

COMMERCIAL SPACE FOR LEASE

## BEAVERCREEK FLEX SPACE

1571 NORTH CENTRAL DRIVE, BEAVERCREEK, OH 45432



# FOR LEASE

### KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr. Suite 200  
Dayton, OH 45342



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Each Office Independently Owned and Operated

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# BEAVERCREEK FLEX SPACE

1571 NORTH CENTRAL DRIVE



## Flexible Workspace in a Prime Location

Built for Trades, Storage, and Small Business Operations

Located just minutes from State Route 35 and I-675, this versatile commercial flex space offers an exceptional combination of accessibility, functionality, and affordability. Perfect for contractors, service providers, distributors, or small business owners, the property provides everything you need to operate efficiently and protect your assets.

The heated flex space is ideal for seasonal inventory storage, vehicle staging, and businesses that need both office and warehouse functionality. With optional roll-up doors, the space easily supports light production such as small-scale assembly, packaging, or fabrication. Companies needing warehouse storage with a modest office footprint—such as e-commerce fulfillment, supply-chain staging, or materials distribution—will appreciate the drive-in access and proximity to major highways.

Service-based businesses that deploy field crews, including HVAC, electrical, construction, and specialty trades, will benefit from the efficient layout and convenient location. The space can also accommodate creative and production uses, offering room for a workshop or studio—such as metalwork, sign making, woodworking, or custom furniture—paired with a showroom or office area to support client interaction.

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## PROPERTY SUMMARY

1571 NORTH CENTRAL DRIVE



### Property Summary

Building SF:	1500sqft
Lease Rate:	\$1500/Mo
Lot Size:	7,000 SF
Parking Ratio:	2 per 1000 sqft
Parking:	Shared
Year Built:	1942
Zoning:	Commercial Flex

### Property Highlights

- Convenient access to SR-35 and I-675
- Shared parking and private bathroom.
- Great Space for contractors, suppliers, and service professionals
- Secure, indoor storage for equipment and materials
- A functional and affordable space designed to work as hard as you do.

### Location Overview

1571 Central Drive is tucked just off Dayton–Xenia Road, a key connector between downtown Beavercreek and Linden Avenue. Traveling west, Dayton–Xenia Road crosses both Woodman Drive and Smithville Avenue. To the east, it intersects North Fairfield Road, providing quick access to State Route 35 and I-675 from two directions.

This location offers a rare combination of privacy and convenient highway access, making it well positioned for a variety of business uses.

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## PROPERTY PHOTOS

1571 NORTH CENTRAL DRIVE



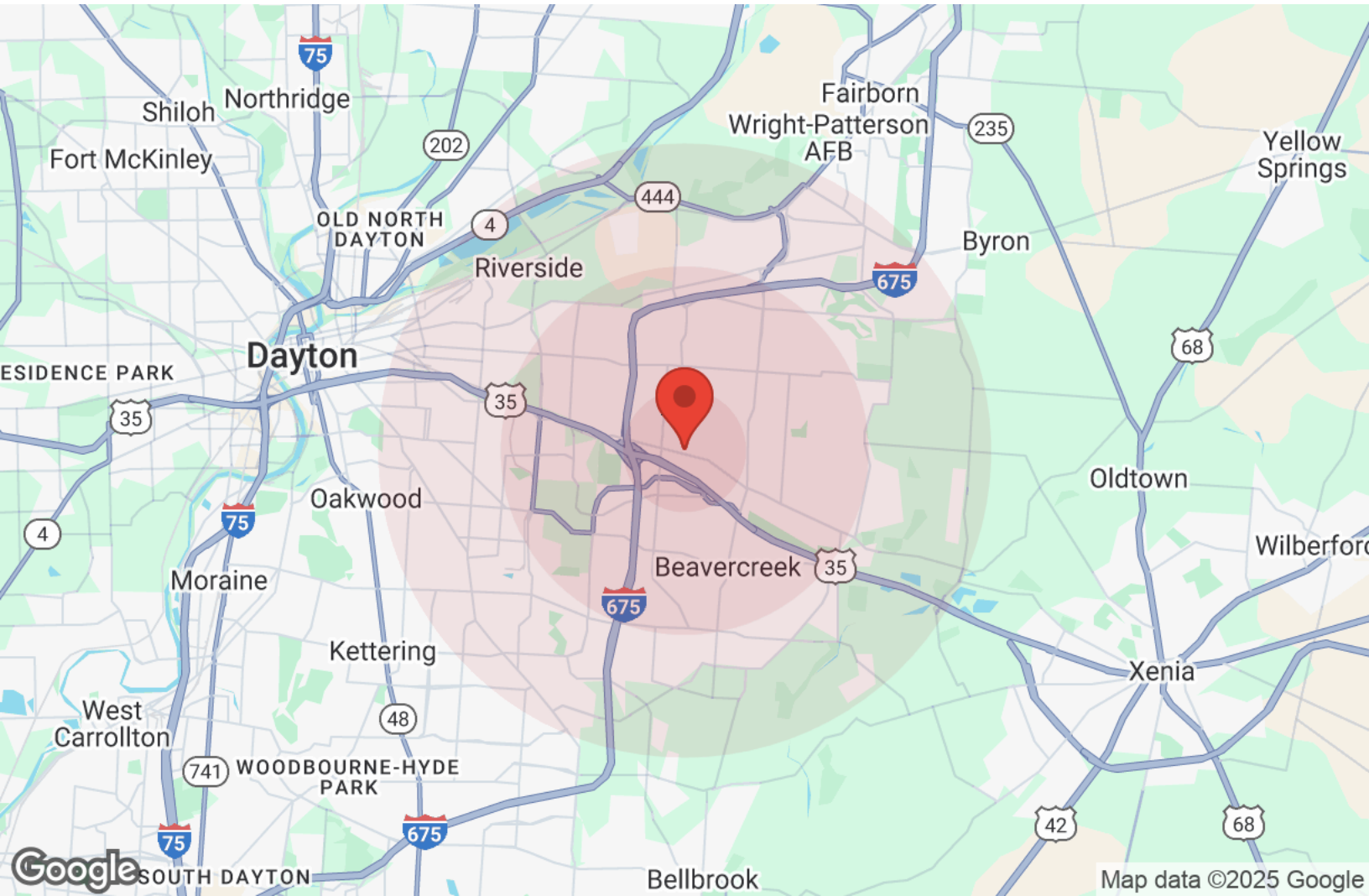
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# DEMOGRAPHICS

1571 NORTH CENTRAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	2,694	28,167	86,413
Female	2,541	27,891	84,240
Total Population	5,235	56,057	170,652

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	984	9,787	30,322
Ages 15-24	538	6,486	22,957
Ages 25-54	1,979	21,710	68,490
Ages 55-64	726	6,871	19,752
Ages 65+	1,007	11,202	29,130

Race	1 Mile	3 Miles	5 Miles
White	4,609	45,743	132,682
Black	132	3,313	15,683
Am In/AK Nat	7	56	205
Hawaiian	3	17	68
Hispanic	204	2,534	9,505
Asian	121	2,579	6,621
Multi-Racial	147	1,704	5,529
Other	10	107	358

Income	1 Mile	3 Miles	5 Miles
Median	\$106,738	\$91,342	\$72,777
< \$15,000	19	1,404	5,778
\$15,000-\$24,999	91	1,082	5,523
\$25,000-\$34,999	117	1,286	5,274
\$35,000-\$49,999	134	2,066	8,837
\$50,000-\$74,999	225	3,846	12,344
\$75,000-\$99,999	339	3,373	9,836
\$100,000-\$149,999	501	4,790	11,852
\$150,000-\$199,999	285	2,904	6,652
> \$200,000	281	3,027	7,361

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,061	25,083	78,914
Occupied	1,992	23,779	73,459
Owner Occupied	1,731	16,253	42,813
Renter Occupied	261	7,526	30,646
Vacant	69	1,304	5,456

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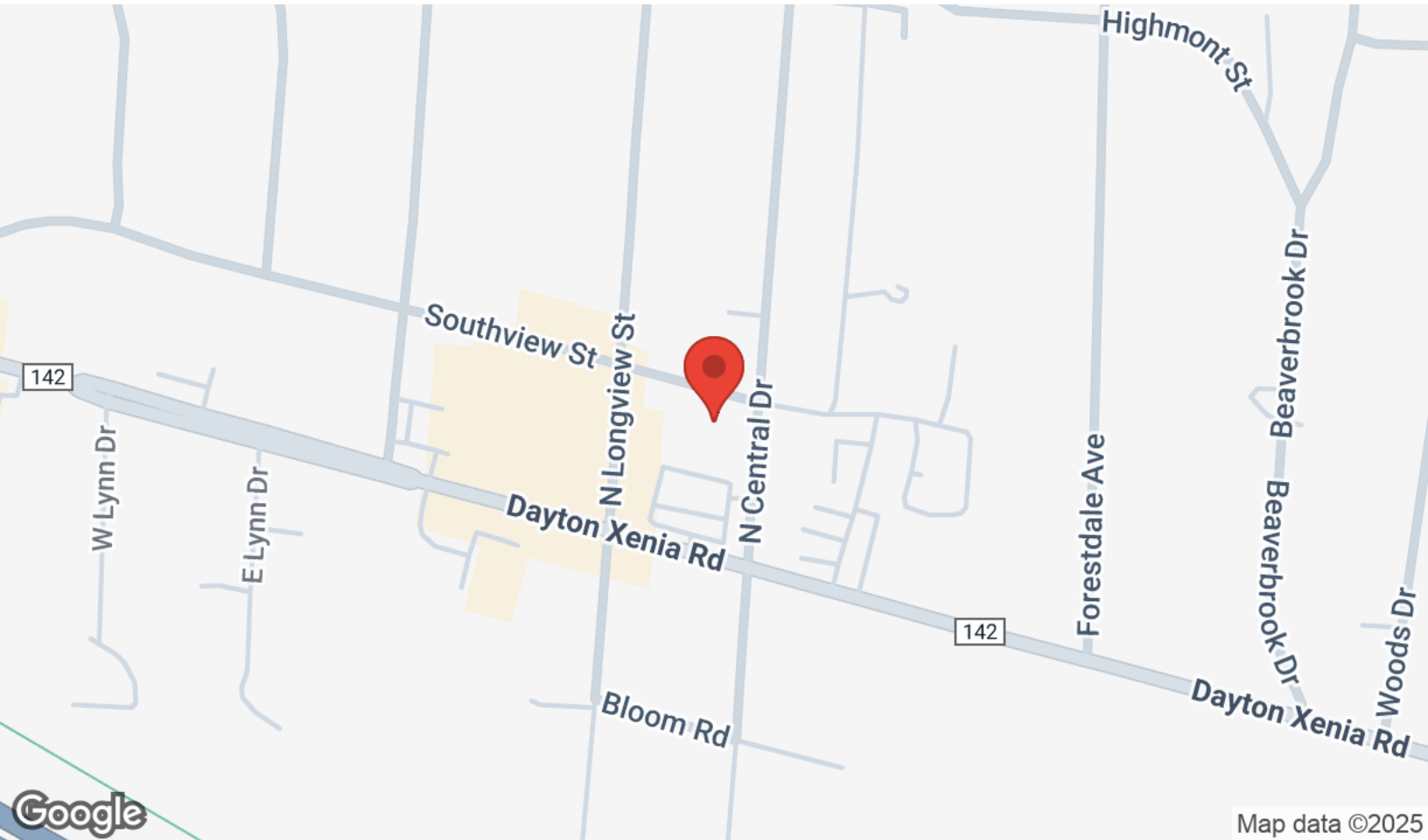


## LOCATION MAPS

1571 NORTH CENTRAL DRIVE



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## TEAM LEADER

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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.



## RETAIL SPECIALIST

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For over three years, Jeff Kirk has guided clients, with clarity, strong communication, and deep market knowledge. Beginning his career in commercial retail property management, Jeff built his foundation on helping clients make decisions rooted in their ultimate goals and ensuring the right landlord-tenant fit. He believes every real estate decision starts not with the building, but with the purpose—reverse-engineering goals and doing it all without stepping on anyone along the way. His perspective is shaped by years of proactive problem-solving, anticipating issues before they surface, and helping people stay focused on what truly matters.

Specializing in retail and flex space, Jeff uses a straightforward approach: reach a “win-win” by balancing potential, performance, and value. His work with entrepreneurs, start-ups, and retiring business owners has sharpened his ability to guide clients through the entire lifecycle of leasing, selling, purchasing, or investing—making the process more transparent and far less overwhelming. Clients often describe him as the steady hand that brings clarity to complex decisions.

As a member of The Blatt Group, Jeff leverages a team with decades of combined experience, diverse strengths, and multiple vantage points—ensuring every client receives a well-rounded strategy and timely, transparent guidance.

Jeff is also committed to strengthening the Dayton community through active involvement with treatment centers focused on mental health recovery and homelessness solutions. When he’s not advising clients, Jeff can often be found playing music throughout the community at local public and private venues.

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## SENIOR AGENT

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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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