



FOR SALE

2438-2418 NATIONAL ROAD
BEAVERCREEK, OH 45324

Property Highlights

- PRIME OPPORTUNITY FOR YOUR BUSINESS WITH 5,728 SF BUILDING AND 1 ACRE, PLUS OPTIONS FOR THE NEIGHBORING 2 LOTS
- LOT 32 LOCATED IN CITY OF BEAVERCREEK – LOT 17 AND 18 IN BATH TOWNSHIP
- LOT 32 HAS AN EXISTING BUILDING WITH OVER 2,800 SF ON THE UPPER LEVEL THAT WAS USED PREVIOUSLY FOR WORSHIP AND CONVENTION USE
- OFFERS A 60 X 36 PLUS STAGE FEATURING A 12' HIGH CEILING
- NEW PLANK FLOORING, NEW PAINT, DOUBLE-HUNG WINDOWS
- 2 OFFICES BESIDE THE FOYER ALONG WITH ACCESS TO THE LOWER KITCHEN OR BATHROOMS
- ALSO OFFERS NEW TILE FLOORS, 5 OFFICES FOR GARMENT OR SOUND STUDIO AREAS, UTILITY ROOM, AND DUAL SHOWERS FLANKED BY STAIRCASES TO BATHROOMS WITH OUTDOOR ACCESS
- THREE CONTIGUOUS PARCELS ALL LOCATED NEAR COLONEL GLENN HIGHWAY AND MINUTES FROM I-675
- CURRENTLY ZONED A2; HOWEVER, THE CITY OF BEAVERCREEK WOULD LIKE TO SEE THIS AREA TRANSITION TO COMMERCIAL USE



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SALE**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	20,373	157,903	490,282
HOUSEHOLDS	8,637	66,059	206,508
HH INCOME	\$80,943	\$79,175	\$79,737

2438 National Road Beaver Creek, OH 45324

B42 0001-0009 0 0032 00

Lot 32 | 1.0 Acre

Building Main floor 2,864 SF | Basement 2,864 SF



Offered For Sale at: \$740,000

National Rd., Fairborn, OH 45324
A01 0001 0005 0 0018 00
Lot 18 | Nearly one acre



Offered For Sale at: \$350,000

2418 National Road Beaver Creek, OH 45324
A01 0001 0005 0 0017 00
Lot 17 | Nearly one acre



Offered For Sale at: \$350,000

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.