



5868

Walk-Ins  
Welcome

# POSITION YOUR BUSINESS FOR SUCCESS

## Prime Retail & Commercial Space Available

BIGGER ROAD SHOPPING CENTER | 5868 BIGGER ROAD | KETTERING, OH

Exclusively Listed by

**Bill Lee - Agent** | (937) 474-9395 | [Bill.lee@kw.com](mailto:Bill.lee@kw.com) | 2013001147, Ohio

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

# Executive Summary



## Property Overview

Position your business for success in this approximately 3,178-square-foot commercial space located within a well-established neighborhood shopping center in the heart of Kettering. The flexible floor plan is being prepared for its next tenant and offers an excellent opportunity for retail, medical, professional office, café, bakery, specialty food, or service-oriented businesses.

Located along Bigger Road with approximately 14,900 vehicles passing daily, the property provides excellent visibility, convenient access, ample parking, and monument signage opportunities. The shopping center is surrounded by established residential neighborhoods and complementary businesses, creating consistent customer traffic throughout the day.

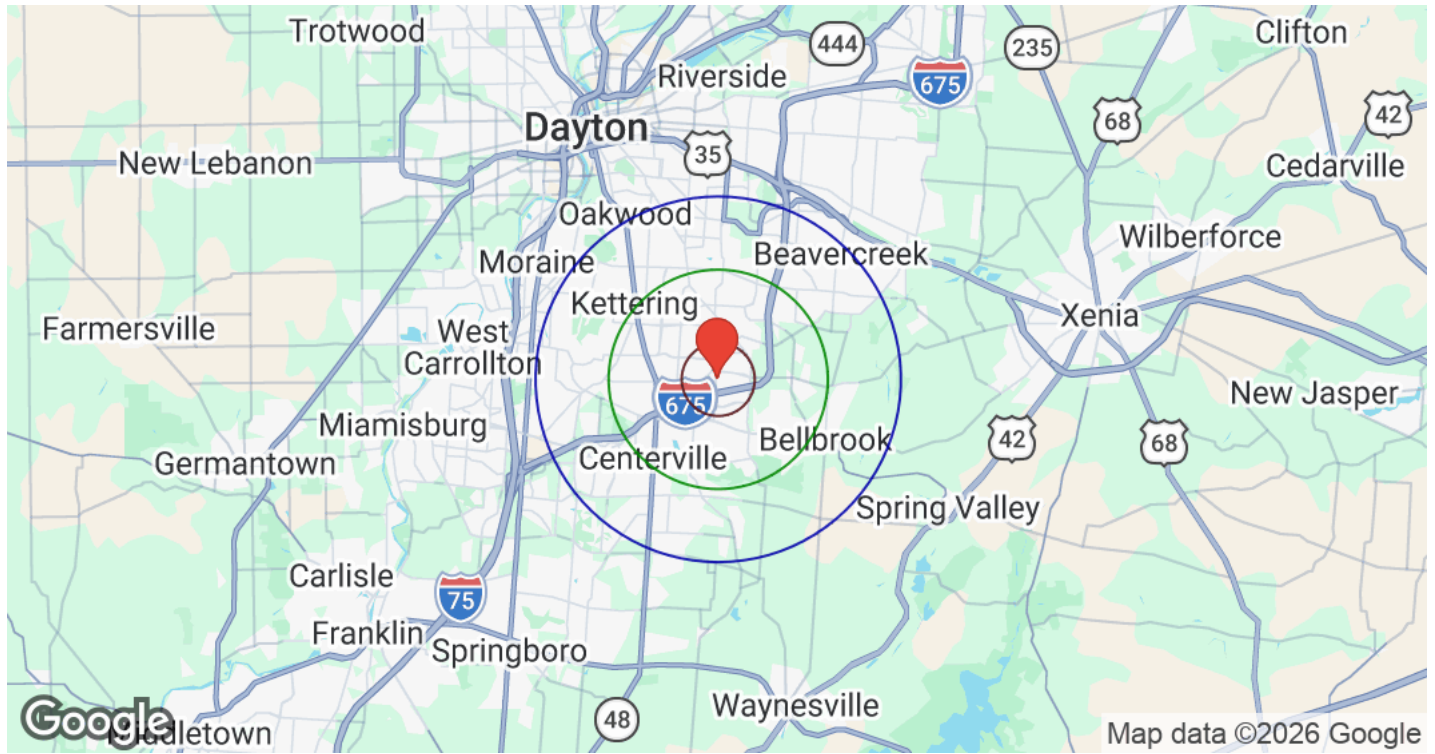
With easy access to Far Hills Avenue, Dorothy Lane, Stroop Road, and Interstate 675, this location offers outstanding convenience for customers and employees throughout the Dayton market.

## Property Highlights

- Approximately 3,178 SF Available
- Flexible Commercial Floor Plan
- High-Visibility Location on Bigger Road
- Approximately 14,900 Vehicles Per Day
- Monument and Building Signage Available
- Ample Surface Parking
- Established Neighborhood Shopping Center
- Strong Daytime and Residential Population
- Convenient Access to I-675, Far Hills Avenue, and Stroop Road
- Ideal for Retail, Medical, Professional Office, Café, Bakery, Specialty Food, and Service Businesses

<b>Available SF:</b>	3178
<b>Price / SF:</b>	18.69
<b>Lot Size:</b>	1.74 Acres
<b>Signage:</b>	Fascia & Pylon
<b>Frontage:</b>	200
<b>Year Built:</b>	1984
<b>Building SF:</b>	21,680
<b>Parking:</b>	Surface

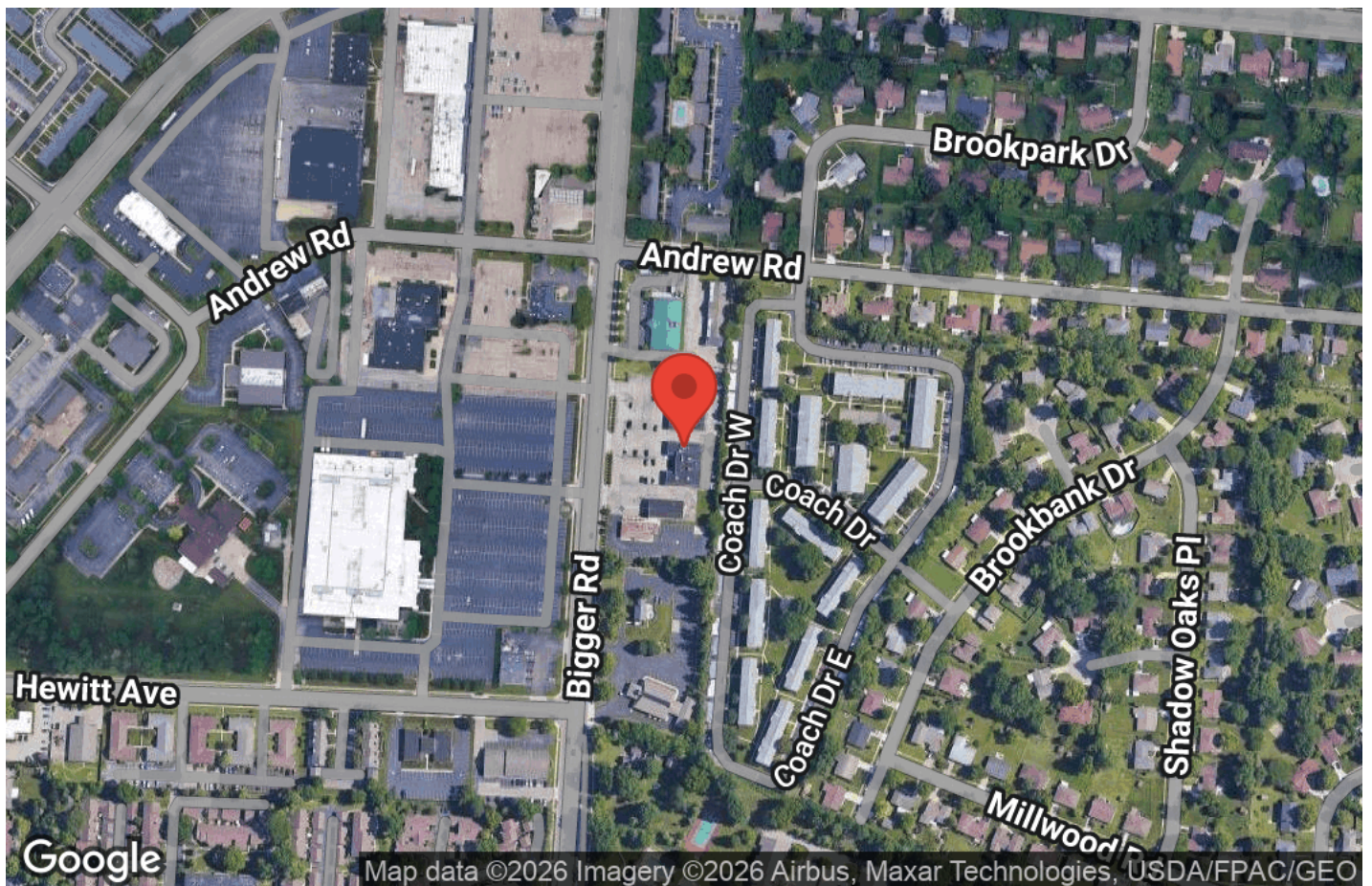
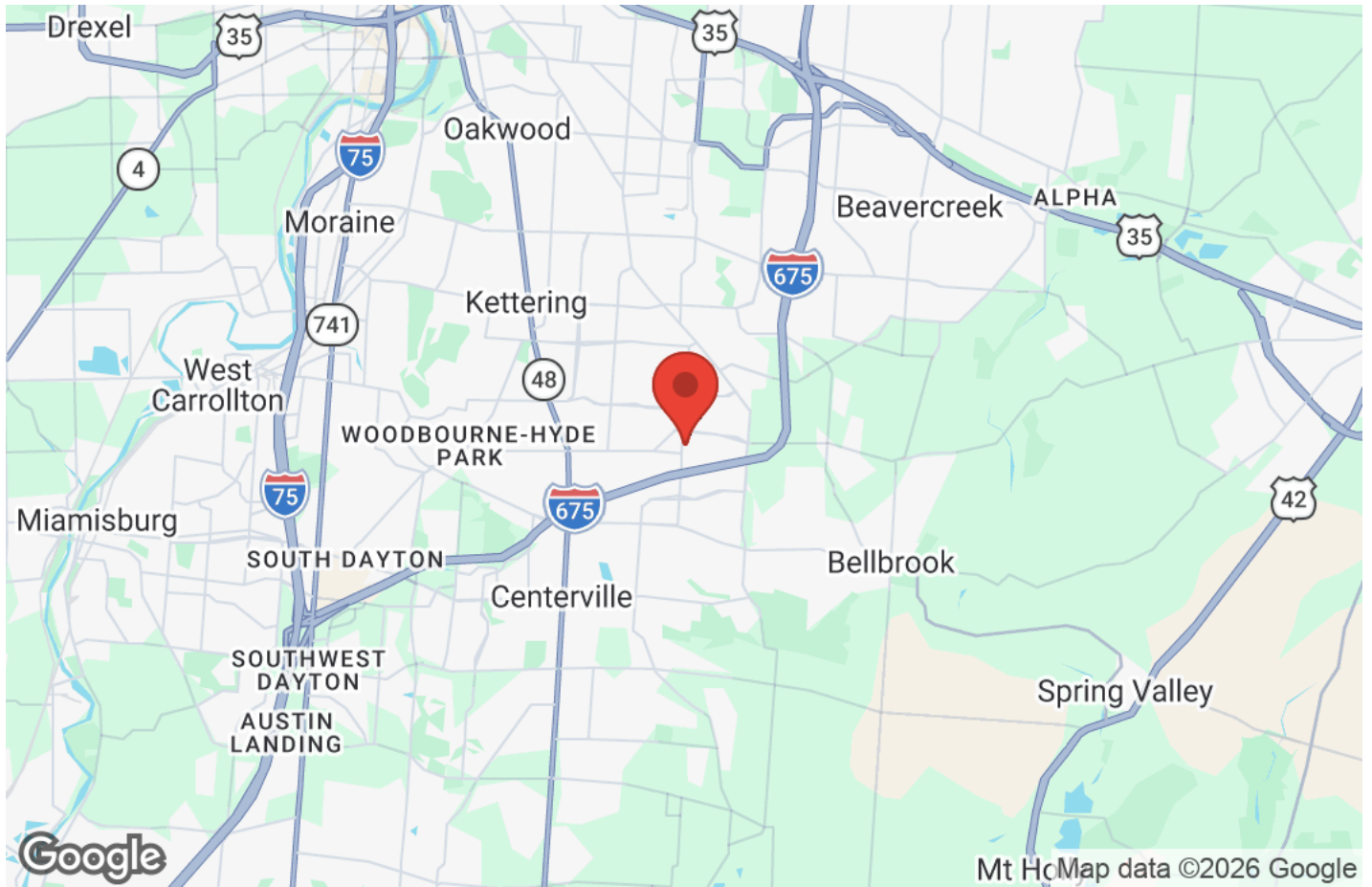
# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	4,723	33,725	79,092
	Female	5,155	35,236	82,159
	Total Population	9,878	68,961	161,251
<b>Race / Ethnicity</b>	White	7,482	55,493	128,807
	Black	1,268	5,869	13,884
	Am In/AK Nat	5	62	129
	Hawaiian	N/A	21	32
	Hispanic	429	2,986	6,902
	Asian	373	2,324	6,386
	Multiracial	311	2,090	4,870
	Other	10	110	226
<b>Housing</b>	Total Units	5,116	32,971	77,086
	Occupied	4,752	30,902	72,116
	Owner Occupied	2,556	20,141	47,881
	Renter Occupied	2,196	10,761	24,235
	Vacant	365	2,069	4,970
<b>Age</b>	Ages 0 - 14	1,706	11,703	27,744
	Ages 15 - 24	1,234	7,529	17,624
	Ages 25 - 54	3,614	24,576	58,689
	Ages 55 - 64	1,106	8,507	20,271
	Ages 65+	2,218	16,646	36,922
<b>Income</b>	Median	\$77,267	\$87,894	\$89,321
	Under \$15k	251	1,741	3,738
	\$15k - \$25k	245	1,368	3,683
	\$25k - \$35k	354	1,961	4,260
	\$35k - \$50k	514	2,972	7,036
	\$50k - \$75k	931	4,887	11,282
	\$75k - \$100k	895	4,891	10,576
	\$100k - \$150k	841	5,912	13,474
	\$150k - \$200k	342	3,604	8,375
	Over \$200k	378	3,567	9,692

# Location Maps






# Professional Bio



## Bill Lee

Agent

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 2013001147, Ohio

With more than a decade of full-time experience in commercial and investment real estate, Bill Lee has built his career helping clients create wealth and achieve financial freedom through strategic real estate investments. As the Senior Real Estate Advisor for The Blatt Group at KW Commercial Community Partners, Bill combines market expertise, international perspective, and a relational, results-driven approach to every transaction.

Bill began his career specializing in multifamily investments, where he learned how to identify value, unlock opportunity, and guide clients through complex deals. That foundation evolved into a broader practice spanning retail, industrial, and land development—allowing him to advise clients across multiple asset classes with an eye toward long-term portfolio growth and generational wealth.

As a Certified International Property Specialist (CIPS), Bill maintains strong relationships with investors throughout Europe, Asia, and the Middle East seeking to capitalize on opportunities in the Dayton–Cincinnati corridor. In 2020, he earned his Master in Commercial Property (MICP) designation, underscoring his ongoing commitment to education, excellence, and market mastery.

Bill's success is rooted in his ability to connect people and resources. An active member of Business Network International (BNI) and H7, he's known for his "who you know" approach—ensuring that when his clients have a need, he knows exactly who to call.

At The Blatt Group, Bill collaborates within a team boasting more than 65 years of combined commercial real estate experience. Together, they operate by the principle: "Win-Win or No Deal." Every client relationship is guided by integrity, collaboration, and a belief that real estate is a tool for transformation, freedom, and legacy building.

**Mission:** To help entrepreneurs and investors create margin and meaning in their lives through real estate.

**Vision:** To build wealth, freedom, and legacy that extends beyond one generation.

**Values:** Integrity, service, excellence, collaboration.



**Perspective:** Every property deserves more than a sign—it deserves a strategy.

# Professional Bio



## Gregory Blatt

Broker-Director

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With more than 45 years of full-time experience in commercial real estate, Greg Blatt has built a career dedicated to helping entrepreneurs, investors, and communities unlock the full potential of real estate. As Director of KW Commercial for the Dayton and Cincinnati markets, Greg leads with a dual mission: to mentor the next generation of commercial brokers and to guide clients through complex transactions with clarity, creativity, and confidence.

Greg specializes in land development, industrial, retail, office, self-storage and multi-family properties, providing expertise in market cycles, zoning, entitlements, and site selection. He is recognized as a trusted advisor and “local economist,” helping clients uncover hidden value, structure advantageous terms, and build wealth that lasts for generations.

A past President of Dayton Realtors® (2023), Greg has been a voice for nearly 5,000 real estate professionals, while also serving on multiple Ohio Realtors® committees focused on commercial and legislative issues. His leadership extends beyond brokerage—having worked with JobsOhio, the Dayton Development Coalition, and REDI Cincinnati to attract investment and drive economic growth.

Greg’s professional designations—including Certified International Property Specialist (CIPS) and Master in Commercial Property (MiCP)—reflect his global perspective and depth of expertise. Yet at the core, his business is driven by a simple but powerful belief: real estate is more than a transaction; it’s a tool for financial freedom, legacy, and community impact.

When not advising clients or mentoring agents, Greg invests his time in community initiatives such as financial literacy programs, workforce housing, and leadership through the Dayton Realtors® Foundation. He also enjoys golf, woodworking, and spending time with family.

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# WHERE BUSINESS GROWS

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OFFERING MEMORANDUM | 3100 EAST LAKE MEAD BOULEVARD | NORTH LAS VEGAS, NV

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