

SALE

80 COMMERCIAL WAY
80 Commercial Way Springboro, OH 45066



PROPERTY DESCRIPTION

Premier Racquet Sports Facility | 80 Commercial Way, Springboro, Ohio \$549,000

15,080 Square Feet at one of Southwest Ohio's most desirable and growing communities, the Springboro Tennis Center at 80 Commercial Way represents a rare opportunity to acquire a purpose-built, year-round indoor sports facility with immediate operational upside.

Investment Highlights:

Established sports destination with strong community recognition.
All-weather indoor courts enabling year-round utilization.
Multiple revenue channels: programming, private instruction, events, and rentals. Located within a thriving suburban corridor with continued residential expansion. Flexible layout suitable for tennis, pickleball conversion, or hybrid programming.
Opportunity to enhance NOI through pricing strategy, expanded programming, and partnerships. With racquet sports—especially tennis and pickleball—continuing to surge nationwide, this asset is uniquely positioned to capitalize on long-term participation trends while serving a loyal and growing local base.

OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	46,590 SF
Building Size:	15,080 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,057	32,021	121,559
Total Population	31,305	84,819	305,345
Average HH Income	\$100,773	\$116,794	\$105,430

Patrick Williams
(937) 360-9952

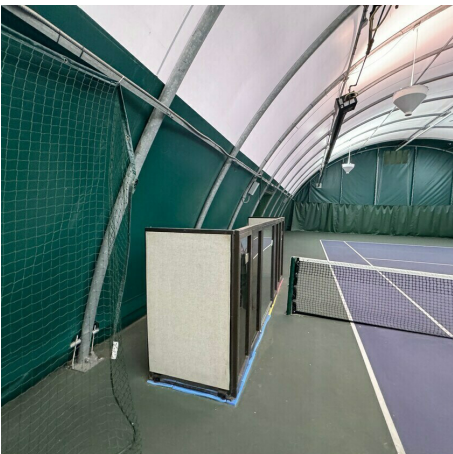
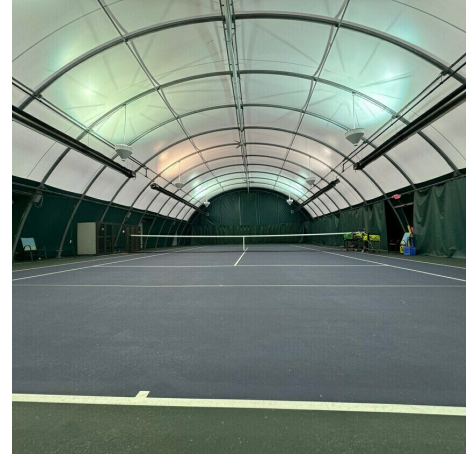


**COLDWELL BANKER
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HERITAGE

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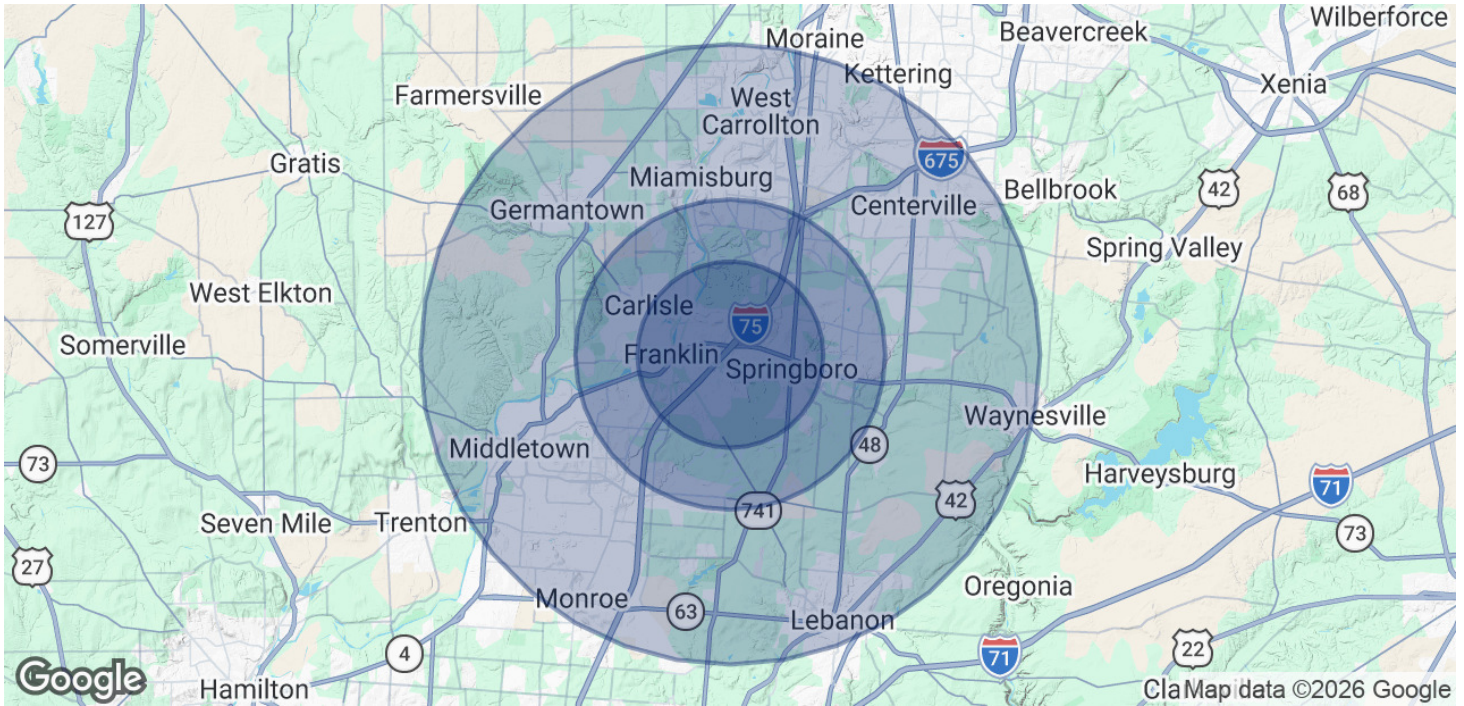


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,305	84,819	305,345
Average Age	38.7	40.1	40.7
Average Age (Male)	37.4	39	38.9
Average Age (Female)	40.5	41.6	41.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,057	32,021	121,559
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$100,773	\$116,794	\$105,430
Average House Value	\$238,097	\$282,260	\$261,120

2023 American Community Survey (ACS)

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