

RETAIL PROPERTY + HARDWARE BUSINESS | 23,300 SQ. FT

3CRE

**FOR SALE ➤ \$2,750,000**

**3375 DAYTON XENIA ROAD, BEAVERCREEK, OH 45432**





**LOCATION:**  
**3375 Dayton Xenia Road**



**OFFERING PRICE:**  
**\$2,750,000.00**



**INCLUDED IN SALE:**  
**Real Estate & Business**



**REAL ESTATE:**  
**Retail Strip Center**



**NET OPERATING INCOME (REAL ESTATE 2025):**  
**\$192,020.00**



**MARKET:**  
**Beavercreek, Ohio**



**TOTAL BUILDING SQFT:**  
**23,300 SqFt**



**BUSINESS FOR SALE:**  
**National Hardware Store**



**CASHFLOW/SDE (TRUE  
VALUE OPERATIONS):**  
**\$169,357.00**



**THE OFFERING:****Multi-Tenant Retail Strip Center with Operating Hardware Business****Property Overview:**

- 23,300 SF multi-tenant neighborhood retail strip center
- Anchored by a national hardware store with 30+ years of successful operation
- Owner-occupied, meticulously maintained real estate
- Both property and business in mint condition

**Financial Highlights:**

- *Real estate:*
  - Net Operating Income (NOI): \$192,000
  - Current in-place rents: \$3.00–\$5.00 per SF below market
  - Competitive cap rate pricing for stabilized retail
  - Potential for cap rate compression and NOI growth as rents normalize
- *Operating business:*
  - Seller's Discretionary Earnings (SDE): \$169,357
  - Longstanding customer loyalty and established market presence
  - Opportunities for growth through expanded products, longer hours, or operational scaling

**Investment Opportunity:**

- Two complementary income streams: real estate + operating business
- Flexibility in financing, valuation, and exit strategies
- Clear value-add potential through lease roll-over or rent adjustments

**Target Buyers:**

- Investors seeking stabilized retail with durable tenancy and rental upside
- Owner-operators pursuing SBA-eligible financing for combined acquisition
- Value-add buyers targeting below-market rents with long-term hold potential

**Key Selling Points:**

- Rare opportunity to acquire a cash-flowing retail asset and business in a single transaction
- Immediate income with strong downside protection
- Multiple avenues for value creation and growth

## *The Real Estate*

3375 DAYTON XENIA ROAD, BEAVERCREEK, OH 45432

The real estate consists of a well-maintained 23,300-square-foot neighborhood retail strip center situated on 1.5 acres of land. Located in the heart of Beavercreek, one of the most desirable and demographically strong suburbs within the Dayton, Ohio MSA, the property benefits from established traffic patterns, strong neighborhood retail demand, and long-term market stability, supporting consistent tenant performance and durable income.

The asset is currently operated as a multi-tenant retail investment with three in-place leases and a weighted average remaining lease term (WALT) of approximately 4.75 years, providing reliable in-place cash flow and attractive current yield. The existing lease profile supports predictable cash distributions while limiting near-term rollover risk, which is particularly appealing for private investors focused on income stability.

From a yield perspective, the property offers immediate cash-on-cash returns at acquisition, with the opportunity to enhance yield over time through mark-to-market rent increases as leases renew. With in-place rents believed to be below prevailing market levels, future ownership can grow NOI organically, driving higher ongoing yield and total return without the need for significant capital investment.

Overall, the combination of current income, yield growth potential, and downside protection provided by established tenancy positions the property as an attractive opportunity for private investors seeking stable returns today with the ability to improve yield and value over the hold period.

 **3375 Dayton Xenia Road,  
Beavercreek, Ohio 45432**

**ASSET TYPE:**  
Retail Neighborhood Strip Center

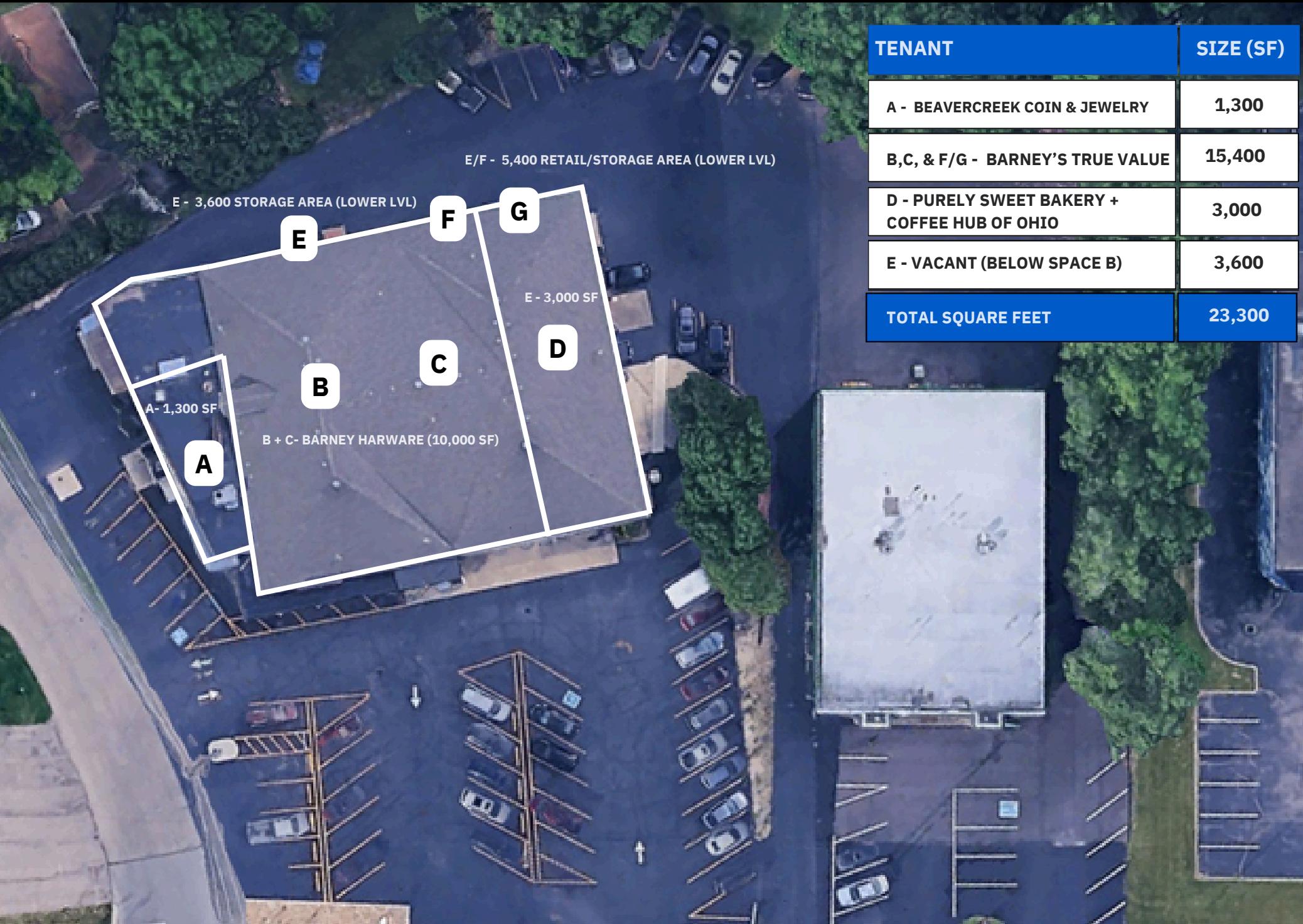
**OFFERING PRICE:**  
**\$2,400,250.00**

**CASHFLOW/NOI:**  
**\$192,020.00**

**TOTAL SQFT:**  
**23,300 SqFt**

**MARKET:**  
**Beavercreek, Ohio**

**ACREAGE:**  
**1.54 acres**



Tenant Name	SqFt	Gross Rent/SqFt	Annual Rent/Yr	Start Date	End Date
Suites B, C, & F/G ( <i>Barney's True Value</i> )	15,400 SqFt	\$11.36/SqFt	\$175,080	Jan 1, 2026	Dec 31, 2031
Suite D ( <i>Purely Sweet Bakery &amp; Coffee Hub</i> )	3,000 SqFt	\$10.94/SqFt	\$32,820	Mar 1, 2025	May 1, 2030
Suite A ( <i>Beavercreek Coin &amp; Jewelry</i> )	1,300 SqFt	\$14.77/SqFt	\$19,200	Nov 1, 2024	Oct 30, 2029
Suite E ( <i>Lower Level Storage</i> )	3,600 SqFt	\$6.00/SqFt	\$0	Vacant	Vacant
<b>TOTAL GROSS INCOME</b>	<b>23,300 SqFt</b>		<b>\$227,100</b>		

## Income Overview

Barney True Value Hardware	\$175,080.00
Purely Sweet Bakery/Coffee Hub	\$32,820.00
Beavercreek Coin & Jewelry	\$19,200.00
Lower Level Storage (3,600 SF)	\$0
Maintenance Fees	\$3,000.00
<b>Gross Income</b>	<b>\$230,100.00</b>

## Expense Overview

Property Taxes	\$22,180.00
Property Insurance	\$5,400.00
Landscaping & Snow Removal	\$3,500.00
Utilities	\$2,000.00
Trash	\$2,000.00
Maintenance	\$3,000.00
<b>Gross Expenses</b>	<b>\$38,080.00</b>
<b>Net Operating Income</b>	<b>\$192,020.00</b>

## Operating Data

Gross Income	\$230,100.00
Operating Expenses	\$38,080.00
<b>Net Operating Income</b>	<b>\$192,020.00</b>

## Investment Overview

Price	\$2,400,250.00
Rentable SqFt	23,300 SF
Price/SF	\$103.01
CAP Rate	8.00%
Debt Coverage Ratio	1.32

## Financing Data

Down Payment	\$600,062.50
Loan Amount	\$1,800,187.50
Debt Service (6.50%/25 Yr Am)	\$145,859.88
Debt Service (Monthly)	\$12,154.99.
Principal Reduction (yr 1)	\$29,723.00



SUITE B, C, &amp; F/G

True Value Hardware, founded in 1948, is a network of independent retailers offering quality hardware and home improvement products. Barney Hardware, a family-run business since 1987, has been highly rated and voted a “Neighborhood Favorite” multiple years, holding an A+ rating with the BBB. Inventory includes paint, plumbing, electrical, automotive, lawn & garden, cleaning supplies, and many locally stocked items. In-store services include blade, key, knife, and screen and window repair, carpet cleaning, chainsaw rental, pipe cutting, lamp repair, lock re-keying, and delivery. The store is known for personalized service, local expertise, customer loyalty, and the ability to special-order items, offering a true alternative to big-box retailers.

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Purely Sweet Bakery in Dayton is a locally owned specialty bakery known for its handcrafted gluten-free, vegan, paleo, and keto-friendly desserts, including cakes, cupcakes, cookies, brownies, and custom confections from its primary retail location. The business also operates a treat truck and has a strong wholesale presence, with products available at partner stores and markets throughout the greater Dayton area.



SUITE D

Coffee Hub is a locally-owned specialty coffee shop in the Dayton, Ohio area with three current locations in Xenia, Beavercreek, and Centerville serving espresso drinks, cold brew, teas, frappes, and baked goods. The brand began in 2017 in Xenia and expanded regionally, including a now-closed Dayton Metro Library café.

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SUITE A

Beavercreek Coin & Jewelry is a local dealer in Beavercreek, Ohio, buying and selling collectible coins, gold, silver, estate jewelry, and other precious metals, while providing appraisals and cash payments. Known for knowledgeable, fair service and a friendly atmosphere, it is a trusted spot for coin and jewelry transactions in the Dayton area.



**BARNEY'S TRUE VALUE**  
BEAVERCREEK, OHIO

**CURRENT OPERATION:**  
**National Hardware Store**

**OFFERING PRICE:**  
**\$675,000.00**

**CASHFLOW/SDE (2024):**  
**\$169,357.00**

**GROSS REVENUE (2024):**  
**\$1,434,440.00**

**ASSET VALUE:**  
**\$125,000.00**

**MARKET:**  
**Beavercreek, Ohio**

**TOTAL SQFT:**  
**15,400 SqFt - 10,000 SqFt Ground Level and**  
**5,400 SqFt Lower Level**

**INTERIOR VIDEO**



## THE BUSINESS - BARNEY'S TRUE VALUE HARDWARE STORE

**3375 Dayton Xenia Road. Beavercreek, Ohio 45432**

This is a rare opportunity to acquire a thriving, family-owned hardware business with over 35 years of history in the Beavercreek community. Originally founded in 1987, Barney's True Value Hardware combines the personalized service of a locally owned store with the national support and branding of the True Value cooperative chain. Offering a strong brand, diversified services, and a loyal customer base, the business is well-positioned for continued growth under new ownership. **Business growth and expansion capabilities with use of additional retail space with brands like Stihl, Benjamin Moore paint, and other national brands.**



### SALES BREAKDOWN

*Barney's Sales Breakdown:*

Lawn & Garden	-\$325,774	(22.9%)
Plumbing	-\$203,180	(14.3%)
Paint and Accessories	-\$171,939	(12.1%)
Hardware	-\$119,741	(8.4%)
Electrical	-\$112,314	(7.9%)
Outdoor Living	-\$104,118	(7.3%)
Tools	-\$86,884	(6.1%)
Housewares / Cleaning	-\$52,468	(3.7%)
Automotive	-\$16,979	(1.2%)
Miscellaneous / Other	-\$230,837	(16.2%)

### EXPANSION OPPORTUNITY

*Expanding Retail Footprint:*

The space includes 10,000 square feet of ground-level retail and 5,400 square feet of lower-level storage, which offers strong potential for conversion into additional retail space. The lower level can be utilized to expand retail operations into steel, building materials, and other key segments of the hardware business, enhancing product offerings and overall store capabilities.

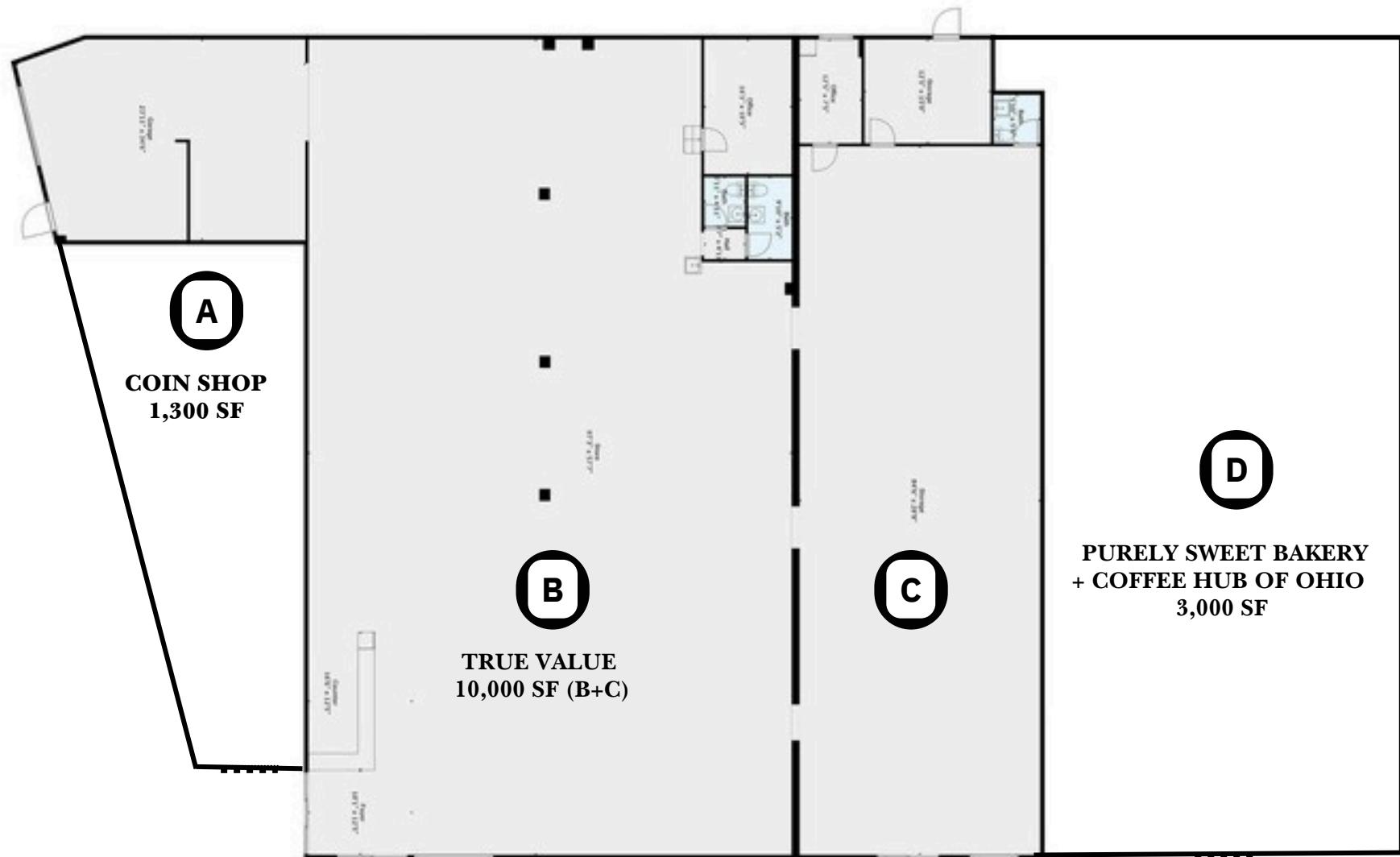
### 30-YEAR OPERATION

*Turnkey Business with Loyal Customer Base:*

With over 30 years of successful operation, this business boasts a proven track record, deep community roots, and a loyal customer base. Its long-standing presence reflects consistent performance, trusted service, and strong market positioning—offering a turnkey opportunity for a new owner to step into a well-established and respected brand.

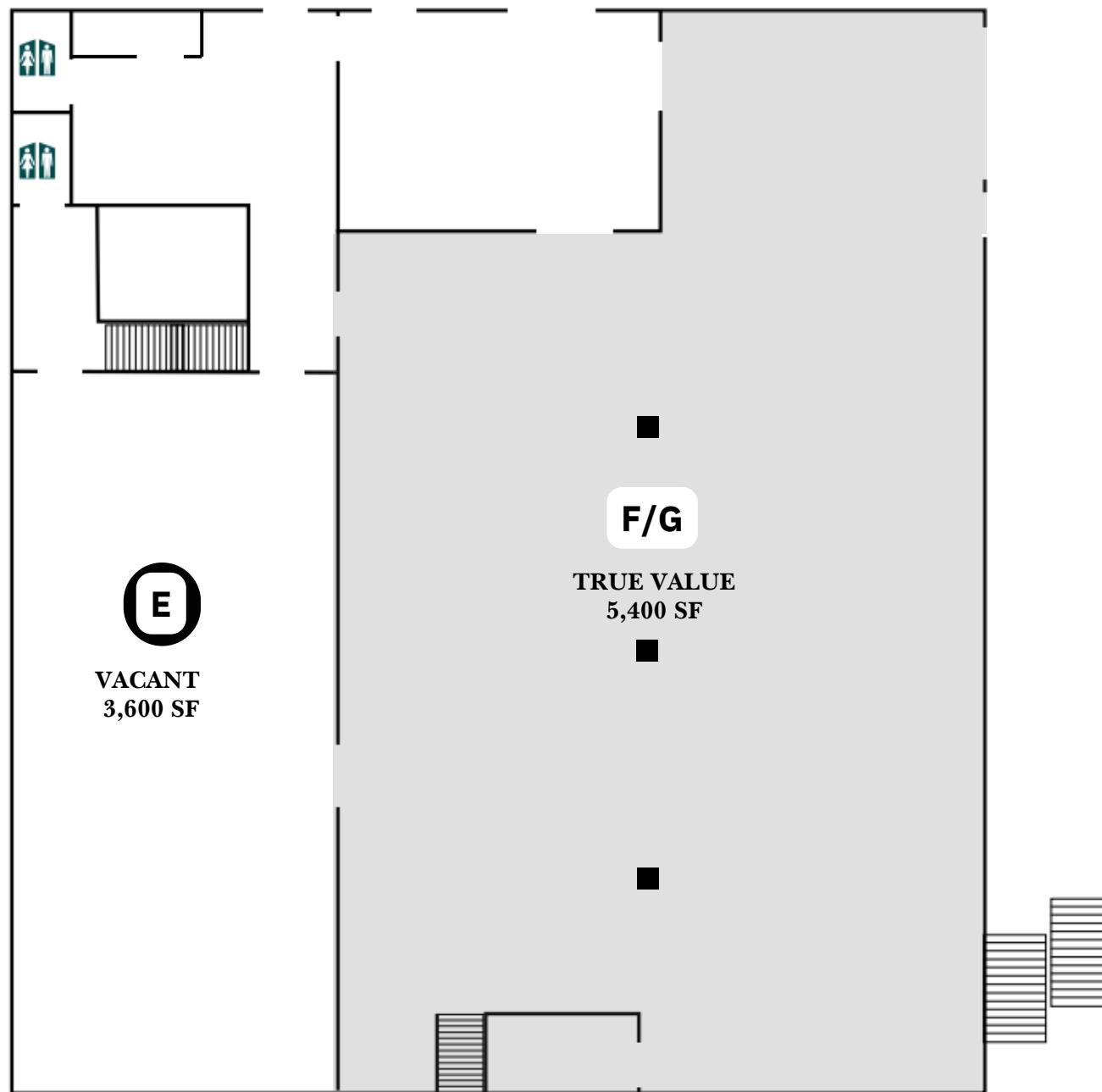
## *Ground-Level Retail Space*

**TOTAL SQFT:  
14,300 SqFt**



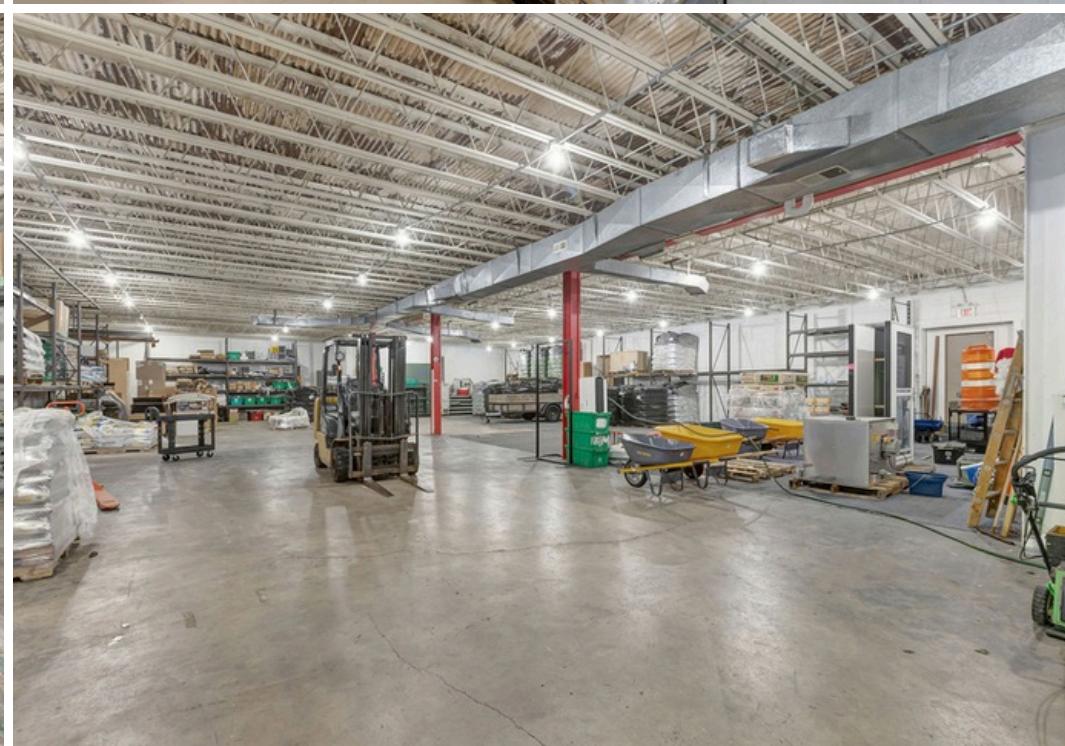
### ***Lower-Level Space (Retail + Storage)***

**TOTAL SQFT:**  
**9,000 SqFt**









[INTERIOR VIDEO](#)

# FINANCING AVAILABLE



## Financial Scenario

<b>Purchase Price</b>	\$2,400,250
<b>Down Payment</b>	25%
<b>Loan Amount</b>	\$1,800,188
<b>Loan Term</b>	6.50%/25 YEAR AM
<b>Loan Type</b>	Owner-Occupied or Investment
<b>Interest Rate</b>	Bank, CMBS, or SBA 504(owner occupy) <small>Issued at time of loan commitment letter</small>
<b>Monthly Payment</b>	To be determined per loan
<b>Pre-Payment Penalty</b>	To be determined per loan

The subject property at 3375 DAYTON XENIA ROAD is being acquired for a total purchase price of \$2.75 million. The transaction is supported by two primary components: the real estate, valued at \$2,400,250, and the business assets, valued at \$675,000. This lending request is structured with the real estate asset as the primary collateral. Given that the appraised value of the real estate exceeds that of the business, the loan structure is heavily weighted toward the property's stability and long-term value. This real estate-centric approach reduces lender exposure to operational business risk and provides a more secure collateral base, aligning with traditional asset-based lending criteria.

Reach out to [capitalmarkets@3cre.com](mailto:capitalmarkets@3cre.com) for more information.

**Disclaimer:** This document does not constitute a commitment to lend, an offer of credit, a pre-approval, or an approval of any financing request. It is provided solely for illustrative and informational purposes. All terms, conditions, rates, and programs are subject to change without notice and may vary based on the final underwriting and credit approval process.

# BEAVERCREEK

## SUBMARKET OF DAYTON

### LOCATION OVERVIEW

- Location: Eastern suburb of Dayton in Greene County; bordered by Kettering, Fairborn, Bellbrook, and Wright-Patterson Air Force Base.
- Character: Family-friendly, car-accessible community known for strong schools, well-planned residential neighborhoods, retail centers, and proximity to major employment hubs.

### COMMERCIAL DEVELOPMENTS

- *The Greene Town Center* – Large mixed-use lifestyle center with retail, dining, office space, apartments, and entertainment.
- *Larkspur at Beavercreek* – Modern multifamily residential community serving professionals and military personnel.
- *Creekside Reserve* – Newer residential development with access to parks and trails.
- *Wright State Research Park Adjacent Housing & Office Growth* – Ongoing development tied to research, defense, and technology sectors.
- *North Fairfield Road Corridor* – Continued infill and retail redevelopment supporting mixed residential and commercial uses.

### LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Beavercreek's economy is heavily supported by Wright-Patterson Air Force Base, Wright State University, and nearby research and defense contractors, creating a stable professional and technical workforce.
- The city maintains a strong balance of residential growth and commercial investment, with an emphasis on infrastructure, quality-of-life amenities, and long-term economic stability.

### THE GREENE TOWN CENTER



WRIGHT-PATTERSON AIR FORCE BASE



INCOME 

<b>1- Mile</b>	\$123,168 (Household Avg. Income)
<b>3- Mile</b>	\$125,279 (Household Avg. Income)
<b>5-Mile</b>	\$90,435 (Household Avg. Income)

POPULATION 

<b>1- Mile</b>	4,603
<b>3- Mile</b>	45,421
<b>5-Mile</b>	140,502

TRAFFIC 

<b>N Dayton Xenia Rd</b>	15,195 (Cars/Day)
<b>North Fairfield Road</b>	25,688 (Cars/Day)
<b>US-35</b>	40,672 (Cars/Day)

BUSINESSES 

<b>1- Mile</b>	572
<b>3- Mile</b>	2,555
<b>5-Mile</b>	5,968



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