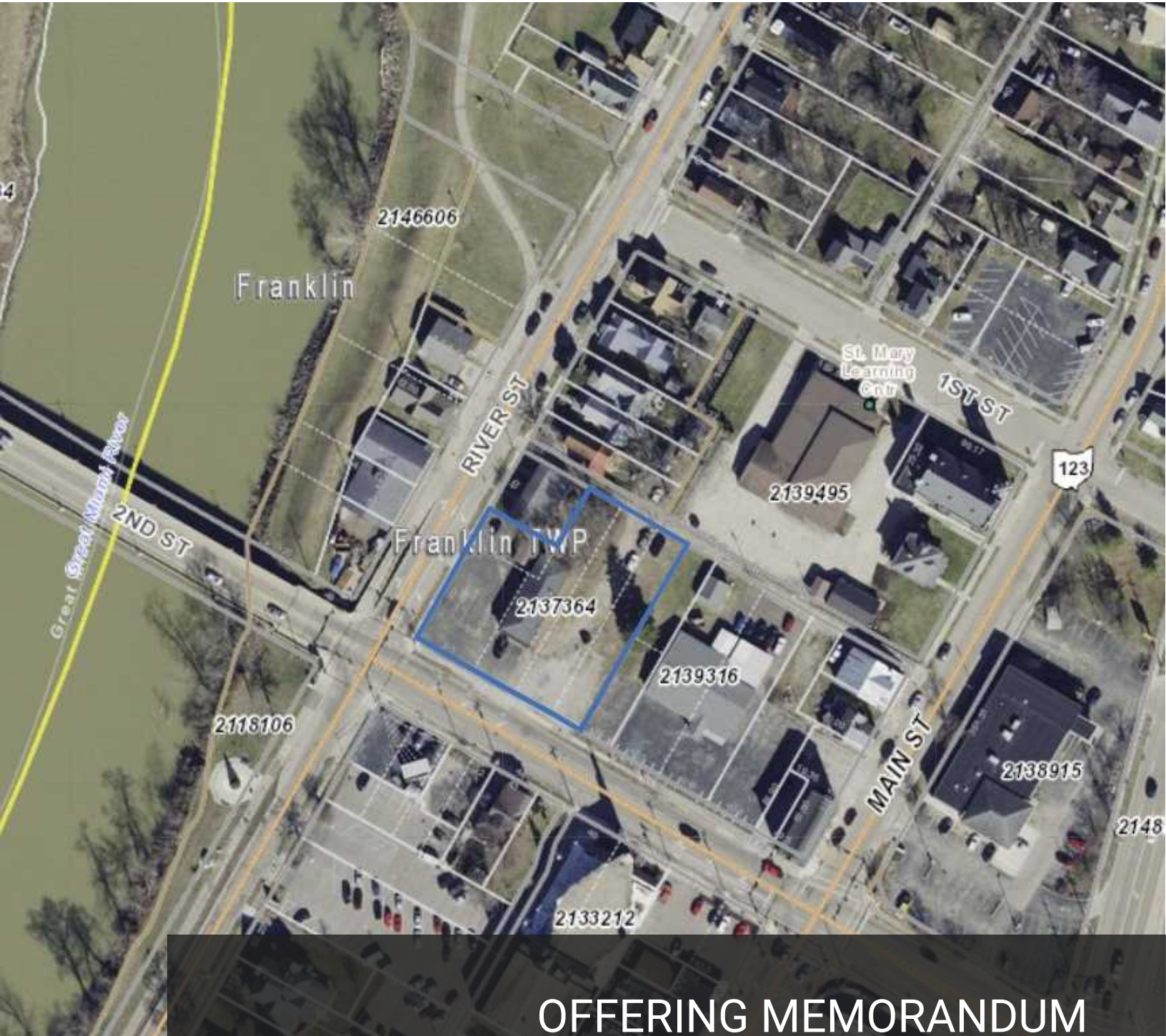


# RETAIL OFFERING MEMORANDUM

## OD'S CYCLE SHOP

140 SOUTH RIVER STREET, FRANKLIN, OH 45005



# OFFERING MEMORANDUM

### KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr. Suite 200  
Dayton, OH 45342



COMMUNITY  
PARTNERS

Each Office Independently Owned and Operated

### PRESENTED BY:

#### GREGORY BLATT

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2013001147, Ohio

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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140 SOUTH RIVER STREET



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# PROPERTY SUMMARY

140 SOUTH RIVER STREET



## Property Summary

Building SF:	2,233
Lot Size:	0.65 Acres
Parking:	15
Price:	\$299,000
Year Built:	1961

## Property Overview

Freestanding commercial building with garage bays and workspace  
High-traffic location with excellent visibility from W 2nd St & S River St  
Ample on-site parking with space for expansion or new development  
Adjacent to the Great Miami River and recreational trail, offering potential for mixed-use or pedestrian-friendly businesses  
Easy access to major roadways and downtown Franklin businesses

## Location Overview

Franklin, Ohio – A Growing Community with Redevelopment Potential  
Located in Warren County, Franklin, Ohio, is a vibrant and growing community nestled along the scenic Great Miami River. This historic town is strategically positioned between Dayton and Cincinnati, making it an attractive location for businesses, investors, and residents looking for accessibility, charm, and future growth opportunities.

Why Invest in Franklin, OH?

Prime Location: Conveniently located off I-75, Franklin provides quick access to Dayton, Cincinnati, and surrounding business hubs.

City-Backed Redevelopment Efforts: The City of Franklin is prioritizing revitalization along key corridors, including S River St and the Great Miami River area, creating new commercial and residential opportunities.

Thriving Business Climate: Home to local businesses, industrial parks, and growing commercial developments, Franklin is actively

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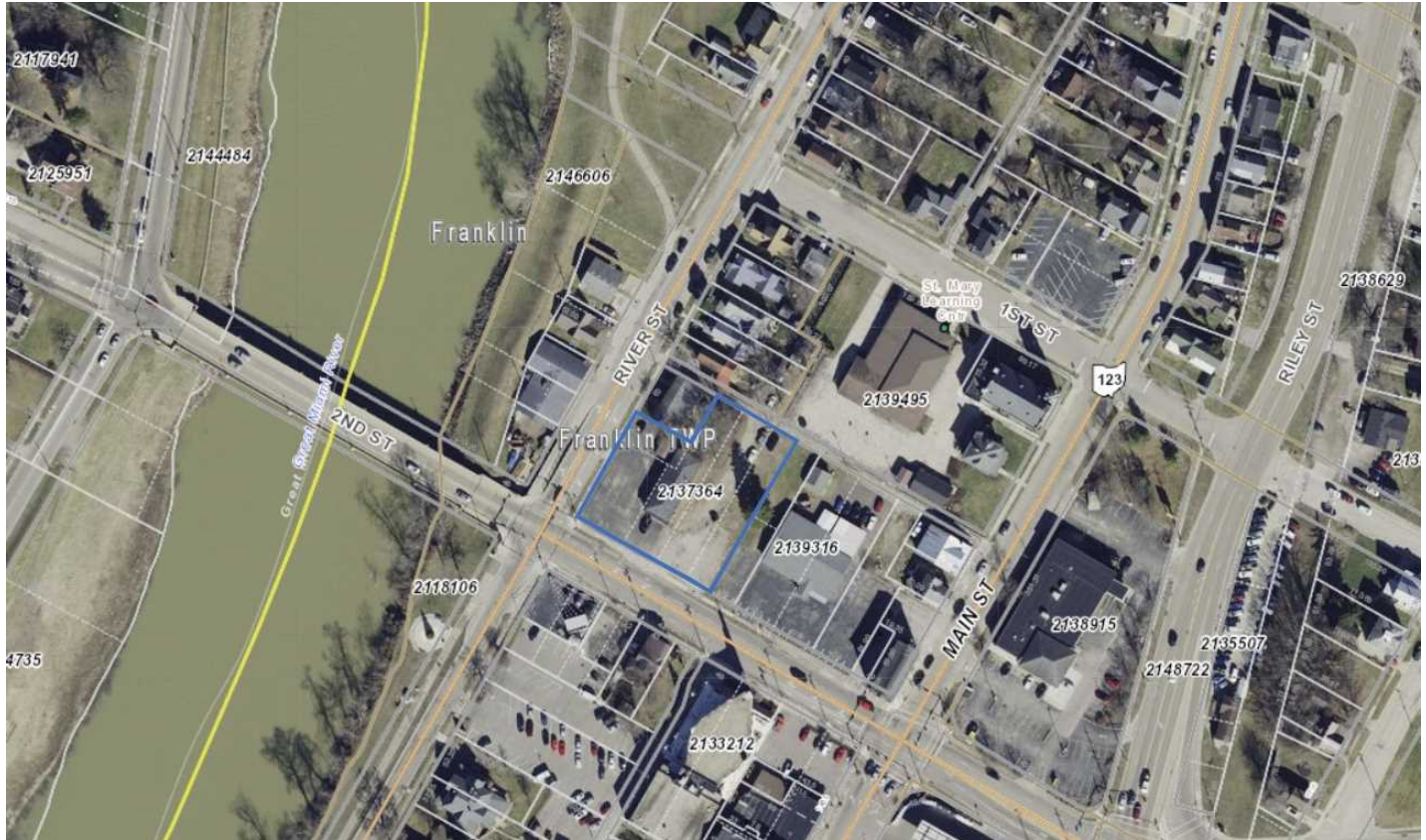
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# PROPERTY DESCRIPTION

140 SOUTH RIVER STREET



## Property Description

This prime commercial property sits on a strategic corner lot in Franklin, OH, offering exceptional redevelopment potential. Previously operating as a motorcycle repair shop, this space is well-suited for automotive, retail, service industry, or mixed-use redevelopment. The City of Franklin is actively encouraging revitalization in this area, making it an ideal opportunity for investors, developers, and entrepreneurs looking to capitalize on the city's future growth.

### Key Features:

Freestanding commercial building with garage bays and workspace

High-traffic location with excellent visibility from W 2nd St & S River St

Ample on-site parking with space for expansion or new development

Adjacent to the Great Miami River and recreational trail, offering potential for mixed-use or pedestrian-friendly businesses

Easy access to major roadways and downtown Franklin businesses

With its prime location near the river and city-backed redevelopment efforts, this property is an excellent candidate for an automotive shop, retail space, mixed-use development, or a new commercial venture. Don't miss out on this rare investment opportunity in one of Franklin's most promising growth areas!

☒ Contact us today for more details or to schedule a site visit!

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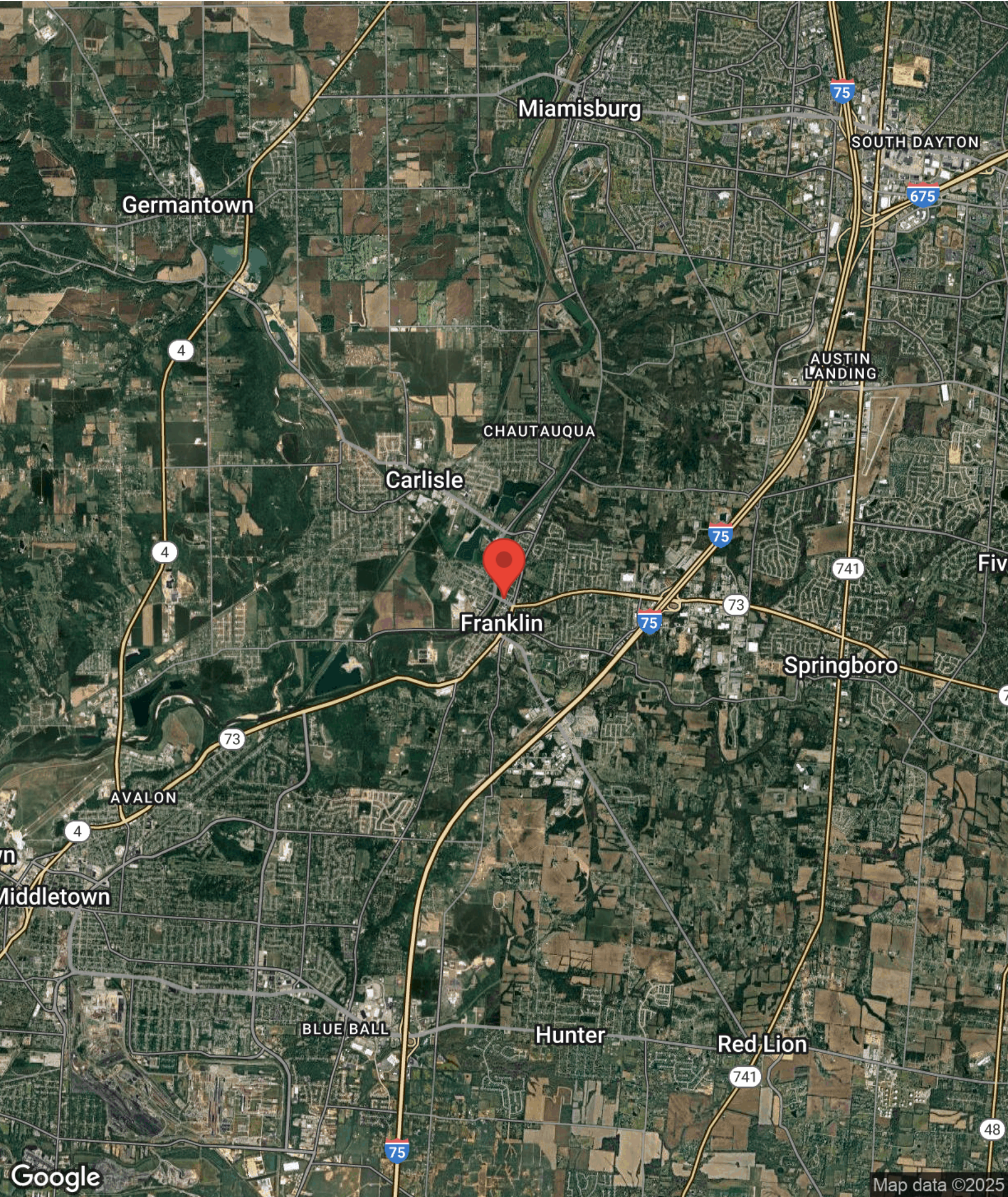
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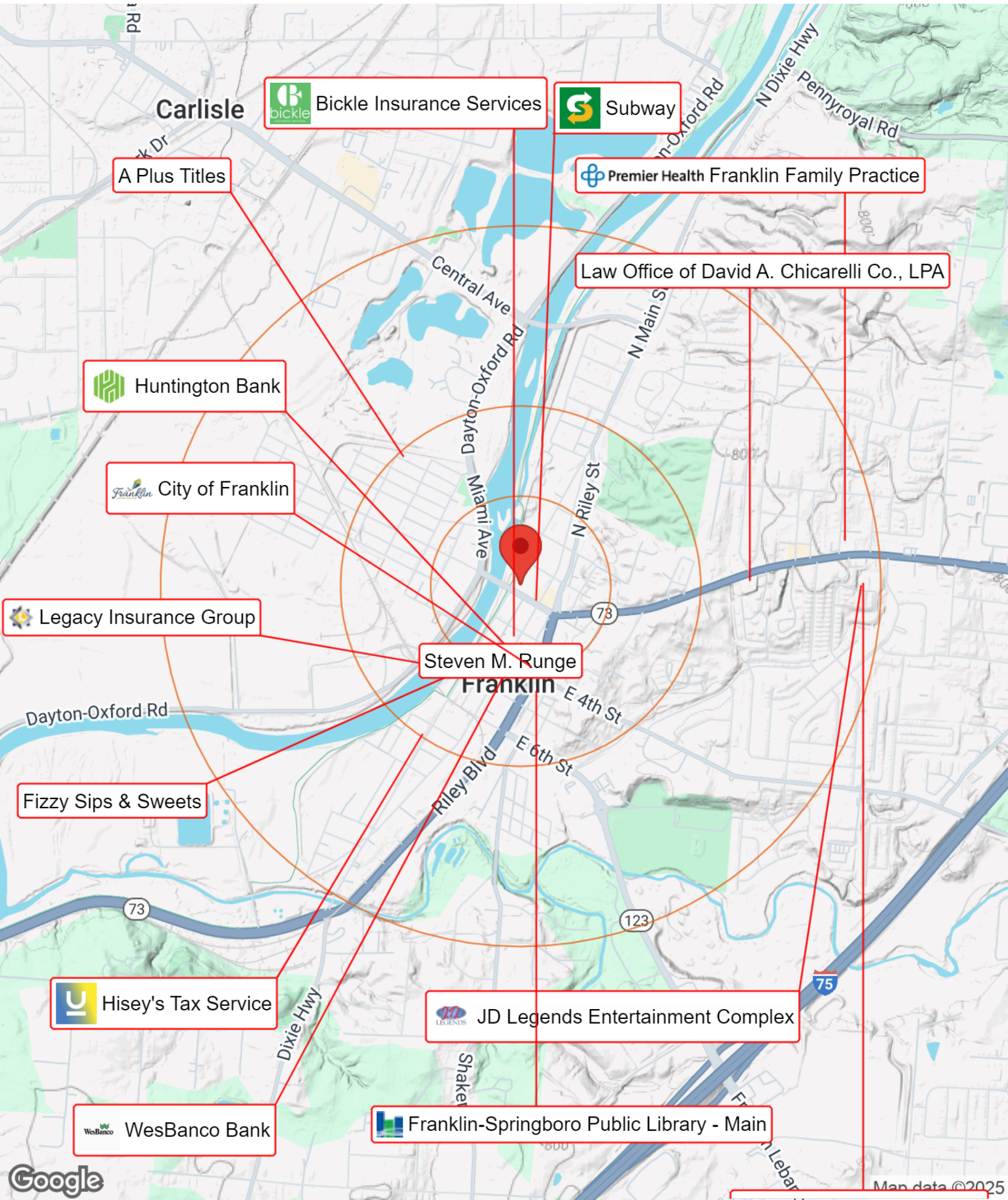
# REGIONAL MAP

140 SOUTH RIVER STREET




# BUSINESS MAP


140 SOUTH RIVER STREET




A Plus Titles

 Bickle Insurance Services


 Subway

 Premier Health Franklin Family Practice

Law Office of David A. Chicarelli Co., LPA

 Huntington Bank

 City of Franklin


 Legacy Insurance Group


Steven M. Runge

Fizzy Sips & Sweets

 Hisey's Tax Service

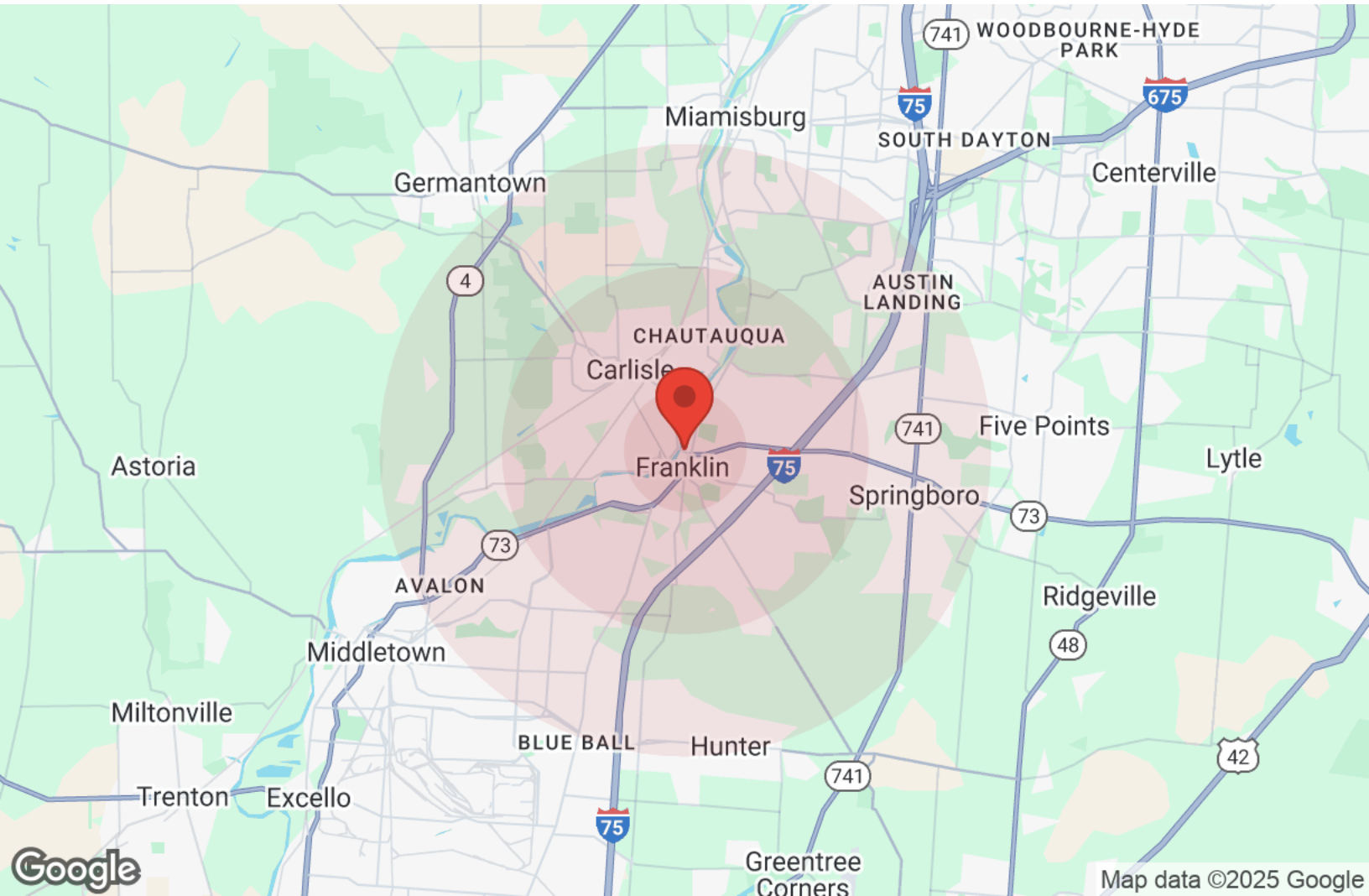
 JD Legends Entertainment Complex

 WesBanco Bank

 Franklin-Springboro Public Library - Main

# DEMOGRAPHICS

140 SOUTH RIVER STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,517	14,191	39,640
Female	4,689	14,462	40,580
Total Population	9,205	28,653	80,219

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,677	4,998	14,385
Ages 15-24	1,282	3,596	9,954
Ages 25-54	3,337	10,099	28,634
Ages 55-64	1,333	3,970	10,815
Ages 65+	1,576	5,989	16,432

Race	1 Mile	3 Miles	5 Miles
White	8,316	25,971	69,085
Black	288	868	4,115
Am In/AK Nat	15	34	64
Hawaiian	N/A	N/A	8
Hispanic	229	670	2,752
Asian	122	427	2,013
Multi-Racial	225	656	2,110
Other	9	26	56

Income	1 Mile	3 Miles	5 Miles
Median	\$55,245	\$73,922	\$84,860
< \$15,000	402	951	1,942
\$15,000-\$24,999	343	682	1,545
\$25,000-\$34,999	337	724	1,816
\$35,000-\$49,999	648	1,431	3,359
\$50,000-\$74,999	774	2,088	5,636
\$75,000-\$99,999	562	1,706	4,443
\$100,000-\$149,999	519	2,265	6,898
\$150,000-\$199,999	283	1,071	3,309
> \$200,000	93	682	3,154

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,073	11,946	33,438
Occupied	3,961	11,601	32,105
Owner Occupied	1,998	8,022	23,276
Renter Occupied	1,963	3,579	8,829
Vacant	112	346	1,334

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## PROFESSIONAL BIO

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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.

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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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# DISCLAIMER

140 SOUTH RIVER STREET



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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.

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