

TABLE OF CONTENTS

1 - Propert	y Information	
,	Custom Page 1	4
	Property Photos	5
2 - Location	n Information	
	Regional Map	7
	Location Maps	8
3 - Trade A	rea Overview	
3 - Trade A	rea Overview Business Map	10
3 - Trade A		10 11
	Business Map	
	Business Map Demographics	

GREGORY BLATT

BROKER-DIRECTOR
O: (937) 657-2876
C: (937) 657-2876
greg.blatt@kw.com
BRKA:0000286367, Ohio

BILL LEE

AGENT O: (937) 474-9395 C: (937) 474-9395 bill.lee@kw.com 2013001147, Ohio



Property Information

CUSTOM PAGE 1
PROPERTY PHOTOS





Property Overview

Constructed in 2004 and situated on 1.49 acres, this professional office property offers a secure, high-quality workspace for Department of Defense contractors or similar users. The facility includes a 1000 SF Classified Closed Area meeting DCSA standards, a mix of private and open office areas, a conference room, breakroom, and covered outdoor patio. The property provides ample parking, modern finishes, and flexibility for owner-occupant use within a Planned Unit Development district supporting professional and administrative office operations. Convenient access to SR-444 and I-675 connects the site to Wright-Patterson AFB and the greater Dayton region.

Property Highlights

- 7,500 SF professional office on 1.49 acres
- Includes 1000 SF Classified Closed Area (DCSA compliant)
- High-quality construction built in 2004
- Functional layout with multiple private offices and conference rooms
- Secure entry capability suitable for defense operations
- Zoned Planned Unit Development (PUD) for professional office use
- Minutes from Wright-Patterson Air Force Base and I-675
- Ample on-site parking (approximately 35 spaces)
- Covered outdoor patio with picnic area
- Ideal owner-occupant opportunity for DOD or government contractors

Price:	\$1,499,000
Building SF:	7,500
Floors:	1
Lot Size:	1.49 Acres
Year Built:	2004
Building Class:	В
Parking:	Attached
Parking Ratio:	4.7

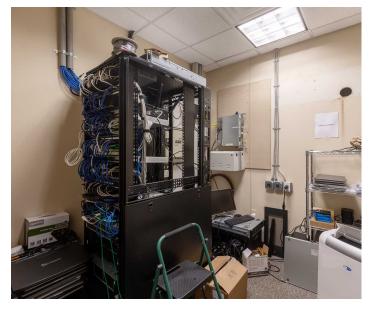














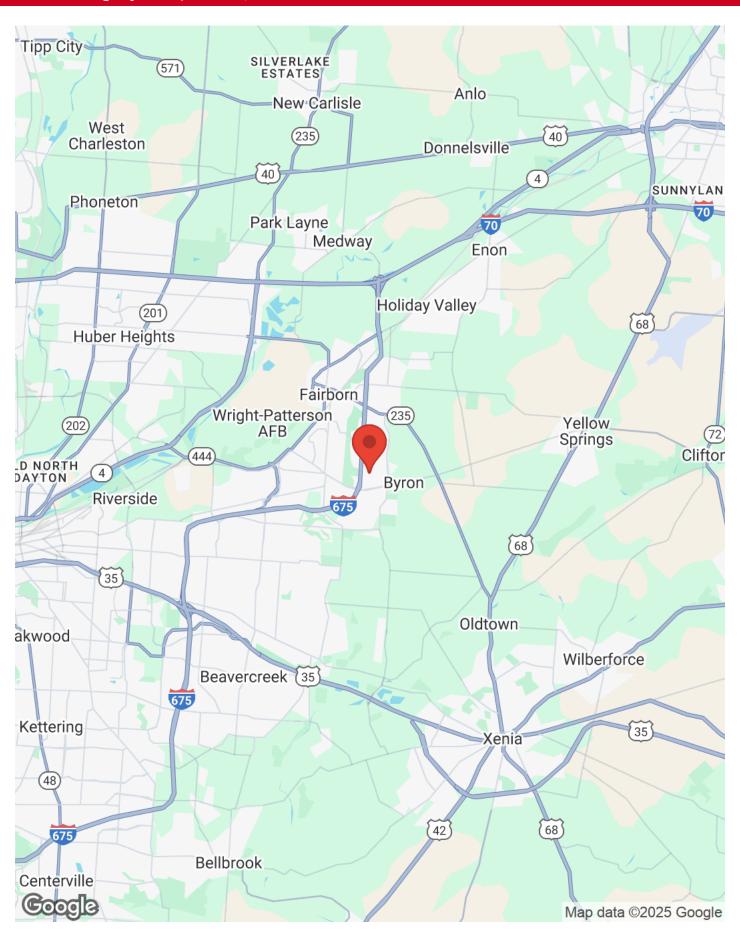


GREGORY BLATT (937) 657-2876 greg.blatt@kw.com

BILL LEE (937) 474-9395 bill.lee@kw.com

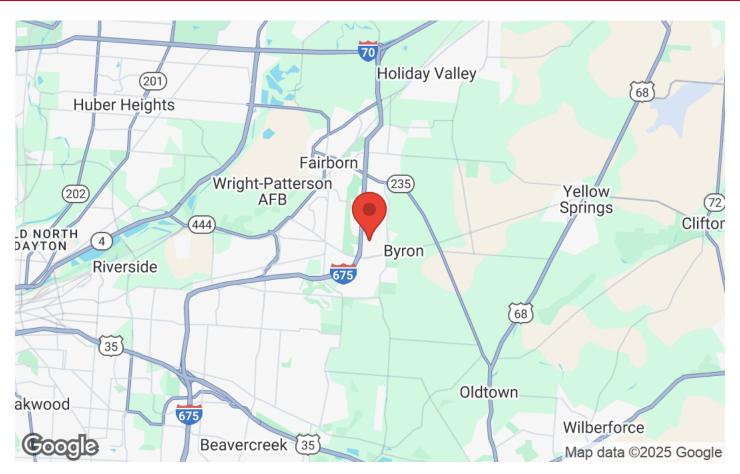
Location Information 2

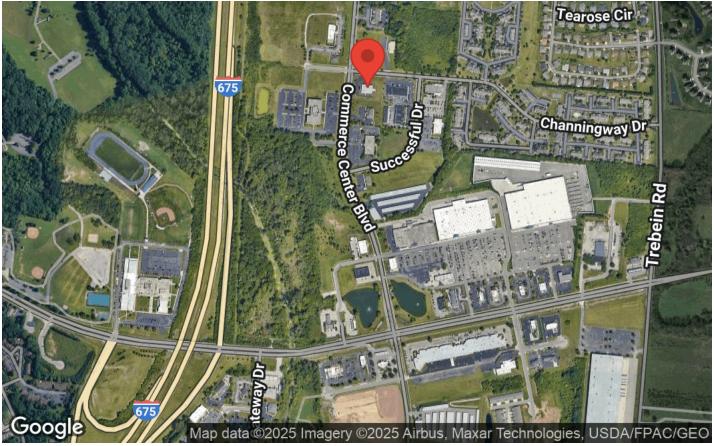
REGIONAL MAP LOCATION MAPS





GREGORY BLATT (937) 657-2876 greg.blatt@kw.com **BILL LEE** (937) 474-9395 bill.lee@kw.com







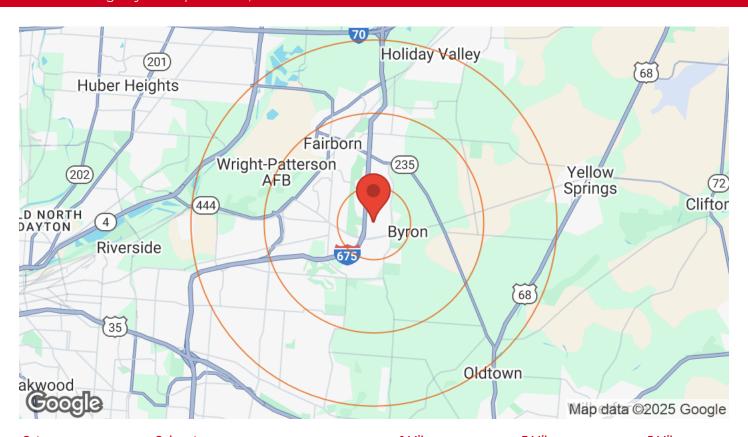
GREGORY BLATT (937) 657-2876 greg.blatt@kw.com

BILL LEE (937) 474-9395 bill.lee@kw.com

Trade Area Overview 3

BUSINESS MAP DEMOGRAPHICS





Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,302	19,143	36,239
	Female	2,356	19,751	34,946
	Total Population	4,658	38,894	71,185
Age	Ages 0-14	670	6,757	11,999
	Ages 15-24	478	5,039	10,683
	Ages 25-54	2,001	15,963	28,142
	Ages 55-64	592	4,626	8,364
	Ages 65+	917	6,506	11,999
Race	White	3,720	31,185	57,169
	Black	395	3,213	5,175
	Am In/AK Nat	7	39	64
	Hawaiian	3	19	28
	Hispanic	203	1,560	2,890
	Asian	167	1,400	3,317
	Multi-Racial	155	1,381	2,370
	Other	8	97	171
Income	Median	\$94,785	\$69,149	\$80,414
	< \$15,000	118	1,577	2,315
	\$15,000-\$24,999	103	1,251	1,762
	\$25,000-\$34,999	173	1,328	2,034
	\$35,000-\$49,999	224	2,457	3,639
	\$50,000-\$74,999	231	2,806	4,756
	\$75,000-\$99,999	360	2,356	3,838
	\$100,000-\$149,999	424	2,702	4,999
	\$150,000-\$199,999	354	1,678	3,437
	> \$200,000	281	1,426	3,895
Housing	Total Units	2,344	18,185	31,803
	Occupied	2,267	17,583	30,674
	Owner Occupied	1,333	9,286	17,397
	Renter Occupied	934	8,297	13,277
	Vacant	77	602	1,129



GREGORY BLATT (937) 657-2876 greg.blatt@kw.com **BILL LEE** (937) 474-9395 bill.lee@kw.com

Agent Profile PROFESSIONAL BIO

DISCLAIMER





Gregory BlattBroker-Director

- (937) 657-2876
- greg.blatt@kw.com
 BRKA:0000286367, Ohio

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.



Agent

(937) 474-9395

(10) bill.lee@kw.com

(20) 20) 20) 20) 20)

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.

All materials and information received or derived from KW Commercial Community Partners its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Community Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Community Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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 Community Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Community Partners 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 Community Partners in compliance with all applicable fair housing and equal opportunity laws.



In the Heart of Fairborn's Defense Corridor

Position your operations where innovation meets security. This professional office environment combines modern construction with built-in classified workspace potential—minutes from Wright-Patterson AFB, Wright State University, and key regional employers..

OFFERING MEMORANDUM | 6336 GREENWICH DRIVE | SAN DIEGO, CA

1130 Channingway Dr

Exclusively Listed by

Gregory Blatt - Broker-Director

- **(**937) 657-2876
- greg.blatt@kw.com
- BRKA:0000286367, Ohio

Bill Lee - Agent

- **(**937) 474-93<mark>9</mark>5
- bill.lee@kw.com
- 2013001147, Ohio

KW Commercial Community Partners

2835 Miami Village Dr. Suite 200

Dayton, OH 45342

Each Office is Independently Owned and Operated







www.kwcommercial.com