



FOR SALE



Prime Development Site Near The Greene

3.429 Acres off of I-675

OFFERING MEMORANDUM | 4125 INDIAN RIPPLE ROAD | BEAVERCREEK, OH

Exclusively Listed by

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KW COMMERCIAL COMMUNITY PARTNERS

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Disclaimer

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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 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.

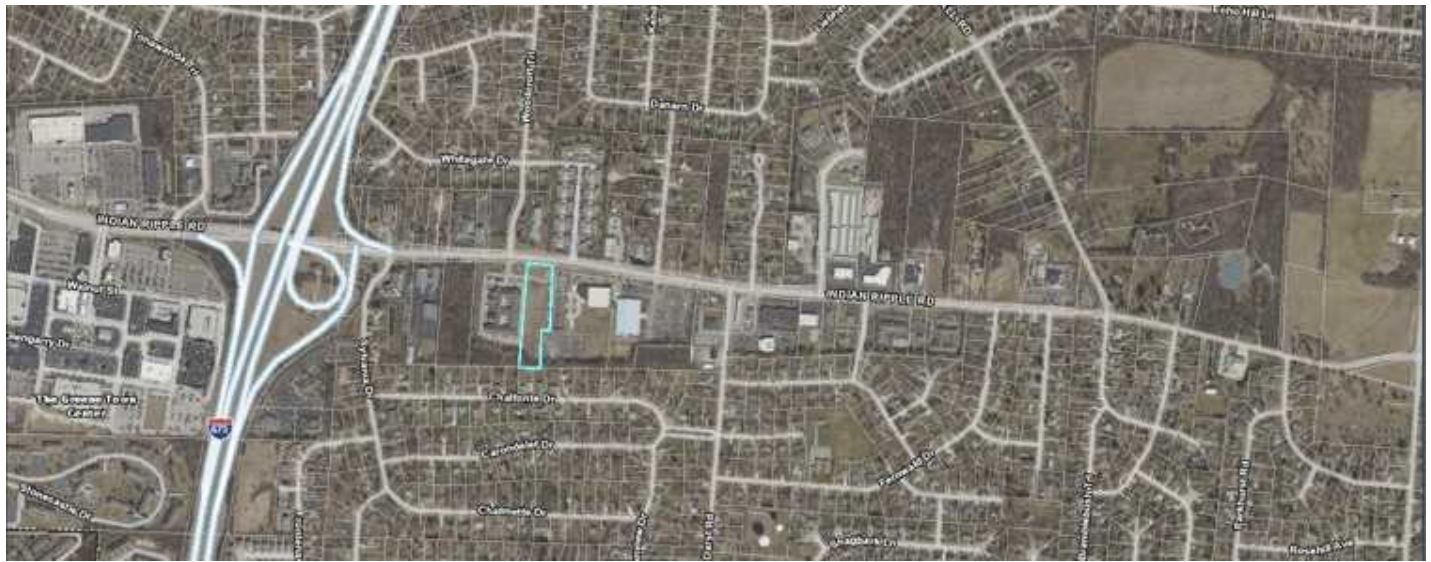
The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, balconies, and large windows, all represented by simple geometric lines. The perspective is from a low angle, looking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

01

Property Information

EXECUTIVE SUMMARY

Executive Summary



Property Overview

Located just off the I-675/Indian Ripple interchange and steps from The Greene Town Center, 4125 Indian Ripple Road is a 3.429-acre development tract offering both immediate visibility and long-term upside. With 200 feet of frontage, with access to a signalized intersection, and all utilities on site, the property is zoned B-3 (General Business) and O-1 (Office Building District), accommodating a broad spectrum of uses including medical office, retail, restaurants, and senior housing. The site is flat and development-ready, with traffic counts of more than 14,600 vehicles per day. Its unique position—directly between an existing church and an established senior living facility—creates a natural opportunity for expansion of healthcare, senior housing, or multifamily use. As large undeveloped parcels in this corridor become increasingly scarce, this property offers a compelling chance to secure a key site before alternative users introduce less compatible commercial development. Priced at \$940,000 and available for immediate sale, this tract is one of Beavercreek’s most strategic infill opportunities.

Property Highlights

- Located within Beavercreek’s premier retail and medical corridor
- Less than half a mile from The Greene Town Center and immediately off the I-675 interchange
- High visibility along Indian Ripple Road with strong daily commuter traffic
- 3.429-acre development site with 200 feet of frontage
- With access to a signalized intersection with traffic counts over 14,600 VPD
- Zoned B-3 (General Business) and O-1 (Office Building District) allowing a wide range of uses including medical, office, retail, restaurants, and senior housing
- Flat topography with all utilities available
- Strong demographics with above-average household incomes and proximity to Wright-Patterson Air Force Base and Wright State University
- Surrounded by established demand drivers including senior living, medical, retail, and residential development
- Ideal site for senior housing, medical office, or multifamily development

Price:	\$940,000
Lot Size:	3.42 Acres
Price / Acre:	\$262,600
Access:	Signalized Intersection
Cross Streets:	I-675 & Darst
Frontage:	200
Traffic Count:	14,600
Utilities:	Gas,Water,Electric,Sewer,Fiber
Zoning:	B-3 & O-1
APN:	B42000300100030400

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

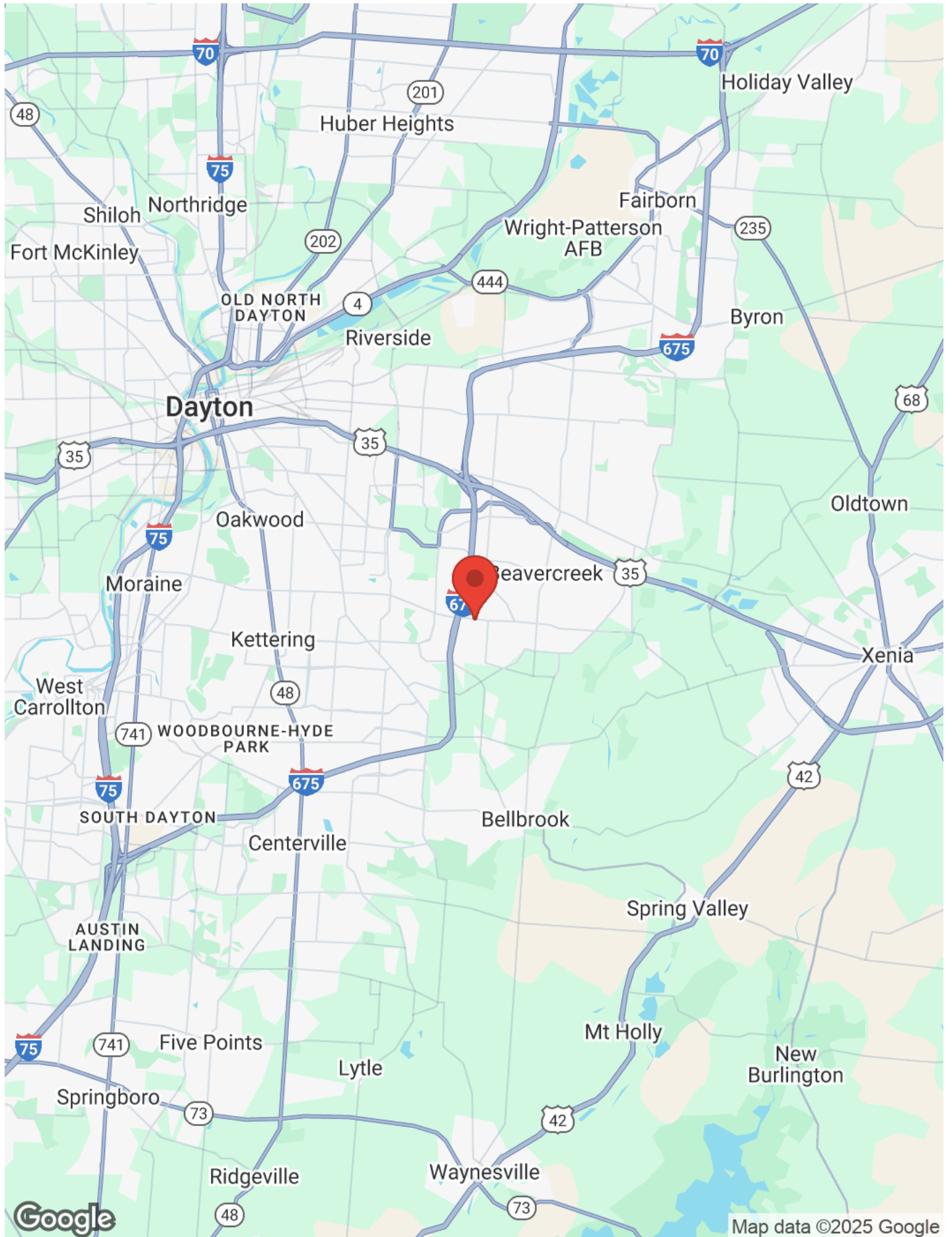
Location Information

REGIONAL MAP

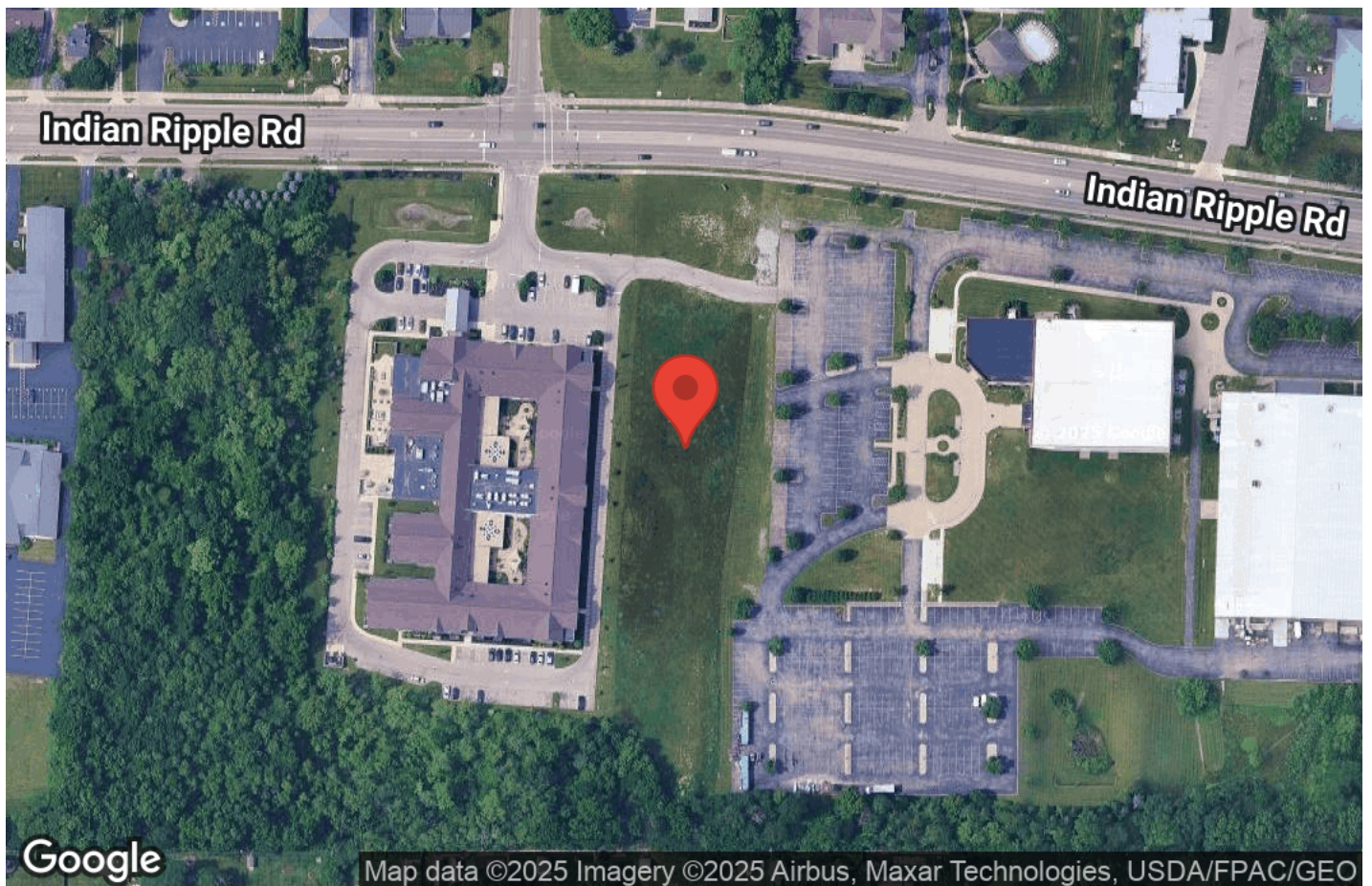
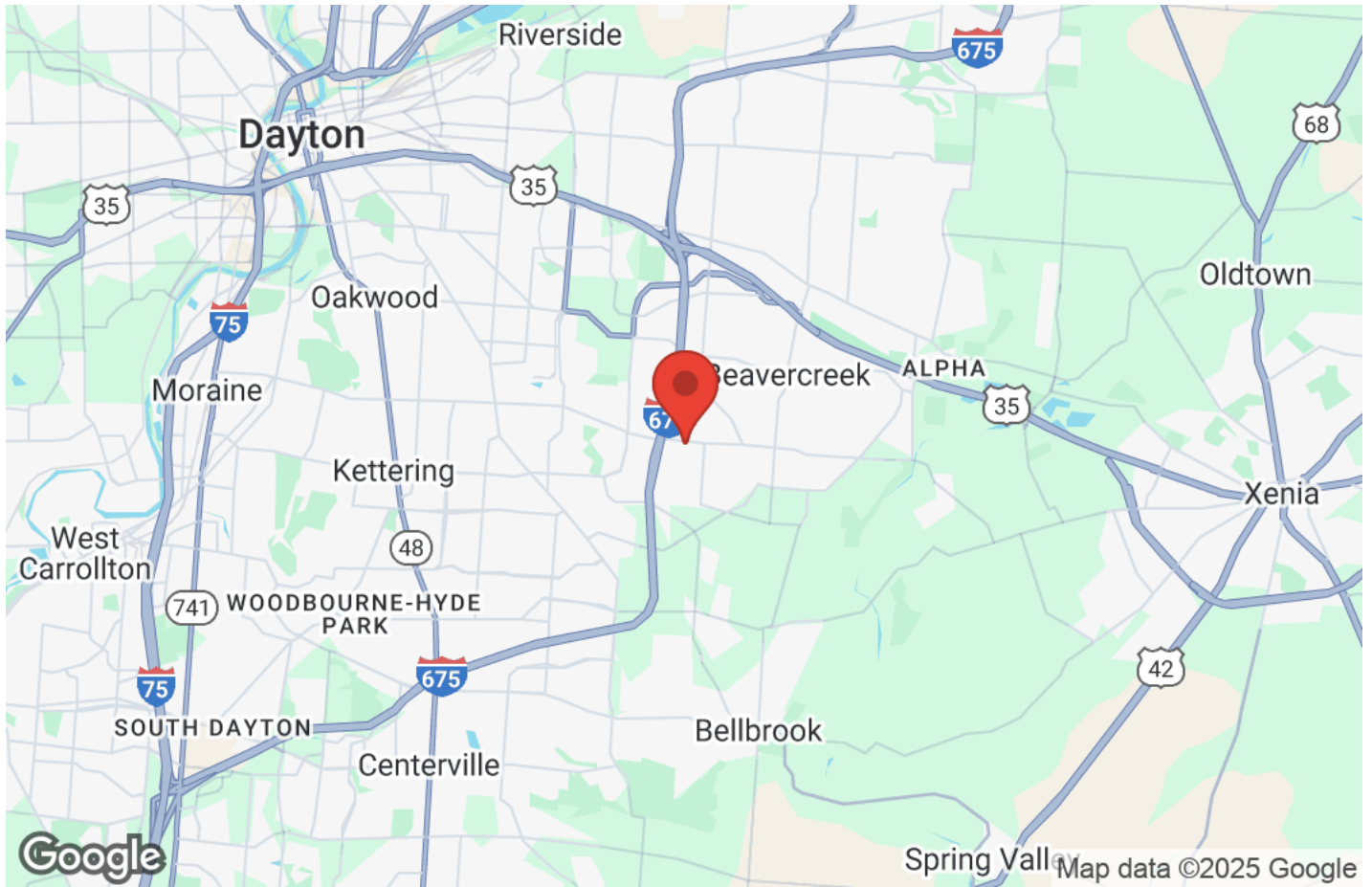
LOCATION MAPS

AERIAL MAP

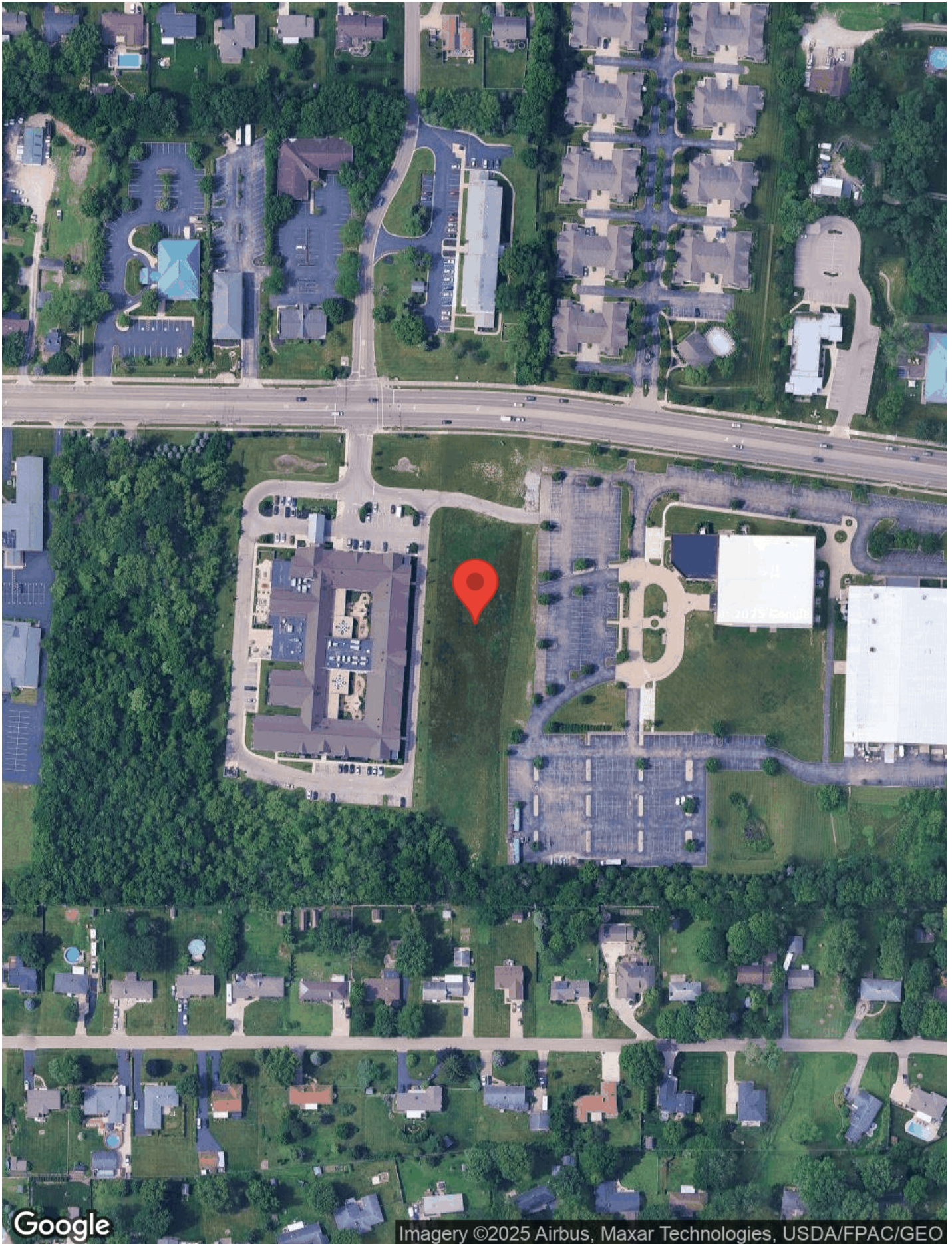
Regional Map



Location Maps



Aerial Map



Google

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. Dotted lines are also visible, suggesting a grid or alignment system.

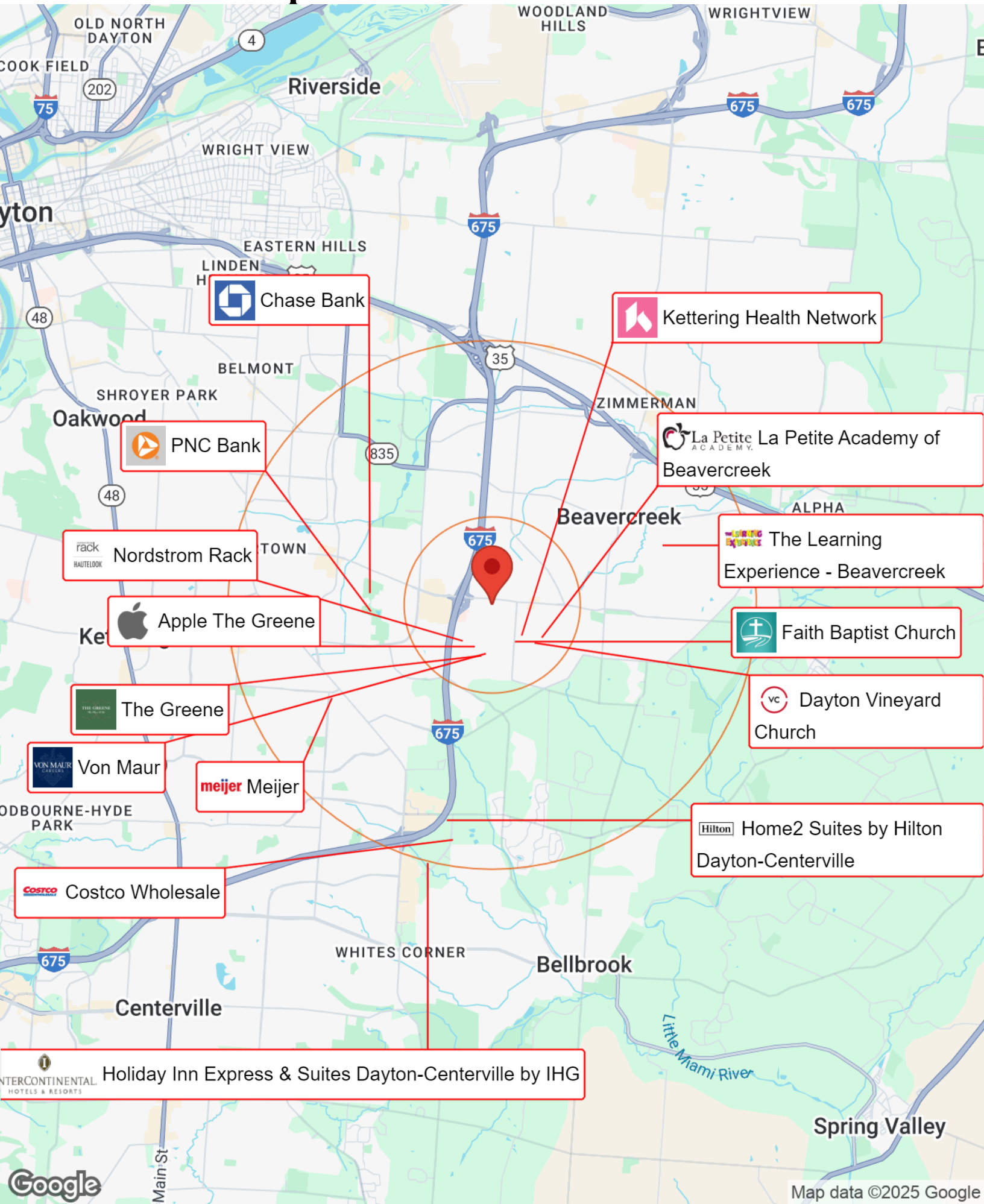
03


Trade Area Overview

BUSINESS MAP


DEMOGRAPHICS

Business Map





 Chase Bank


 Kettering Health Network


 PNC Bank

 La Petite Academy of Beaver Creek


 Nordstrom Rack

 The Learning Experience - Beaver Creek

 Apple The Greene


 Faith Baptist Church

 The Greene


 Dayton Vineyard Church

 Von Maur

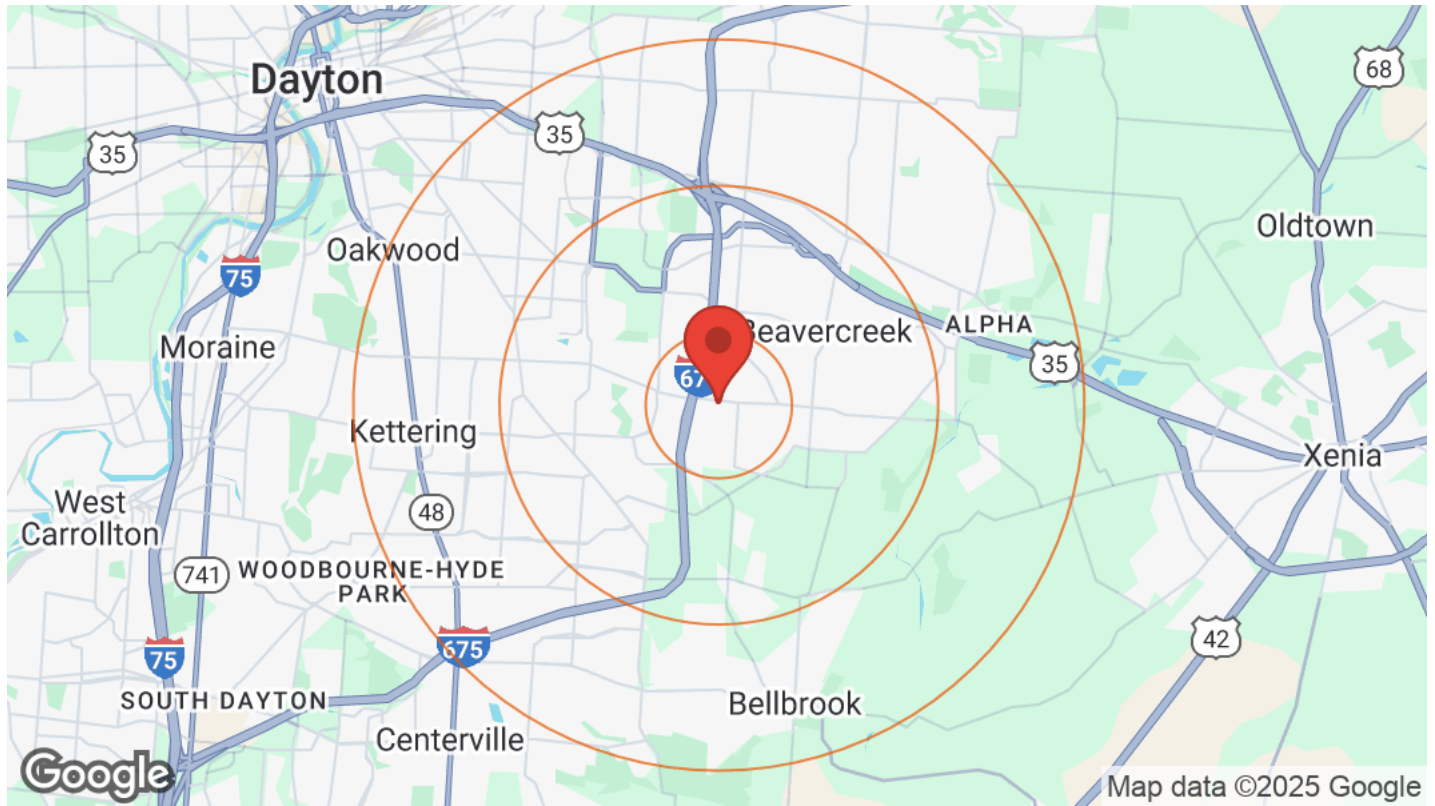
 Meijer

 Home2 Suites by Hilton Dayton-Centerville

 Costco Wholesale

 Holiday Inn Express & Suites Dayton-Centerville by IHG

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,728	26,406	83,533
	Female	3,645	26,622	85,544
	Total Population	7,373	53,028	169,077
Age	Ages 0-14	1,130	9,186	29,698
	Ages 15-24	793	5,794	18,978
	Ages 25-54	2,637	19,700	63,532
	Ages 55-64	917	6,920	22,082
	Ages 65+	1,894	11,429	34,788
Race	White	6,224	44,581	140,266
	Black	305	3,054	11,125
	Am In/AK Nat	4	53	152
	Hawaiian	2	21	51
	Hispanic	278	1,957	6,865
	Asian	330	1,660	5,208
	Multi-Racial	219	1,612	5,106
	Other	13	95	304
Income	Median	\$89,266	\$87,750	\$82,693
	< \$15,000	218	1,279	4,391
	\$15,000-\$24,999	147	1,272	4,321
	\$25,000-\$34,999	161	1,185	4,845
	\$35,000-\$49,999	342	2,375	8,008
	\$50,000-\$74,999	521	3,627	12,223
	\$75,000-\$99,999	478	3,167	10,057
	\$100,000-\$149,999	598	4,776	13,425
	\$150,000-\$199,999	324	2,251	7,331
	> \$200,000	535	2,776	9,164
Housing	Total Units	3,435	24,024	78,912
	Occupied	3,325	22,708	73,763
	Owner Occupied	2,044	15,886	49,925
	Renter Occupied	1,281	6,822	23,838
	Vacant	109	1,315	5,149

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 also present, suggesting a 3D perspective or a grid system.

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.

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