



## 120 E. Franklin Street

Bellbrook, Ohio 45305

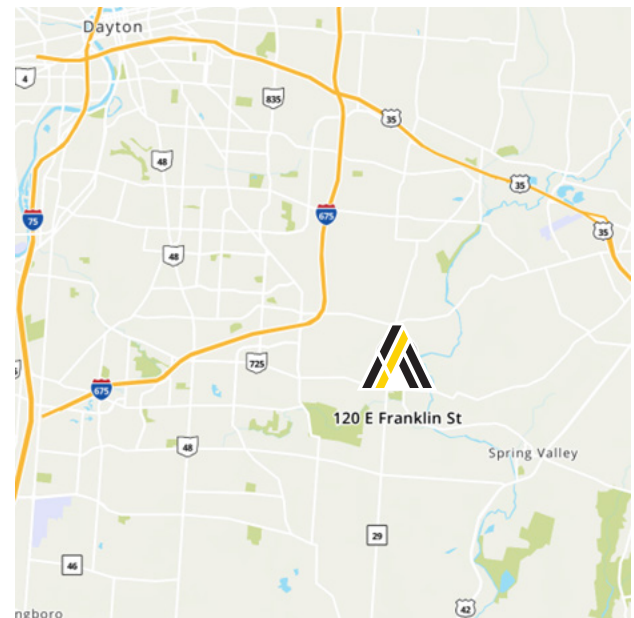
**SALE PRICE:**  
\$795,000

**LEASE RATE:**  
NEGOTIABLE

### Property Highlights

- 9,100± SF Building with multi-use capability
- 1.75± Acre site
- 40 Parking spaces with the ability to expand
- Within walking distance of Downtown Bellbrook
- Located within minutes of the Sugarcreek Township market
- Zoned B-4 - Central Business District
- Highly visible to more than 6,800 cars per day on E. Franklin Street

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



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**Aaron Savino, SIOR**

Principal

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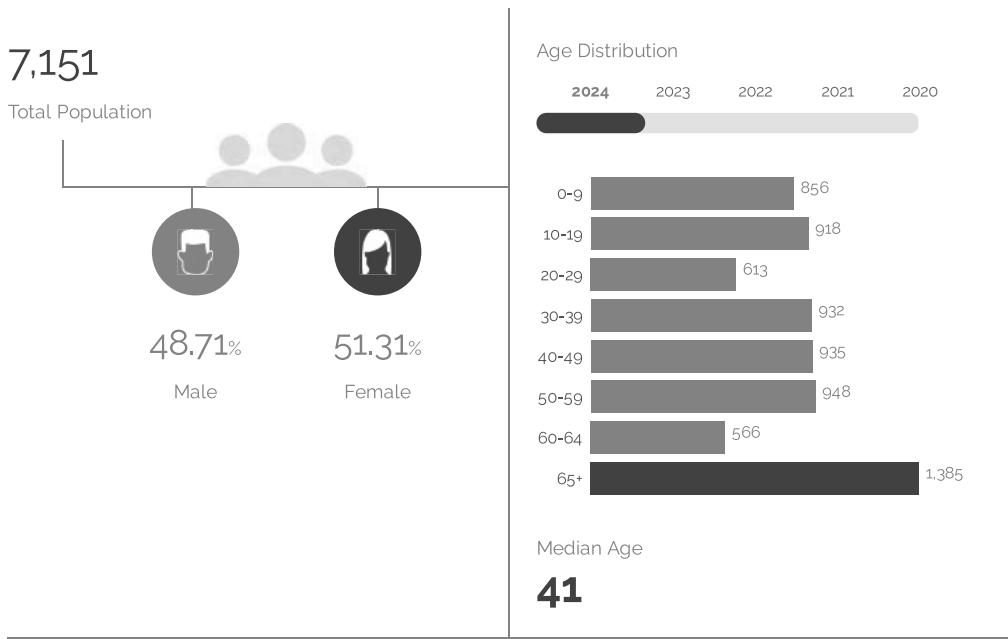
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## Demographic Information - Bellbrook

### People

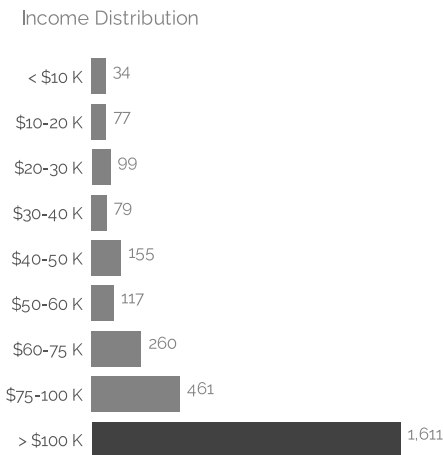
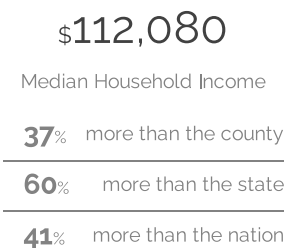
The total population of Bellbrook is 7,151. The median age is 41.48



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.



Source: Dayton Development Coalition

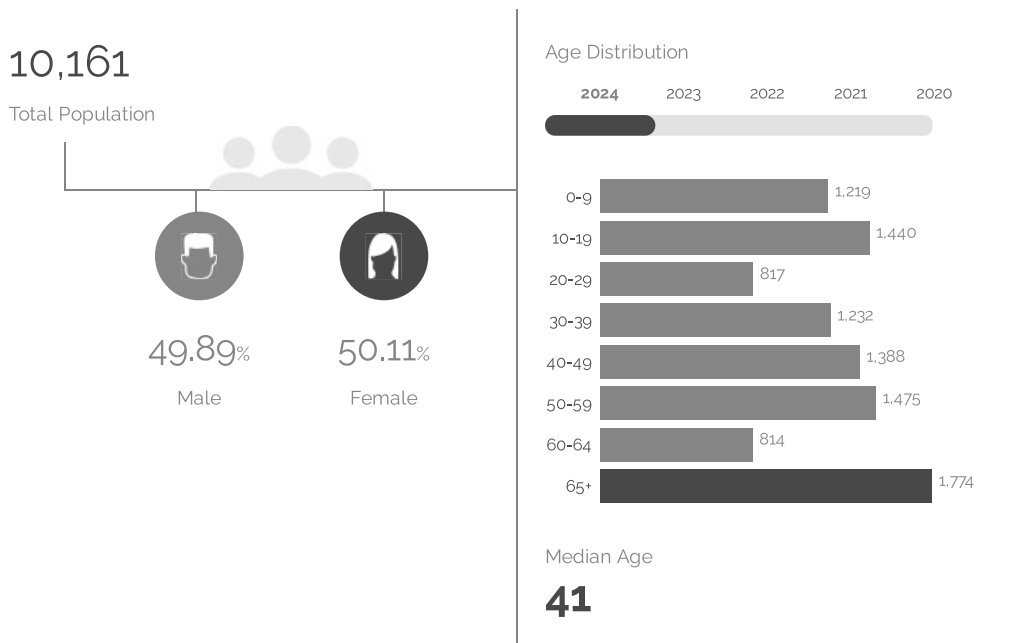
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## Demographic Information - Sugarcreek Township

### People

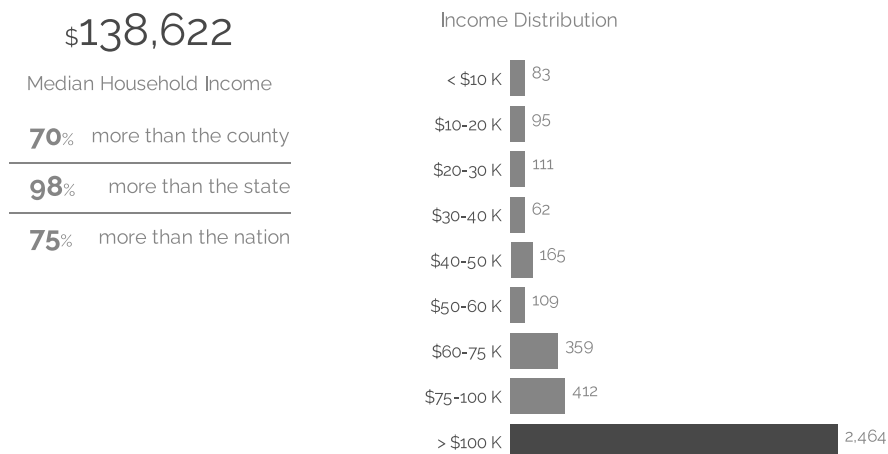
The total population of Sugarcreek township is 10,161. The median age is 41.46



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

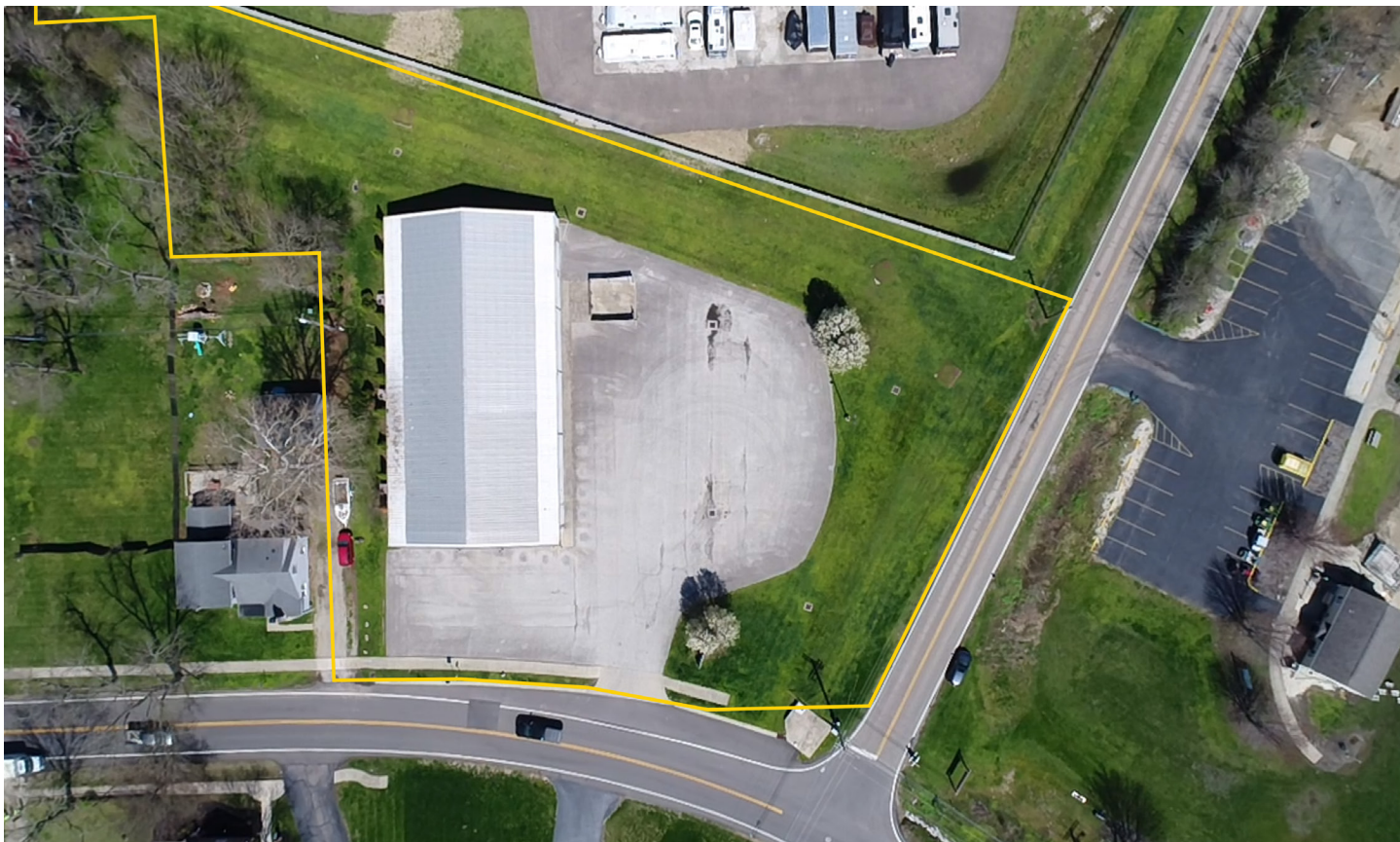
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## Aerial



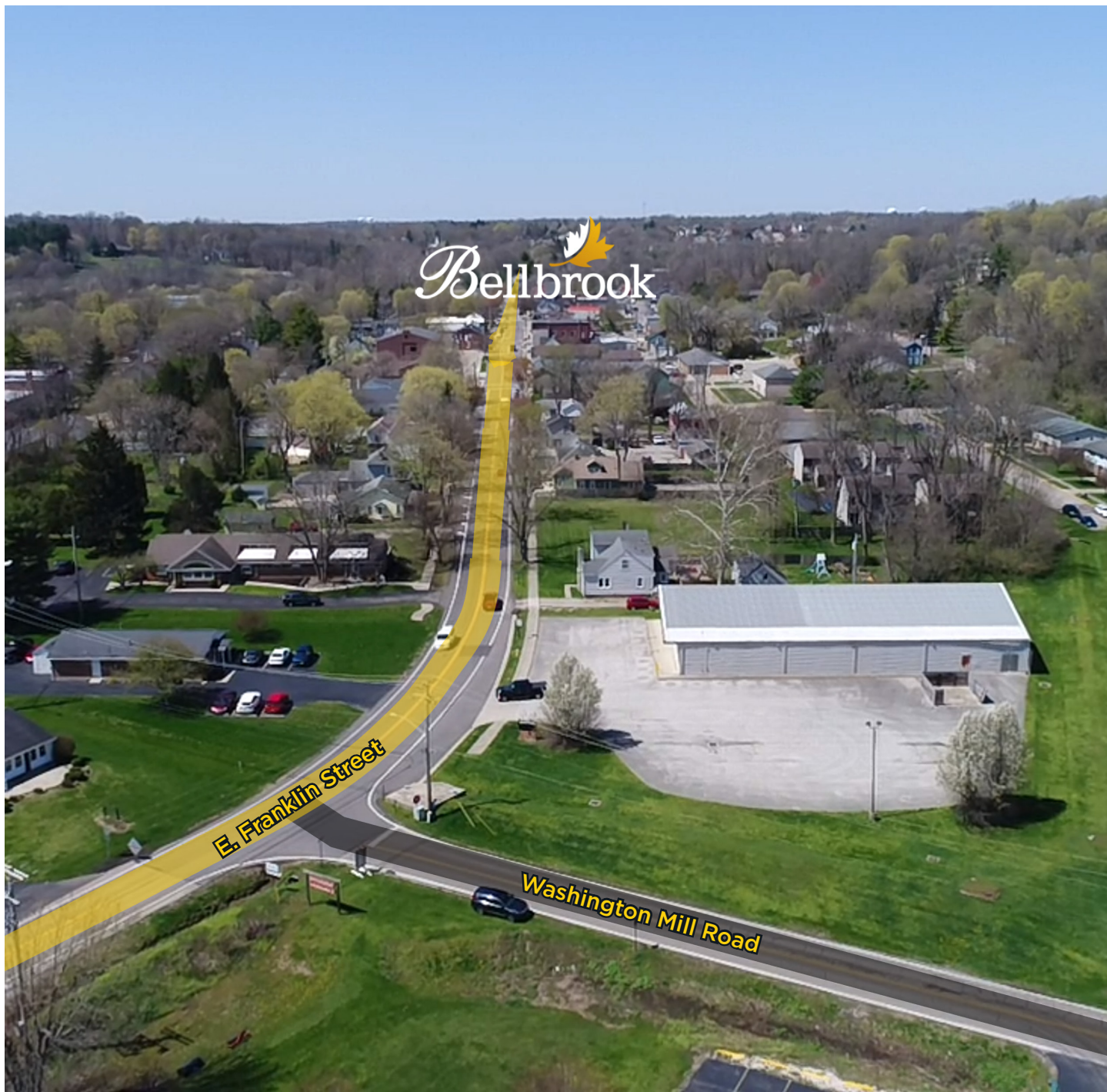
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