

PRICE REDUCED!



120 E. Franklin Street

Bellbrook, Ohio 45305

SALE PRICE:

~~\$795,000~~

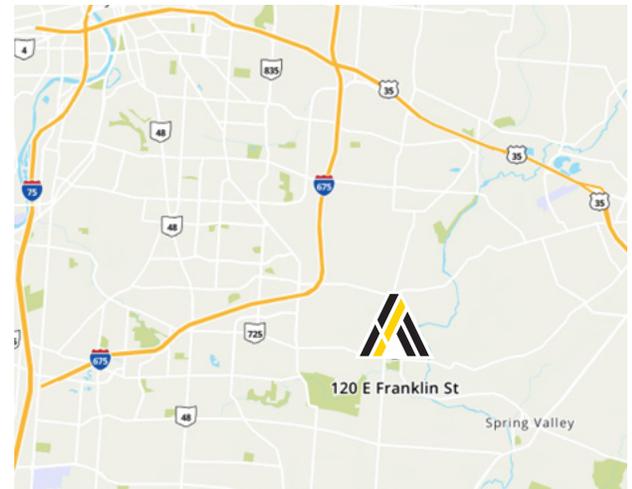
\$749,000

LEASE RATE:

NEGOTIABLE

Property Highlights

- **9,100± SF Multi-Use Building:** Flexible layout with multi-use capability.
- **1.75± Acre Site with Ample Parking:** 40 on-site spaces with additional land to expand parking or accommodate future growth.
- **Walkable Downtown Location:** Within walking distance of Downtown Bellbrook's shops, dining, and community amenities.
- **Minutes from Sugarcreek Township:** Positioned near the Sugarcreek Township market.
- **B-4 Zoning (Central Business District):** Supports a wide range of commercial uses.
- **Strong Visibility & Traffic Exposure:** Frontage along E. Franklin Street with traffic counts exceeding 6,800 vehicles per day.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	3,952	17,205	71,706
Total Households	1,395	6,729	30,343



Matt Tunnacliffe

Commercial Sales & Leasing

513.200.8270

Matt.Tunnacliffe@ApexCommercialGroup.com



Aaron Savino, SIOR

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com

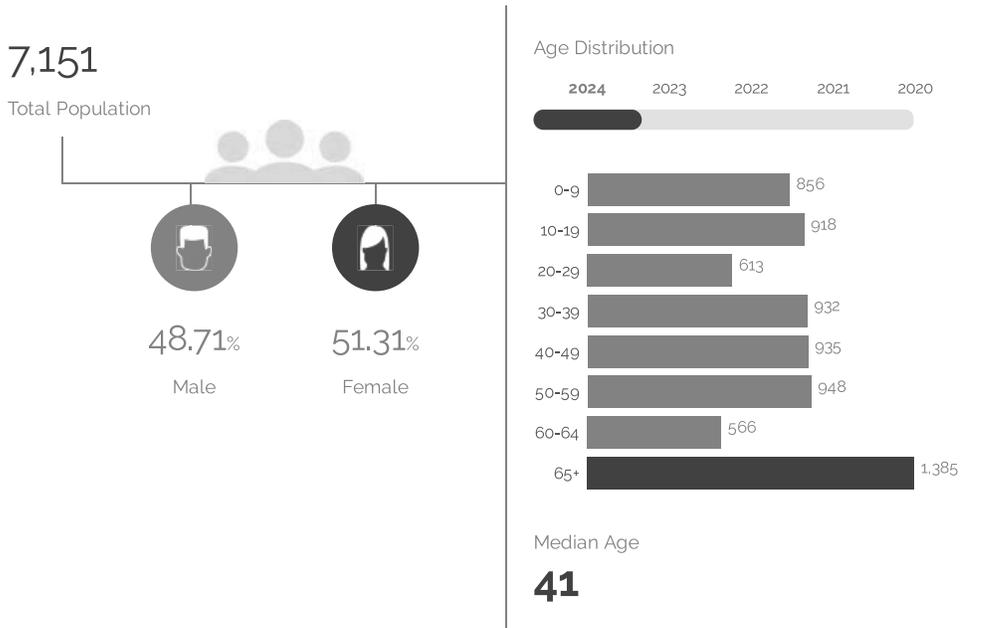
120 E. Franklin Street

Bellbrook, Ohio 45305

Demographic Information - Bellbrook

People

The total population of Bellbrook is 7,151. The median age is 41.48



Population Growth (in thousands)

Income and Spending

Households in Bellbrook earn a median yearly income of \$112,080. 55.69% of the households earn more than the national average each year. Household expenditures average \$98,087 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

\$112,080

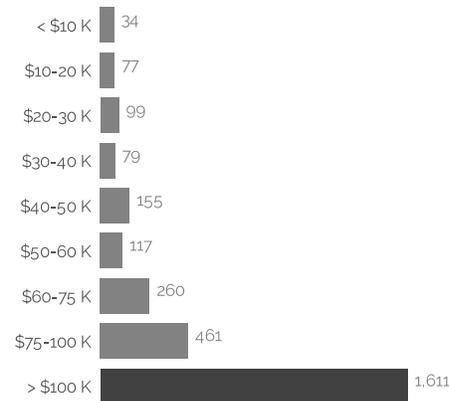
Median Household Income

37% more than the county

60% more than the state

41% more than the nation

Income Distribution



Source: Dayton Development Coalition

[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

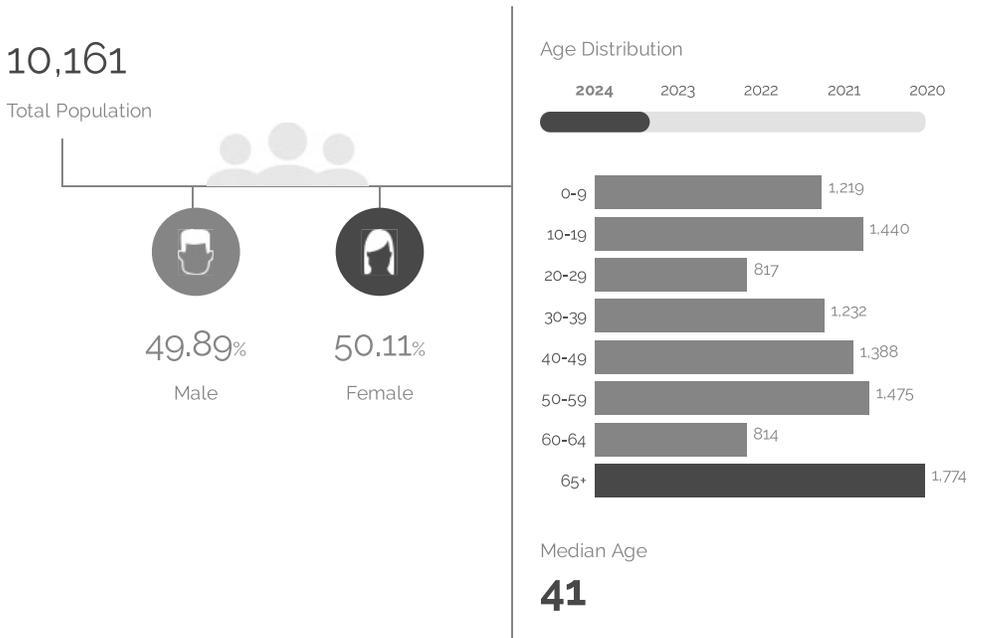
120 E. Franklin Street

Bellbrook, Ohio 45305

Demographic Information - Sugarcreek Township

People

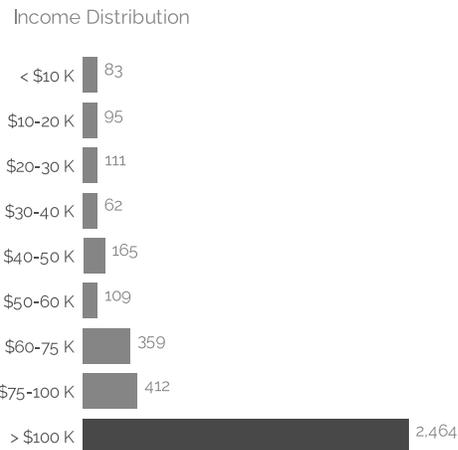
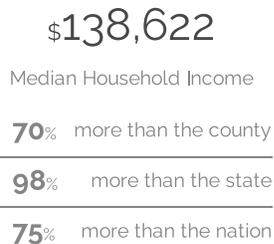
The total population of Sugarcreek township is 10,161. The median age is 41.46



Population Growth (in thousands)

Income and Spending

Households in Sugarcreek township earn a median yearly income of \$138,622. 63.82% of the households earn more than the national average each year. Household expenditures average \$108,022 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.



Source: Dayton Development Coalition

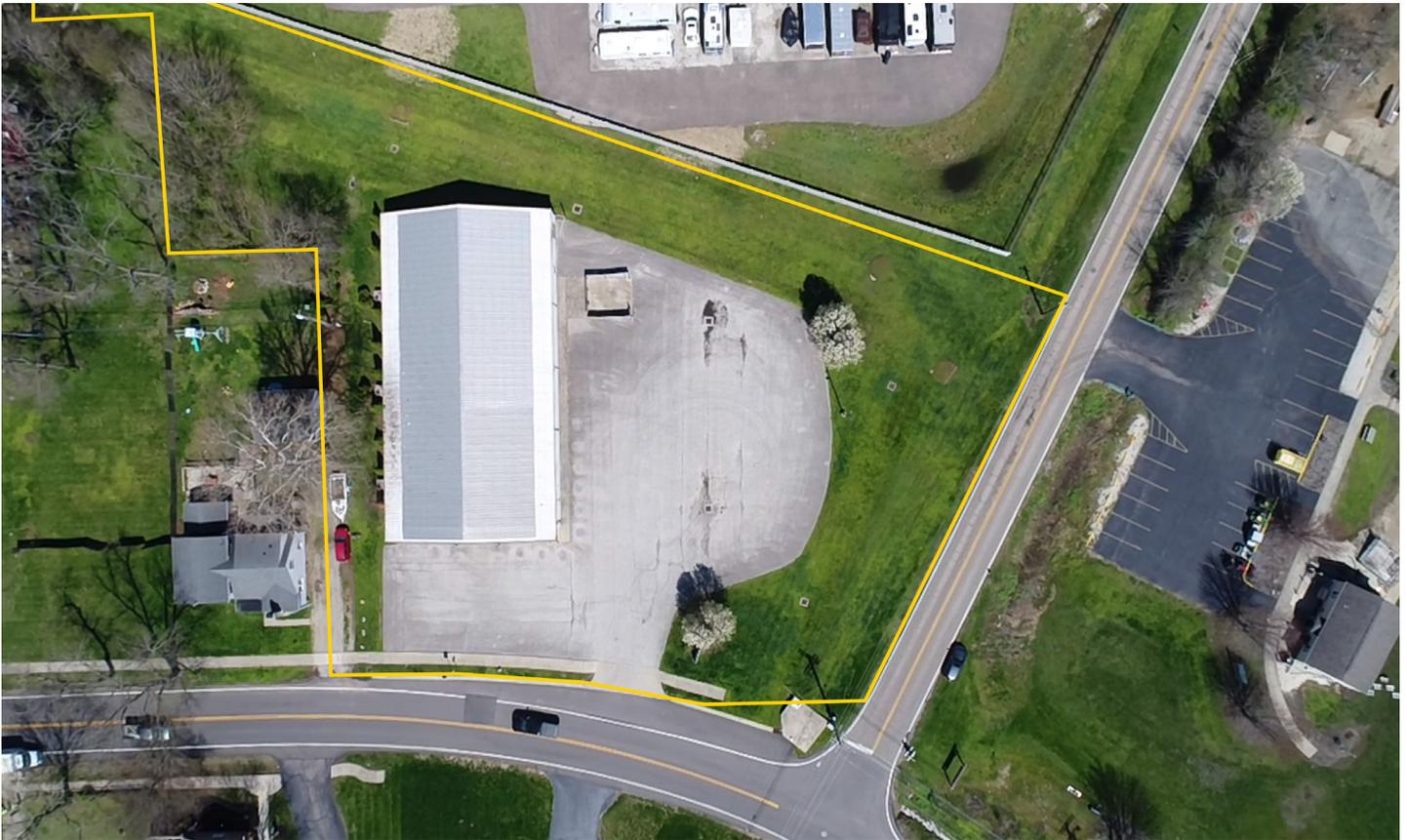
ApexCommercialGroup.com

120 E. Franklin Street

Bellbrook, Ohio 45305



Aerial



ApexCommercialGroup.com

120 E. Franklin Street

Bellbrook, Ohio 45305



Aerial



ApexCommercialGroup.com