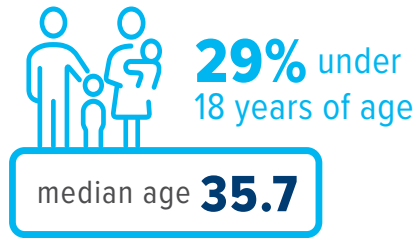
Aerial Map | Local



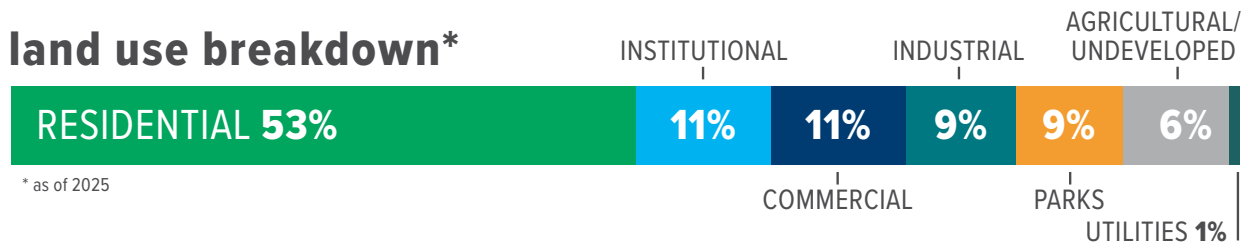
CITY PROFILE

Springboro Ohio

Springboro enjoys the benefits of great schools, quality housing, outdoor recreation opportunities – including hiking and biking trails and parks – and offers easy accessibility to I-75.



land use breakdown*



* as of 2025

population
19,646

\$357,800
median home value

\$119,659
per household income

9.2 square miles total land size

550 number of businesses

89% home ownership



form of government:
council/manager



53.2% bachelor's degree or higher

521 acres of parks



Resource: US Census Bureau

cityofspringboro.gov

ENGAGING COMMUNICATION

ON TAP FOR 2026

In addition to City-sponsored and community events where City Council and staff are in attendance, the City of Springboro engages residents through multiple communication channels and outreach efforts. These tools are used to share information, promote programs and services, provide emergency notifications, and gather community feedback.

NEWSLETTERS

- CityNotes
- E-Newsletter

WEBSITES

City of Springboro: cityofspringboro.gov

Heatherwoode Golf Club: www.golfheatherwoode.com

SOCIAL MEDIA

Facebook: City of Springboro, Springboro Ohio Police Department, Heatherwoode Golf Club

X (formerly Twitter): @cityofboroOH, @borodispatch, @heatherwoodegc

YouTube: City of Springboro, Ohio

Instagram: @city_of_springboroohio

VIDEO PROGRAMS

Available on our website, YouTube channel, Facebook, X, mvcc.net, Spectrum Channel 6 and AT&T U-Verse 99:

- City Council monthly meetings
- “Springboro 45066”
- “Springboro: Here & There”
- “Springboro Business Matters”
- “Boro Buzz”

In addition, you can watch our Summer Concert Series, Speaker Series and other City programs

EMERGENCY MESSAGING

Code Red: Message sent via phone call, text and/or email from City

CITIZEN FEEDBACK

Community Satisfaction Survey: Conducted every three years by Miami University Center for Public Management and Regional Affairs latest survey, available on our website

SPRINGBORO'S 2026 BUDGET FOCUSES ON:

- Resident-centered services
- Robust street-paving program
- Quality public safety services
- Upgrading North Park parking lot and maintaining all public parks
- Continued updates to water and sewer infrastructure
- General community assistance

SPRINGBORO'S 2026 TO DO LIST

Our focus will remain on core services, but as always, your City has many items on the To Do List which includes:

- Providing outstanding services to our residents
- Repairing and upgrading roads
- Supporting our businesses and new development
- Providing more walking and biking trails
- Upgrading and maintaining our 500 acres of parks
- Offering special events and activities for the entire family to enjoy

2026 PROJECTS INCLUDE:

- Land Swap with Springboro Schools, involving the former Jonathan Wright School property and 20 acres at Easton Farm for an elementary school
- Alford Property, Park Master Plan
- Vietnam Veterans Remembrance Memorial, to be dedicated in the fall
- Annual Water Main Replacement
- Wright Station roadway and parking improvements
- Factory Road Multi-Use Trail
- Mills Park Nature Playground
- New and upgraded parking lots at North Park
- Public Wi-Fi in more Springboro parks
- East Central Resurfacing project
- Street Resurfacing, 19 streets
- West Tech Road Extension to accommodate new commercial development
- Water Treatment Plant PFAS Design



COLDWELL BANKER COMMERCIAL HERITAGE



Jim Cannon | **Serving your Commercial
937-623-9888** | **Real Estate Needs!**

James.Cannon@CBCommercial-Heritage.com

- Over 47 years of Real Estate Sales Career Experience
- Graduated from University of Dayton 1978
- Licensed in Ohio 1979
- Selling Multi-Family Properties, Industrial Properties, Mobile Home Parks, Churches, Restaurants, Office Buildings and Development Land.
- CB Heritage Realtor Top Commercial Agent 2023
- CBH has 19 Locations in Ohio, Indiana and Kentucky.





COLDWELL BANKER
COMMERCIAL
HERITAGE

www.cbcworldwide.com

Your trusted guide in commercial real estate.
With local knowledge and global influence, successful investments start with Coldwell Banker Commercial.