



Crest
Commercial Realty

Class A Office Building

FOR SALE

35 Commercial Way, Springboro, OH 45066



Sale Price: \$765,000

Warren County

THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in a free-standing office building and adjacent parcel of land located in a prime location in the outlying Warren County Submarket. The office building is located in the City of Springboro, just minutes from I-75, near a busy commercial district. The location is within an economic opportunity zone.

The one-story, single-tenant building was built in 1998 and offers 5,600 SF. The property is brick construction and features a large parking lot with easy access from Commercial Way. Over \$100,000 in recent updates include a complete renovation of the lower level, a new roof in 2023, and a resealed parking lot. The interior features an attractive entry vestibule and reception area, light-filled private offices, and a large conference room. The building features new plank flooring and fresh paint throughout. With an updated kitchen on the main floor and a second open concept kitchen in the finished lower level, the building offers numerous amenities. Well-maintained and tastefully decorated, the property is available fully furnished.

The property offers excellent curb appeal, attractive landscaping, and ample surface parking. The adjacent parcel of land offers additional privacy and flexibility.

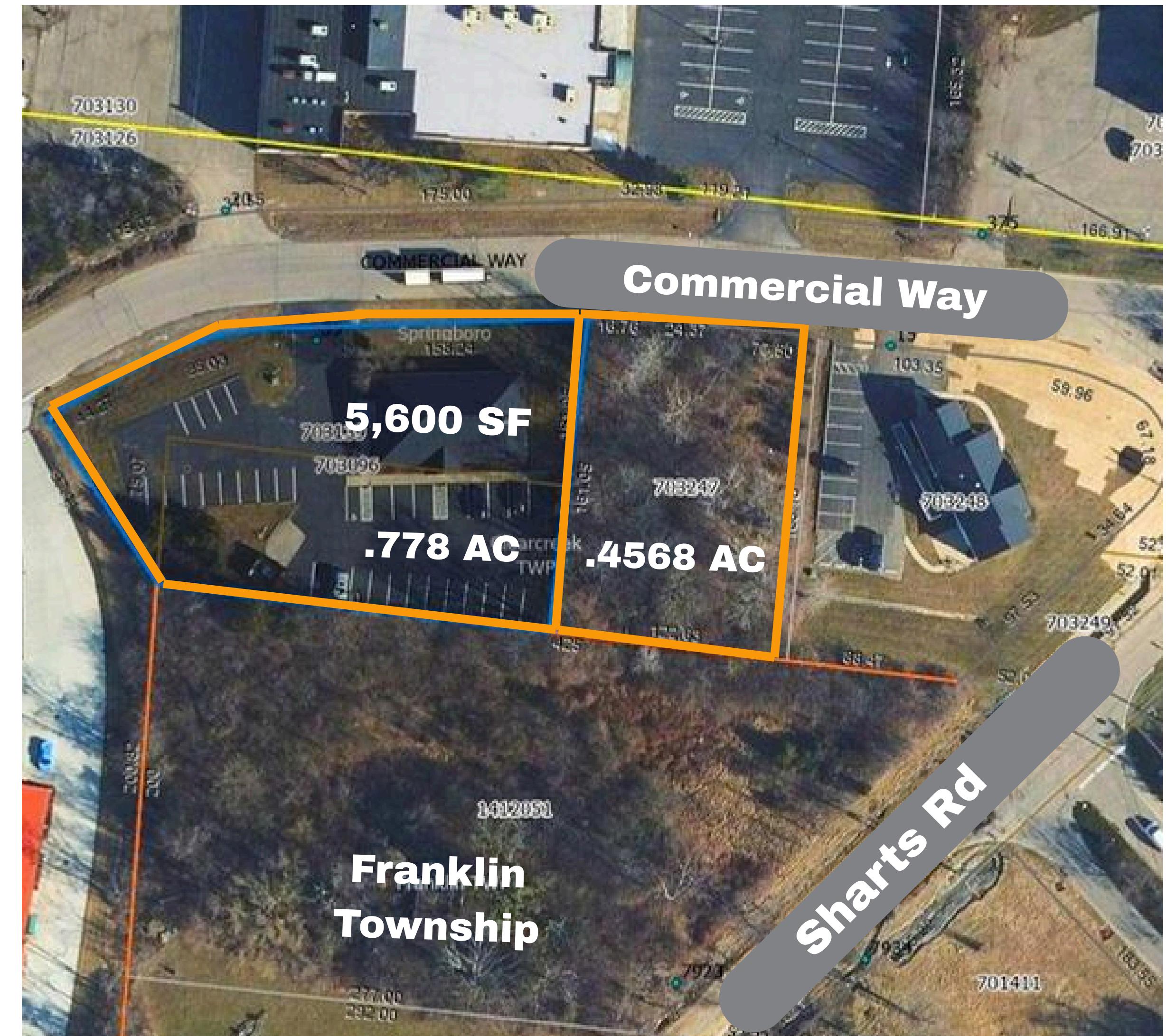


EXECUTIVE SUMMARY

35 Commercial Way, Springboro, OH

Offering Price	\$765,000
Building SF	5,600
Price Per SF	\$136
Adjacent Land Parcel	Included
Parcel 04-191-260-08	.778 AC
Parcel 04-191-260-09	.4568 AC
Total Acreage	1.2348 AC

The office building and adjacent land parcel are priced at \$765,000. The adjacent land parcel is available separately for \$80,000. Price is negotiable for 35 Commercial Way only.



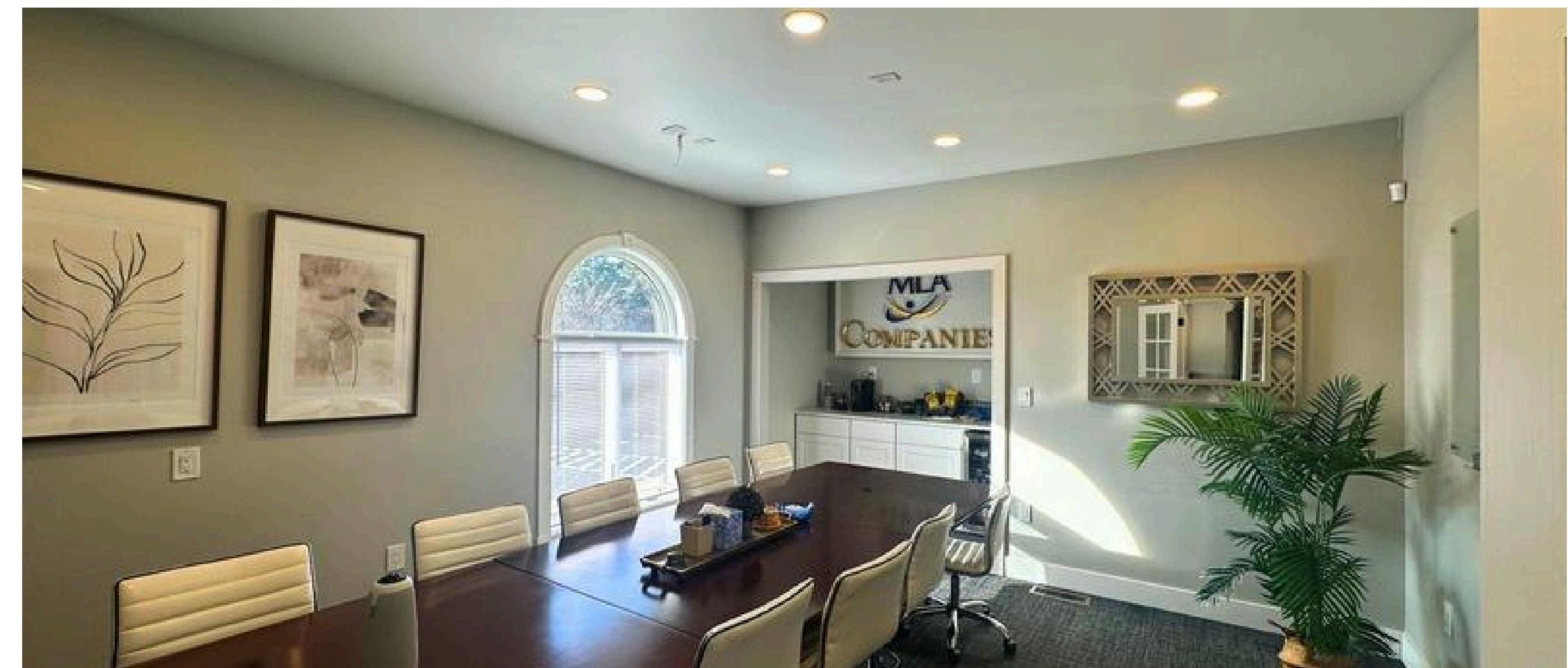
EXTERIOR

35 Commercial Way, Springboro, OH



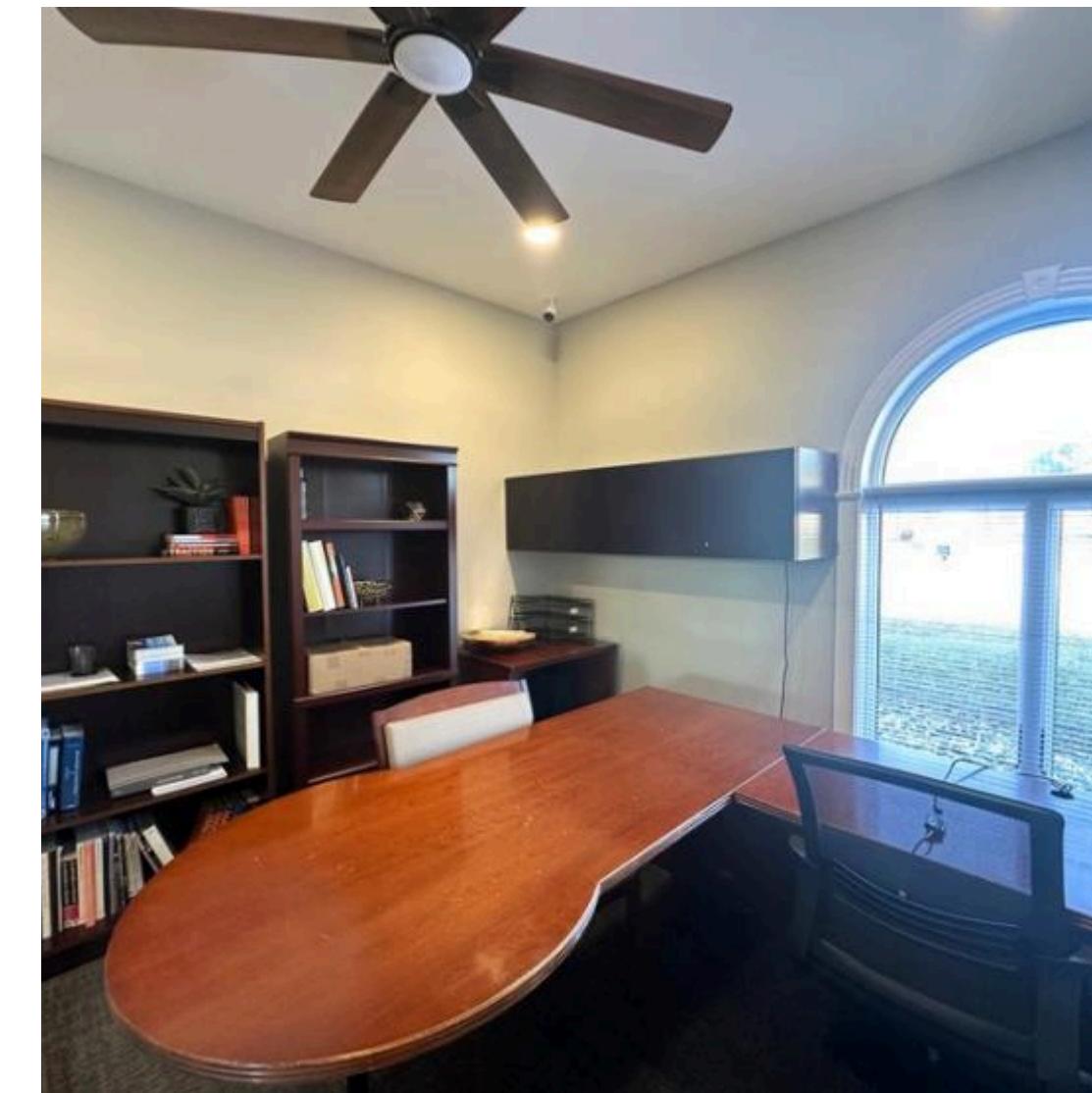
INTERIOR

35 Commercial Way, Springboro, OH



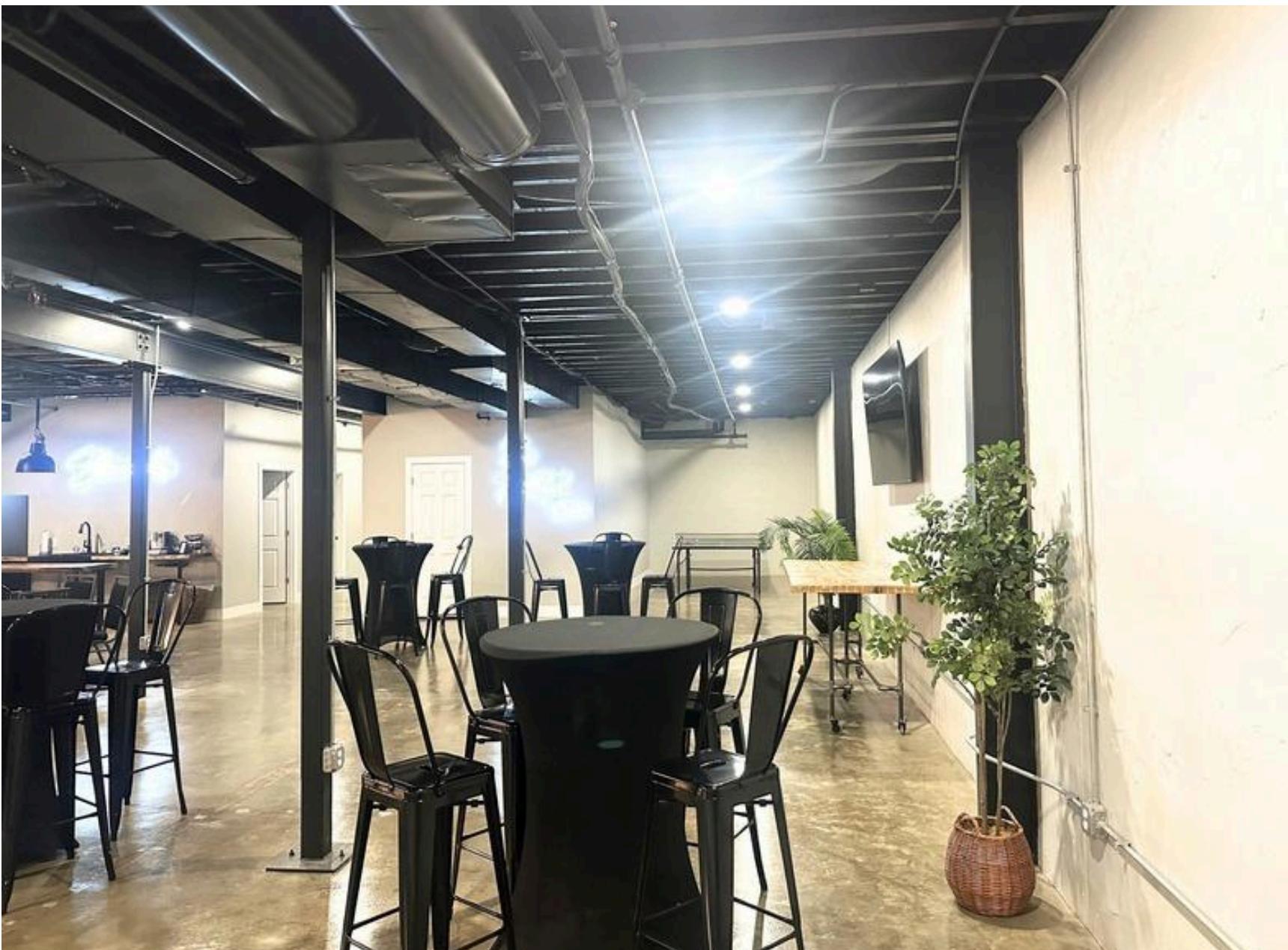
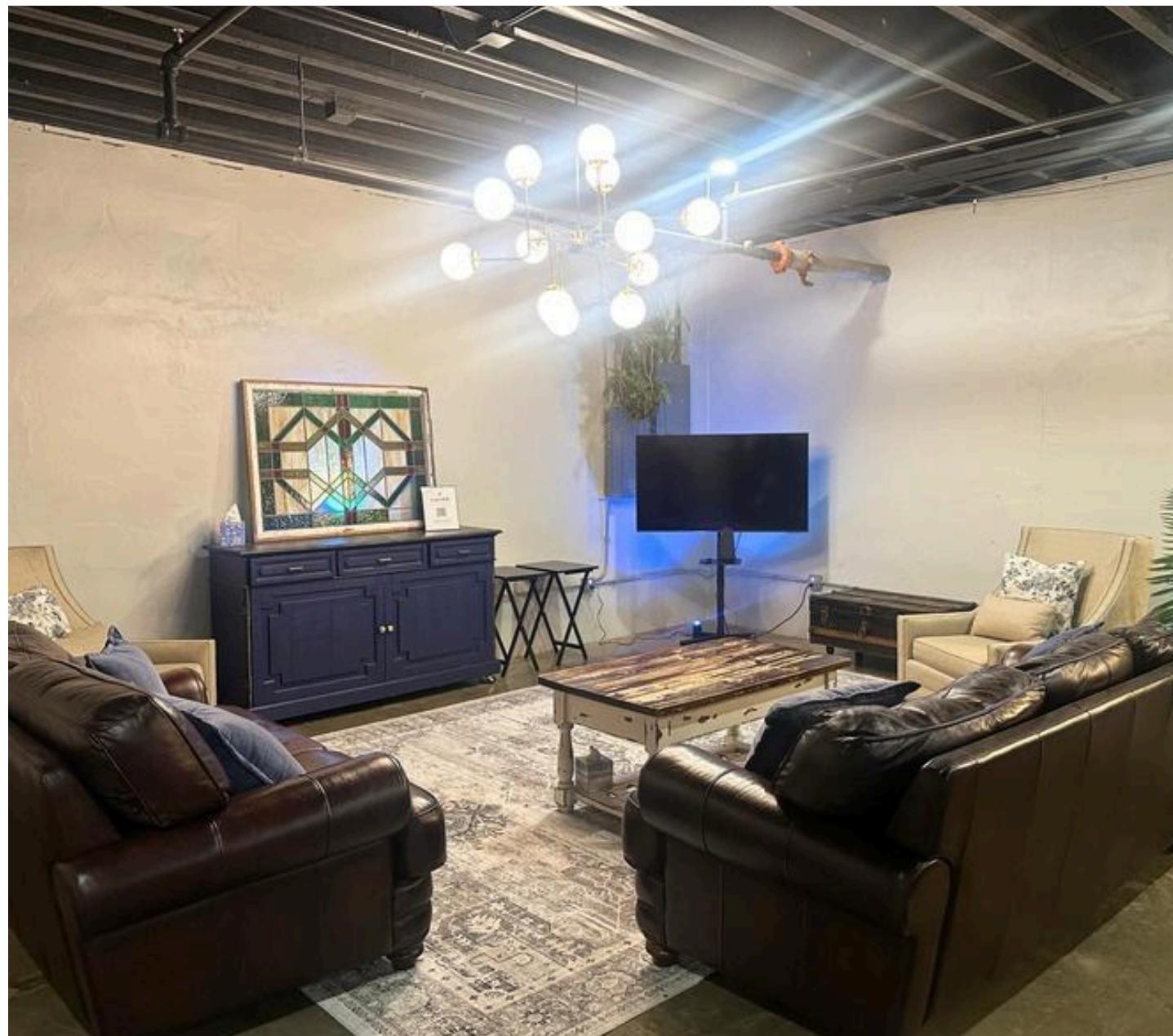
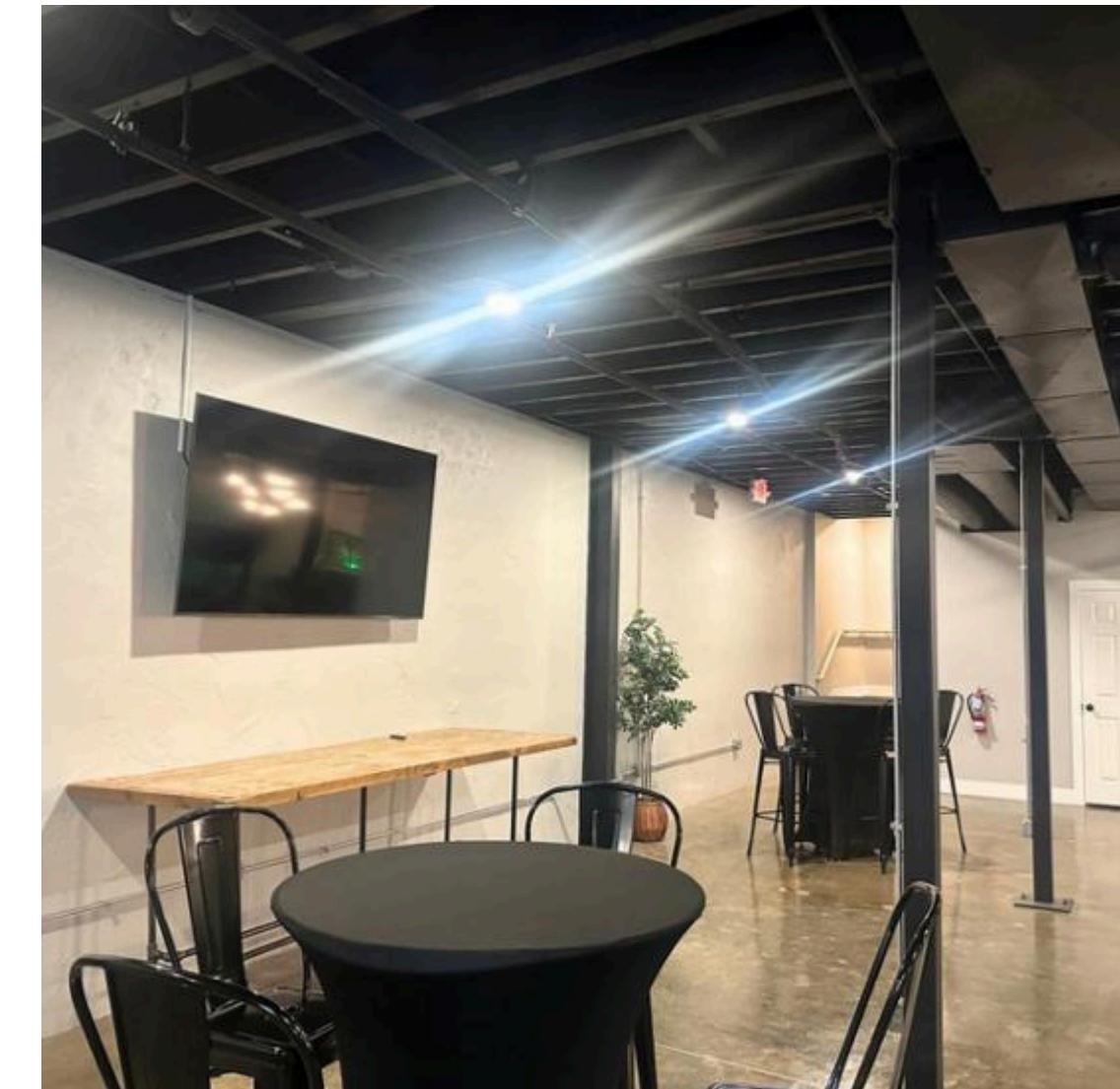
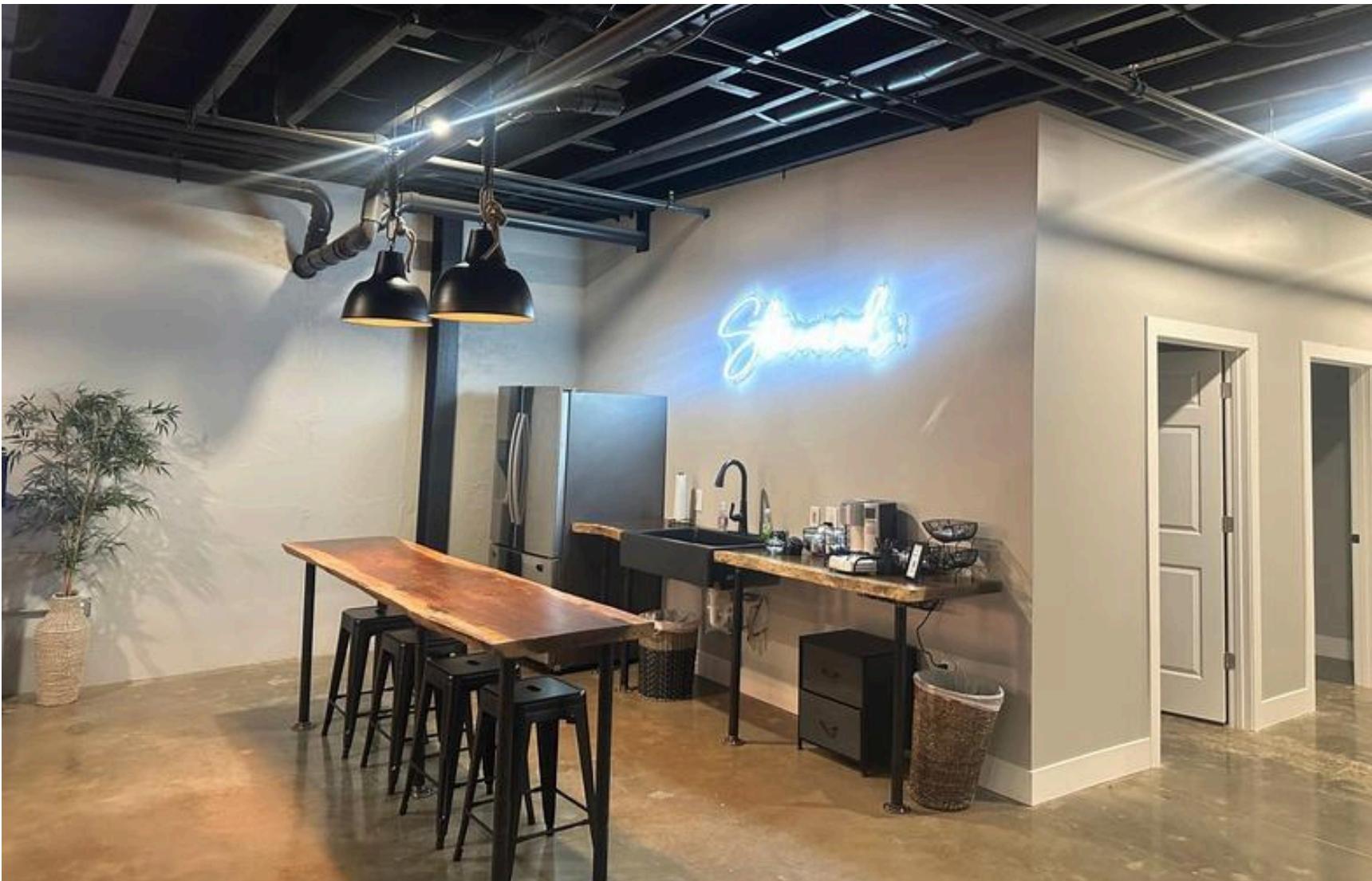
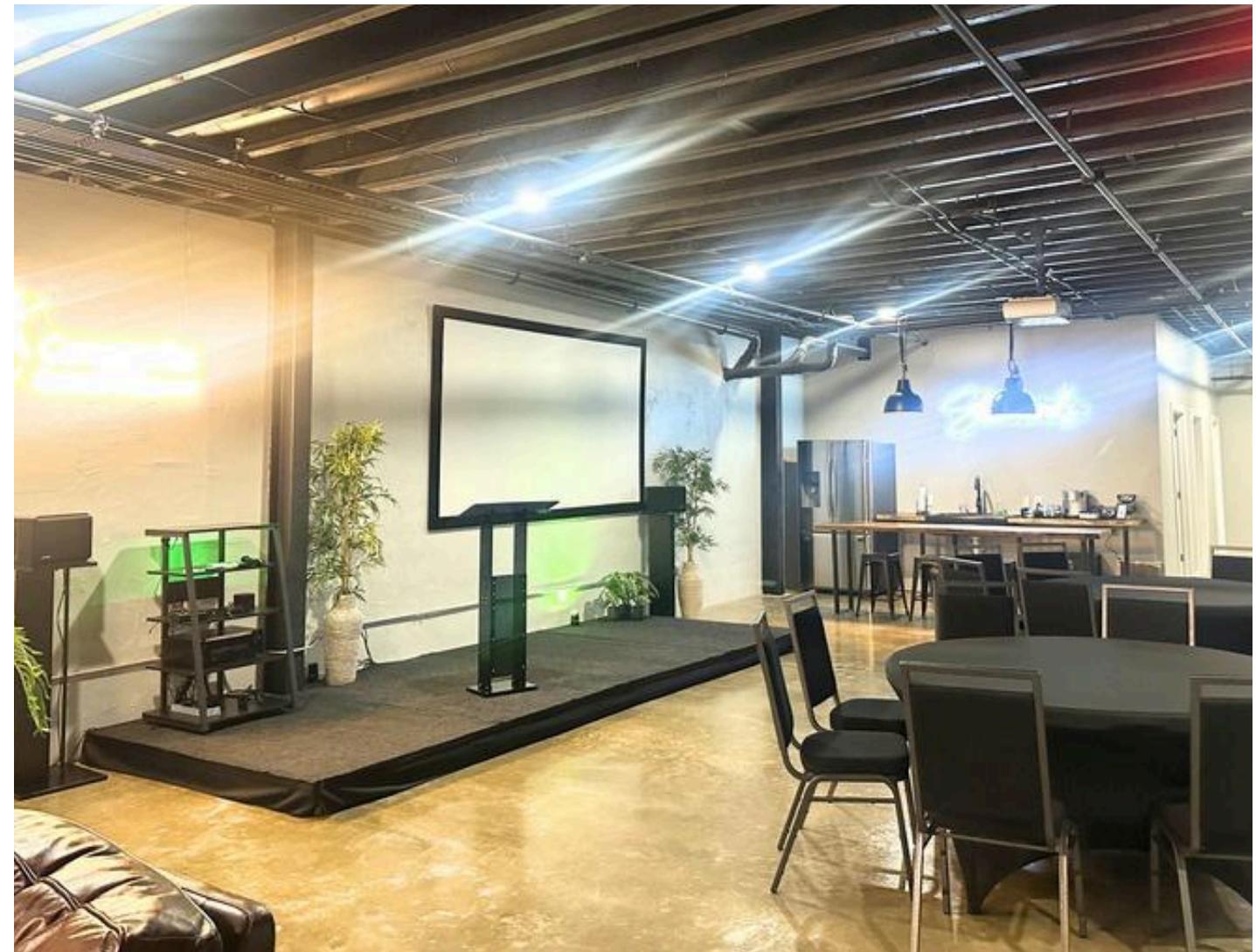
INTERIOR

35 Commercial Way, Springboro, OH



LOWER LEVEL

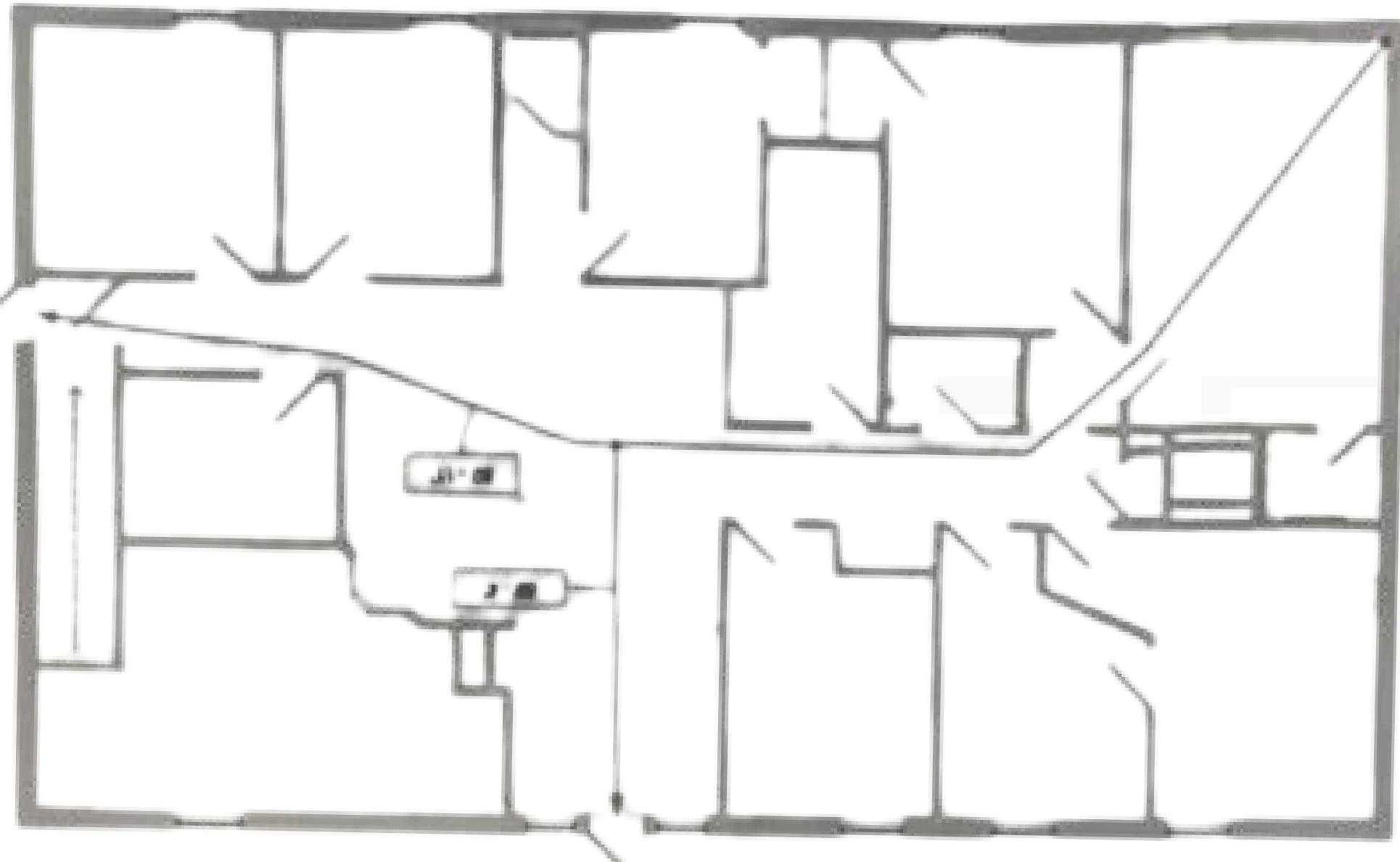
35 Commercial Way, Springboro, OH



FLOOR PLANS

35 Commercial Way, Springboro, OH

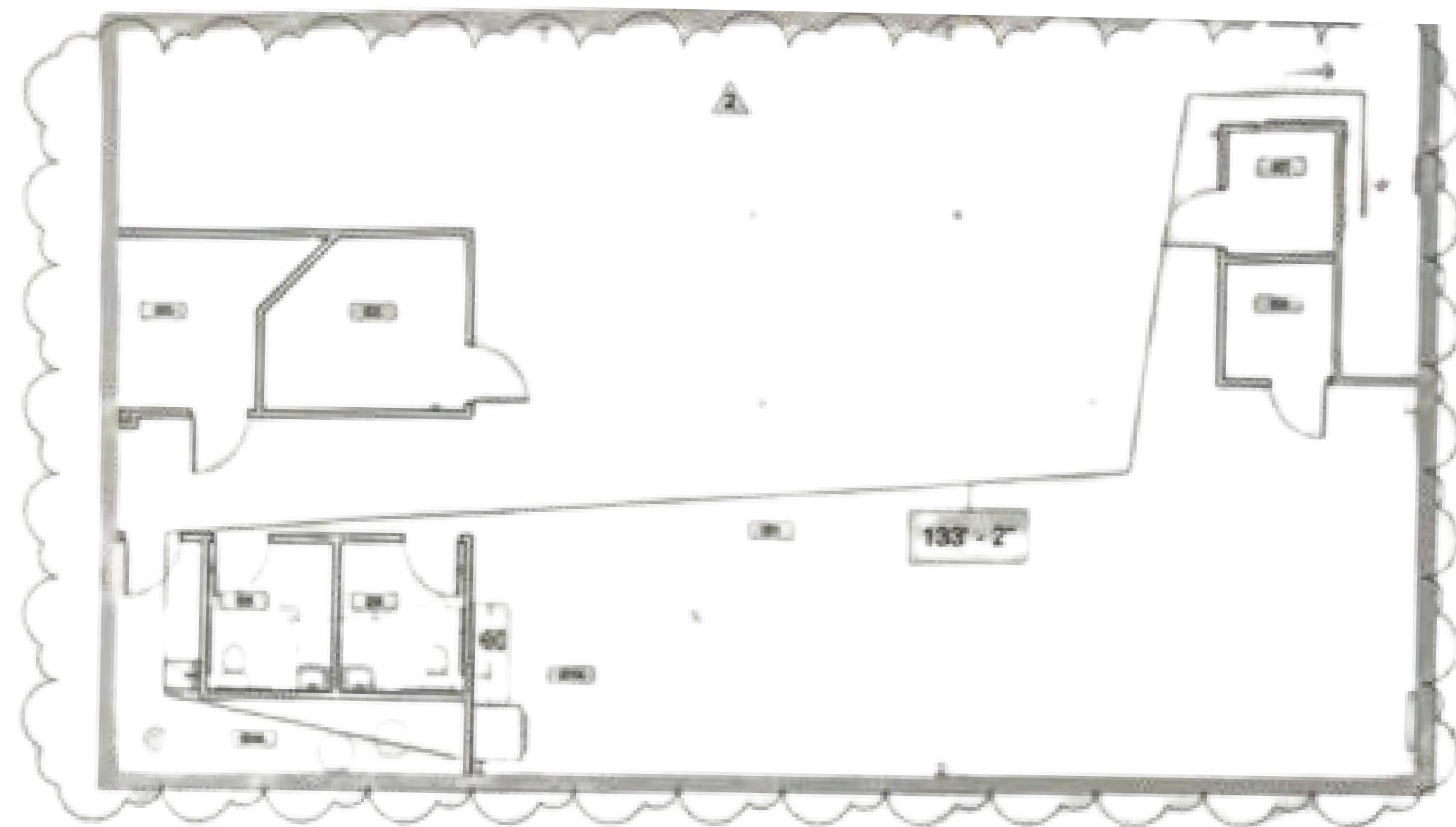
First Floor



Highlights

- Large vestibule entrance with double doors. Spacious lobby, open reception, and comfortable client waiting area.
- Light-filled conference room includes a large table with ample seating, cabinet built-ins, and media screens.
- Nine (9) private offices include an executive suite with a gas fireplace and attached private bathroom.
- High ceilings, plank flooring, high-end lighting and upscale furnishings throughout.
- Kitchen and break room just off lobby.

Lower Level



Highlights

- Entire lower level has been updated and permitted for use.
- Large open space is perfect for special events, staff meetings, communal work, or company presentations.
- High ceilings feature exposed ductwork. The floor is polished concrete.
- Ample high-end lighting illuminates the space.
- Open kitchen with stylish finishes and attractive decor.
- Furnishings include comfortable leather seating, high top tables and a raw edge wood tabletop in the kitchen area.

SITE PLAN

35 Commercial Way, Springboro, OH

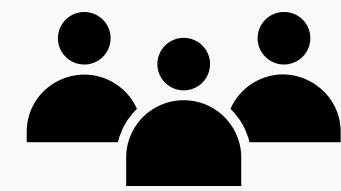


Sale Price for Building at 35 Commercial Way + Adjacent Land Parcel	\$765,000
Building SF	5,600
Price Per SF	\$136
Parcel Size	1.2348 AC
Sale Price for Building Only	Negotiable

The office building and adjacent land parcel are priced at \$765,000. The adjacent land parcel is available separately for \$80,000. The price is negotiable for 35 Commercial Way only.

DEMOGRAPHICS

35 Commercial Way, Springboro, OH



Population

2024 Population

	2-mile	5-mile	10-mile
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18,112

85,293

306,651

2029 Projection

19,672

90,205

315,173

2024 Households

3,850

19,459

37,353



Households

2029 Household Projection

7,993

34,836

127,060



Housing & Income

2024 Medium Home Value

\$174,379

\$234,325

2024 Medium Household Income

\$85,833

\$111,889

\$215,527

\$96,862



Springboro is an affluent city in the U.S. state of Ohio. A central suburb of both Cincinnati and Dayton, Springboro is located mostly in Northwestern Warren County in Clearcreek, Turtlecreek, and Franklin Townships; with a small portion in Southern Miami Township in Montgomery County. The city is part of the Miami Valley.

In 2009 and 2011, CNN Money Magazine named Springboro one of America's 100 "Best Places to Live".



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