

FLEX/LIGHT INDUSTRIAL FOR SALE

# CHURCH'S FLOWERS MIAMISBURG

1003 NORTH MAIN STREET, MIAMISBURG, OH 45342



FOR SALE

## KW COMMERCIAL PARTNERS

2835 Miami Village Dr. Suite 200  
Dayton, OH 45342



COMMUNITY  
PARTNERS

Each Office Independently Owned and Operated

## PRESENTED BY:

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### BILL LEE

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## PROPERTY SUMMARY

1003 NORTH MAIN STREET



### Property Summary

Building SF:	5,688
Lot Size:	0.31 Acres
Parking:	6
Price:	\$275,000
Year Built:	1950
Zoning:	I-1

### Property Overview

1003 N Main St is a ±5,688 SF freestanding commercial building in Miamisburg, Ohio, zoned I-1 for light industrial use. Formerly operated as a flower shop, the building features showroom space, work areas, a walk-in cooler, and a rear overhead door. The layout is functional and adaptable for a variety of business types. The property is currently on septic, with sewer access available at the street. Its location offers excellent visibility and convenient access to SR-725, I-75, and the Mound Business Park.

### Location Overview

Located just minutes from historic downtown Miamisburg, 1003 N Main St sits in a strategic corridor that blends light industrial, commercial, and residential development. This high-visibility site enjoys immediate access to major transportation routes including State Route 725 and I-75, providing direct connectivity to the greater Dayton region and Cincinnati to the south. The surrounding area features a mix of thriving local businesses, national retailers, and well-established neighborhoods, creating a strong base for both workforce and customer traffic. Miamisburg is home to the Mound Business Park — a 300-acre technology and manufacturing hub — and has seen continued investment in infrastructure, revitalization, and business attraction efforts. With a pro-business environment, growing population, and ongoing commercial activity, Miamisburg offers a compelling location for businesses seeking access, visibility, and long-term growth potential.



## PROPERTY DESCRIPTION

1003 NORTH MAIN STREET



### **1003 N Main St Miamisburg Ohio 45342**

KW Commercial Community Partners and The Blatt Group are pleased to present 1003 N Main St in Miamisburg, Ohio — a ±5,688 square foot freestanding brick commercial building zoned I-1 (Light Industrial), offering exceptional flexibility for a wide range of business uses. Formerly home to a successful flower shop, the property features a functional layout with multiple showrooms, workrooms, a walk-in cooler, utility sinks, storage areas, and a designated office or breakroom. The building provides both front and rear access, with paved parking and a rear overhead door ideal for deliveries or warehouse use. It is currently on a septic system, but public sewer access is available at the street, offering additional utility flexibility for future use or expansion. Located along a high-visibility corridor with excellent access to SR-725, I-75, and the Mound Business Park, this property is well-positioned to serve a variety of uses including light manufacturing, contractor operations, e-commerce fulfillment, or specialty retail. With solid construction and adaptable space, 1003 N Main St presents a compelling opportunity for owner-occupants or investors looking to establish a presence in one of Miamisburg's most active commercial corridors.



# PROPERTY PHOTOS

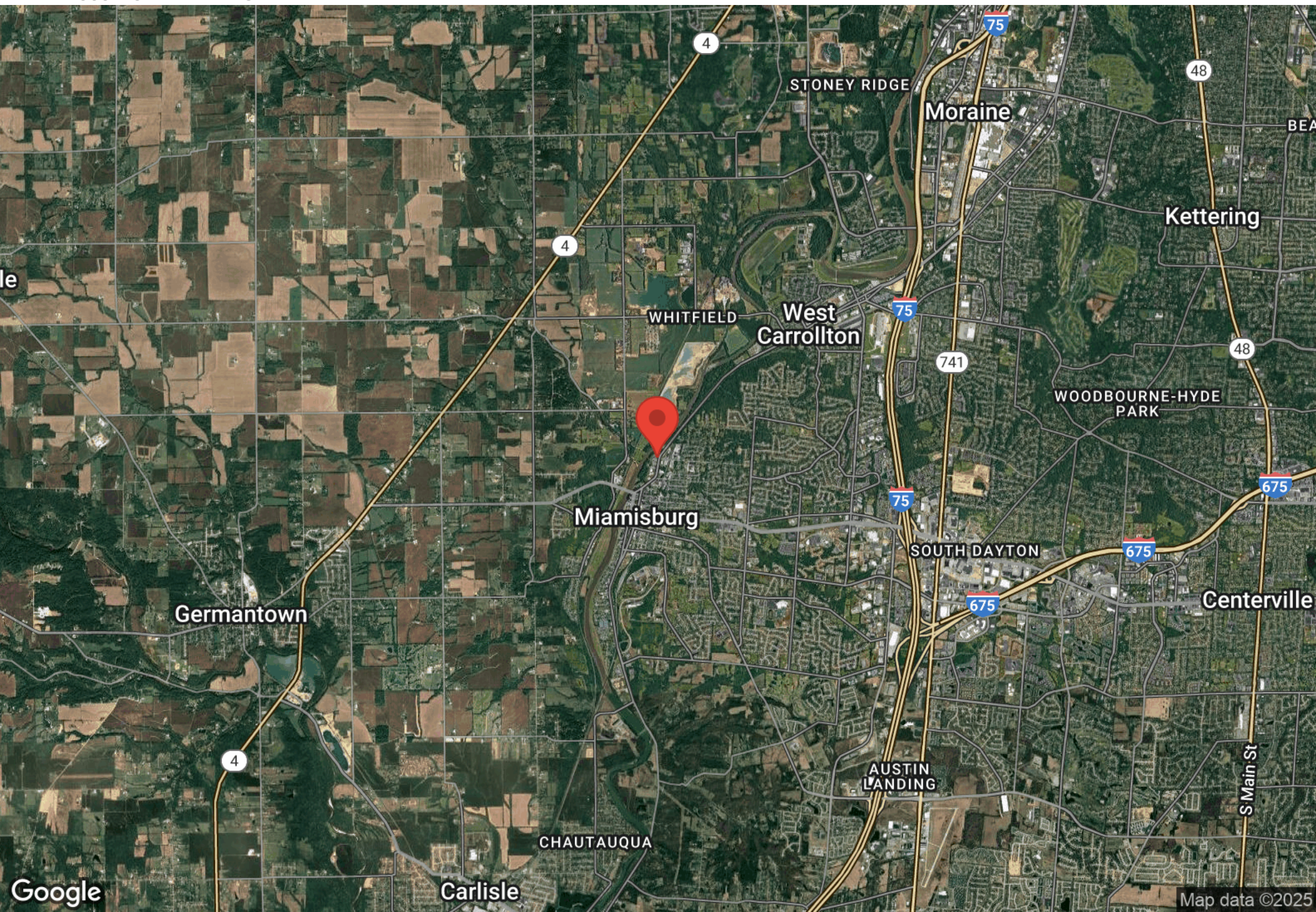
1003 NORTH MAIN STREET





# REGIONAL MAP

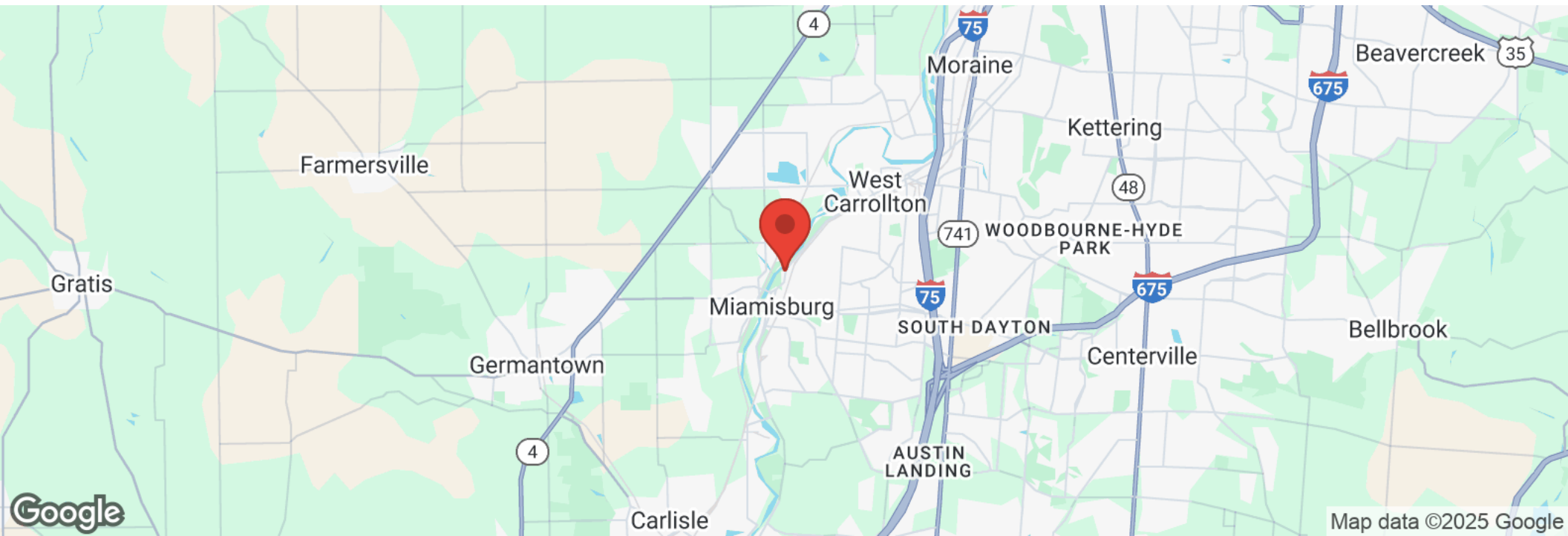
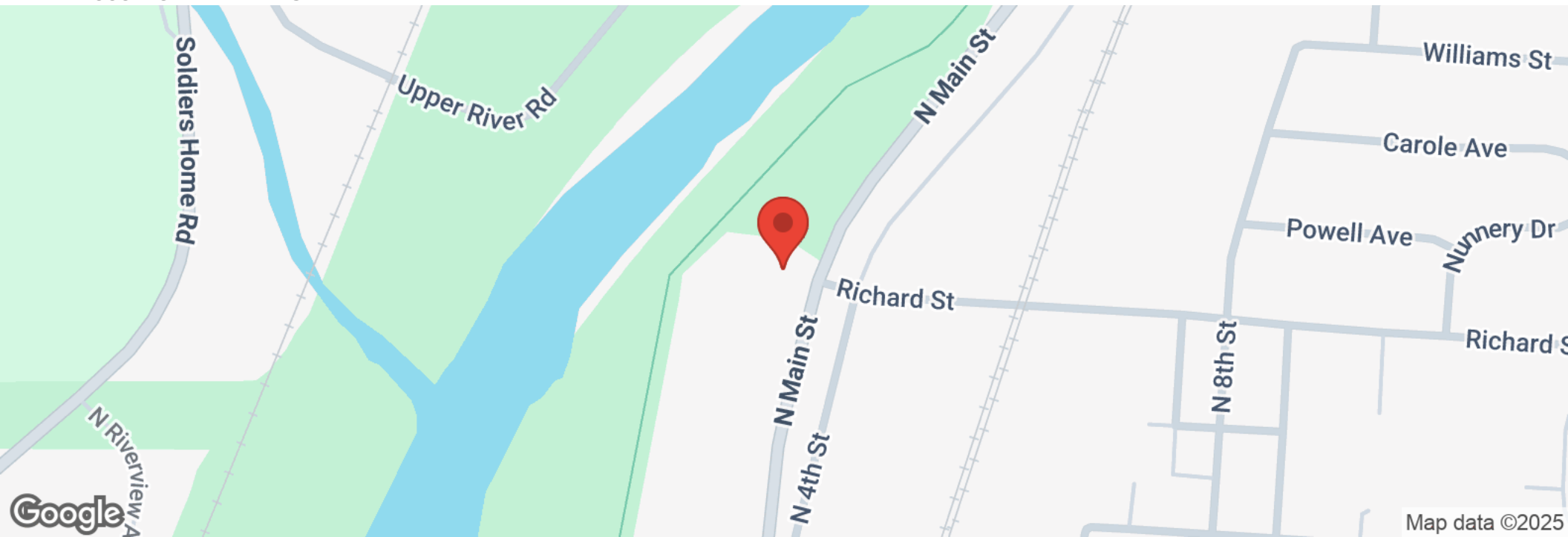
1003 NORTH MAIN STREET





## LOCATION MAPS

1003 NORTH MAIN STREET





AERIAL MAP

1003 NORTH MAIN STREET





# BUSINESS MAP

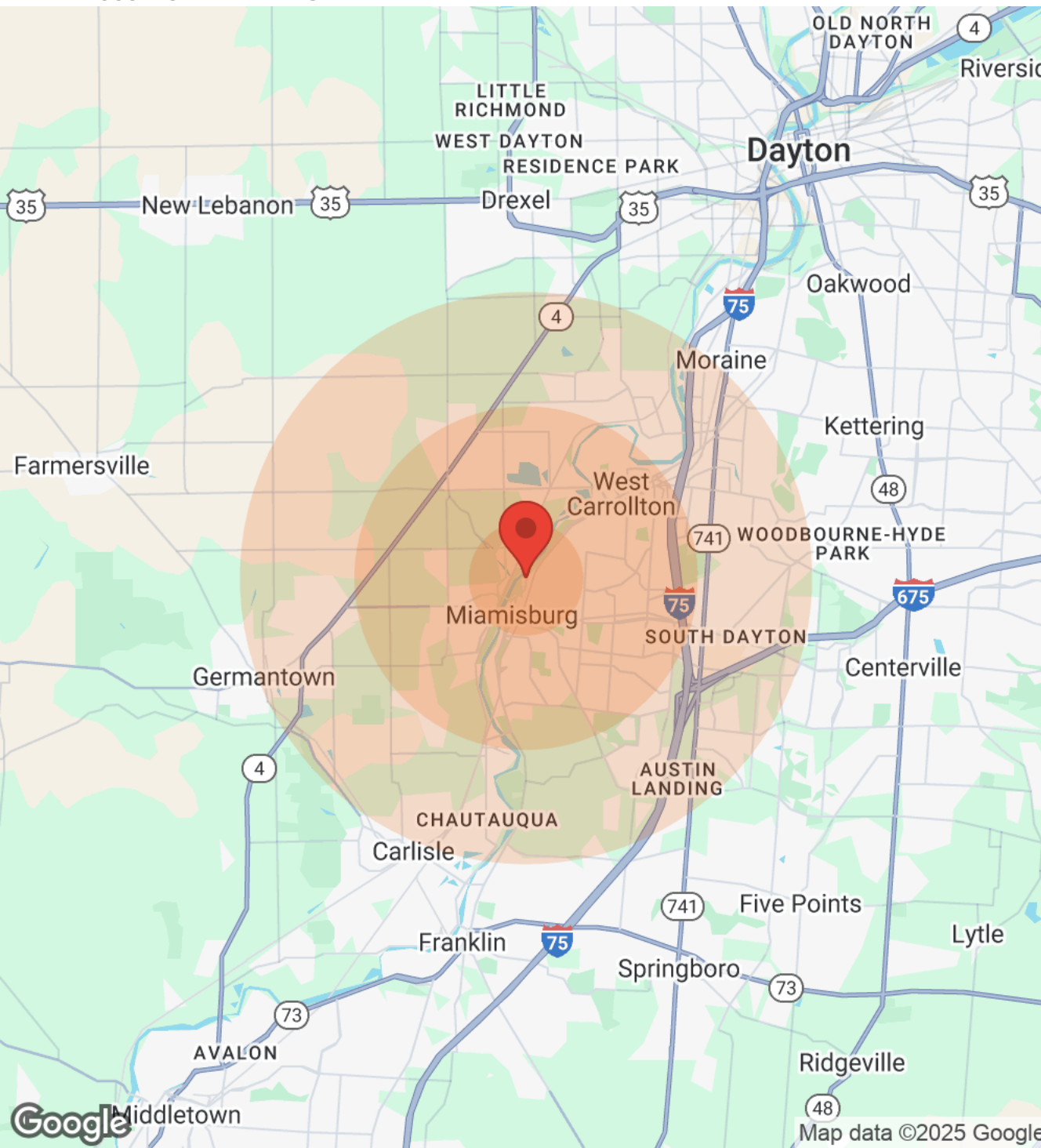
1003 NORTH MAIN STREET





# DEMOGRAPHICS

1003 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,094	15,160	40,157
Female	1,099	16,543	42,592
Total Population	2,193	31,703	82,749

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	462	5,800	15,406
Ages 15-24	333	4,152	10,584
Ages 25-54	879	12,466	32,910
Ages 55-64	252	3,987	10,246
Ages 65+	267	5,298	13,603

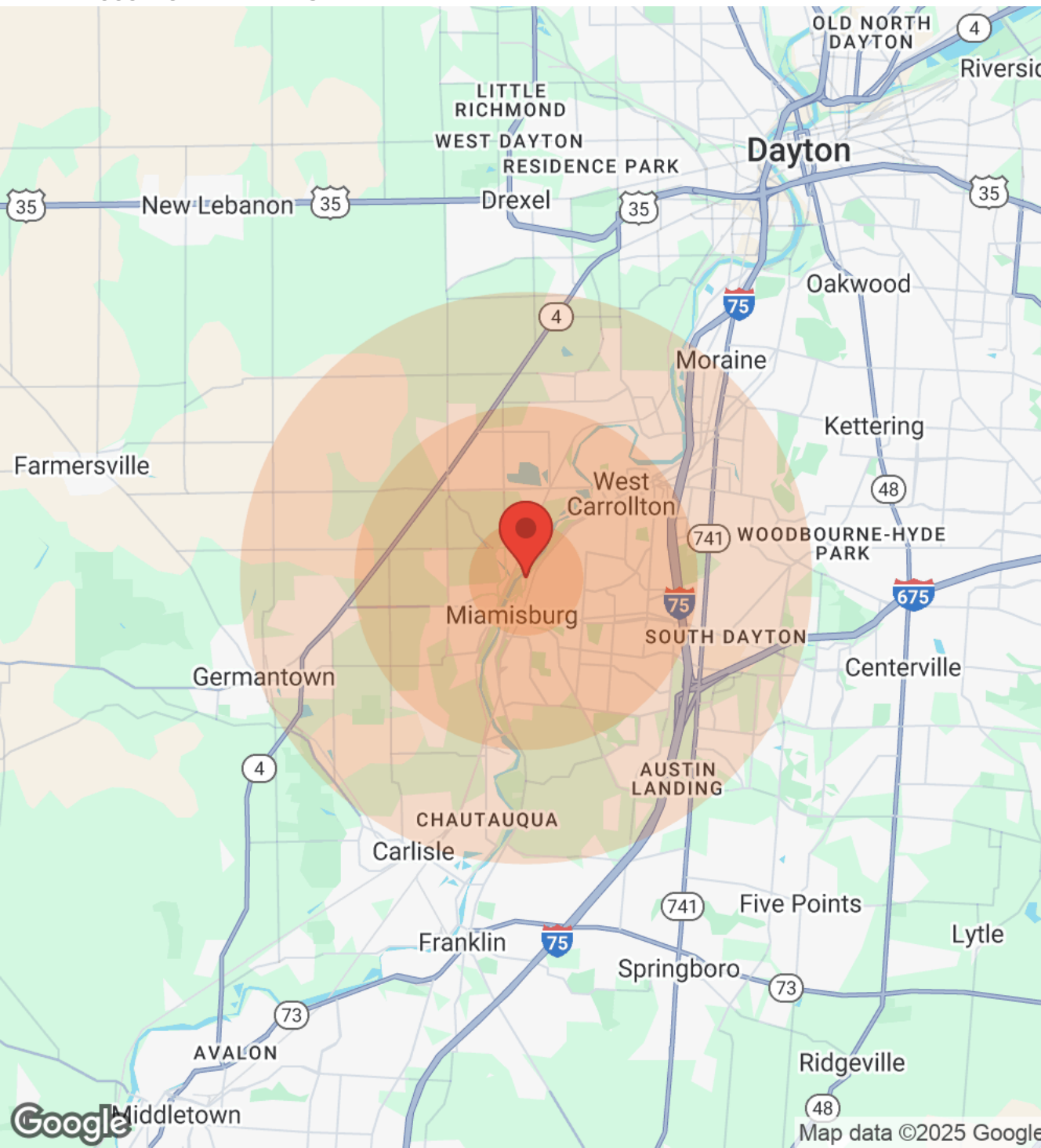
Race	1 Mile	3 Miles	5 Miles
White	2,168	29,805	72,146
Black	10	1,303	7,271
Am In/AK Nat	N/A	3	29
Hawaiian	N/A	N/A	N/A
Hispanic	2	451	1,511
Multi-Racial	30	928	3,432

Income	1 Mile	3 Miles	5 Miles
Median	\$34,841	\$40,050	\$49,813
< \$15,000	169	1,385	3,750
\$15,000-\$24,999	148	1,548	3,804
\$25,000-\$34,999	94	2,005	4,472
\$35,000-\$49,999	161	2,267	6,177
\$50,000-\$74,999	181	2,597	6,938
\$75,000-\$99,999	104	1,682	4,678
\$100,000-\$149,999	3	1,295	3,864
\$150,000-\$199,999	12	312	929
> \$200,000	N/A	129	737

Housing	1 Mile	3 Miles	5 Miles
Total Units	982	14,576	38,407
Occupied	882	13,354	35,228
Owner Occupied	494	8,621	22,411
Renter Occupied	388	4,733	12,817
Vacant	100	1,222	3,179

# DETAILED DEMOGRAPHICS

1003 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,094	15,160	40,157
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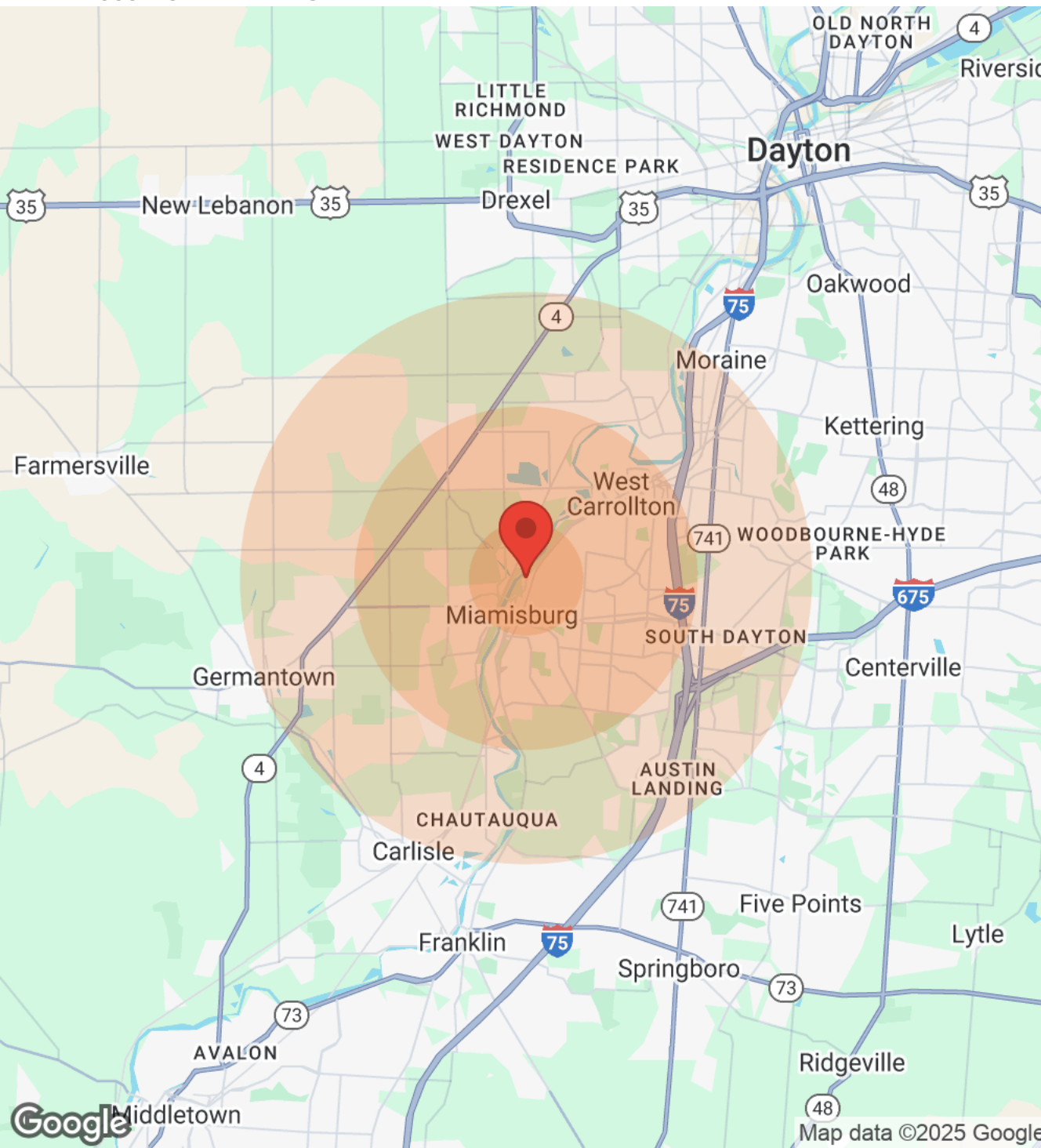
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Vacant	100	1,222	3,179

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	121	1,602	4,288
Ages 5-9	164	2,106	5,592
Ages 10-14	177	2,092	5,526
Ages 15-19	177	2,101	5,428
Ages 20-24	156	2,051	5,156
Ages 25-29	147	1,986	5,002
Ages 30-34	132	1,989	5,141
Ages 35-39	142	1,999	5,423
Ages 40-44	149	2,094	5,717
Ages 45-49	152	2,191	5,890
Ages 50-54	157	2,207	5,737
Ages 55-59	135	2,095	5,411
Ages 60-64	117	1,892	4,835
Ages 65-69	89	1,576	4,018
Ages 70-74	58	1,198	3,183
Ages 74-79	40	911	2,421
Ages 80-84	25	617	1,660
Ages 85+	55	996	2,321



# DETAILED DEMOGRAPHICS

1003 NORTH MAIN STREET



Income	1 Mile	3 Miles	5 Miles
Median	\$34,841	\$40,050	\$49,813
< \$10,000	64	674	2,179
\$10,000-\$14,999	105	711	1,571
\$15,000-\$19,999	60	585	1,612
\$20,000-\$24,999	88	963	2,192
\$25,000-\$29,999	18	1,041	2,118
\$30,000-\$34,999	76	964	2,354
\$35,000-\$39,999	112	892	2,178
\$40,000-\$44,999	29	706	1,971
\$45,000-\$49,999	20	669	2,028
\$50,000-\$60,000	108	1,215	3,161
\$60,000-\$74,000	73	1,382	3,777
\$75,000-\$99,999	104	1,682	4,678
\$100,000-\$124,999	N/A	810	2,610
\$125,000-\$149,999	3	485	1,254
\$150,000-\$199,999	12	312	929
> \$200,000	N/A	129	737