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Ron Beech rmbeech@gmail.com 937-672-7100
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NEW LISTINGS

Property Type		Location	City	Total GLA	Total Available	Min/Max Contig.	Rate	Type/ Expenses	Contact
Freestanding Building with additional 1 acre vacant land for Sale		1753 Woodman Drive	Kettering	8,748	8,748 SF Building on 1.62 acres plus an addition 1 acre	8,748 SF Building on 1.62 acres plus an addition 1 acre	Negotiable	For Sale	Ron Beech 937-672-7100

RETAIL LISTINGS

Property Type		Location	City	Total GLA	Total Available	Min/Max Contig.	Rate	Type/ Expenses	Contact
Freestanding Carwash Available		5799 Spring Run Drive	Columbus	4,903 SF/ .59 A	4,903 SF/ .59 A	4,903 SF/ .59 A	\$600,000	For Sale	Ron Beech 937-672-7100
Retail Space for Lease		1555 Wayne Avenue	Dayton	28,748	3.20 A	28,748/ 3.20 acres	185,000 p/y	Ground Lease	Tracey Herron 937-216-4636
Retail Space for Lease		1024 South Smithville Road	Dayton	88,700	46,221/1,767	46,221/1,767	\$8.00-\$12.00 NNN	NNN/\$4.09	Tracey Herron 937-216-4636
Extremely Profitable Turn Key Restaurant for Sale in the Oregon District!		11 Brown Street	Dayton	9,718	9,718	9,718	\$3.3M Price Reduction \$2,500,000 Sale of business, building, land, all FF&E, D5 liquor license	Under Contract	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636

Retail/Flex Space for Lease		7371 Dixie HWY	Fairfield	11,200	11,200	11,200	\$13.00	NNN	Ron Beech 937-672-7100
Retail Space for Lease		6488 Brandt Pike	Huber Heights	8,700	3,418	1,277/2,141	\$12.00	NNN/\$3.00	Kelly Gray 937-470-3002
Retail Space for Lease		The Shops at 3000	Kettering	1,042	1,042	1,042	\$18.00	NNN/\$6.43	Kelly Gray 937-470-3002
CVS Site for Sale/Lease		1785 Woodman Drive	Kettering	1.461 A	1.461 A	1.461 A	\$2,200,000	Under Contract	Tracey Herron 937-216-4636
Retail/Former Pizza Space for Lease		915 N Broadway Street	Lebanon	1,400	1,400	1,400	Negotiable	NNN	Ron Beech 937-672-7100
Retail Space for Lease		1-25 Prestige Plaza	Miamisburg	22,661	5,349	5,349	Massive Rent Reduction: \$13.00 PSF	Modified Gross - No NNN's!!	Tracey Herron 937-216-4636
Retail Restaurant Space for Lease		Alex Bell Center	Moraine	1,414	1,414	1,414	\$15.50	NNN/\$4.69	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636
Freestanding Retail/Office Space for Lease		4716-4720 S Dixie Drive	Moraine	4,498	625/ Basement-1200	625/Basement-1200	\$875/\$350 per month	MG & NNN	Tracey Herron 937-216-4636
Freestanding Retail Salon Suite & Spa Space for Lease		4630 S Dixie Drive	Moraine	2,024	2,024	2,024	\$2,850.00	MG	Tracey Herron 937-216-4636

Restaurant/ Retail Space for Lease		2016 N Bechtle	Springfield	32,000	1,440	1,440	\$22.00	NNN/ \$6.42	Tracey Herron 937-216-4636
Retail Space for Lease		402-634 S. Burnett Road	Springfield	127,105	1,330/2,000/ 8,319/12,107	1,330/2,000/ 8,319/12,107	\$7.00-\$14.00	NNN/\$2.44	Tracey Herron 937-216-4636
Freestanding Retail Space for Lease		402 South Burnett	Springfield	2,000	2,000	2,000	\$14.00	Under Contract	Tracey Herron 937-216-4636
Retail Space for Lease		Sugar Creek Plaza, 6124 Wilmington	Sugarcreek Twp.	152,000	(3) 1,600SF- newly white box spaces/1800SF/ 4,800SF	(3) 1,600SF- newly white box spaces/1800SF/ 4,800SF	(\$13.00 PSF special for the 4800 SF space) \$18.00 for the others	NNN/\$4.95	Tracey Herron 937-216-4636
Retail Space for Lease		5847 Far Hills Avenue	Washington Township	8,975	3,520/1,500 with option to expand to 2500	3,520/1,500 with option to expand to 2500	\$16.50-\$18.00	NNN/\$4.65	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636
End Cap Retail/Office Space for Lease		31 W Whipp Road	Washington Township	8,400	8,400	8,400	\$9.00	NNN/\$3.00	Tracey Herron 937-216-4636
Retail Space for Lease		Kings Commons, 935 S South	Wilmington	59,973	25,250	25,250	\$4.00	NNN/\$3.04	Tracey Herron 937-216-4636
Freestanding Retail Former Rite Aid for Lease		34 S Allison Avenue	Xenia	14,564	14,564	14,564/ minimum of 2400 SF	\$22.00/\$28.00	NNN	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636

Retail/Restaurant Space for Lease		89-163 Allison Avenue	Xenia	54,775	1,748- Leased, 4,945 former Restaurant with large hood	1,748-Leased, 4,945 former Restaurant with large hood	\$6.00-\$8.00	NNN/\$4.00	Tracey Herron 937-216-4636
OFFICE/INDUSTRIAL LISTINGS									
Medical/Office Space for Lease		3140 Dayton Xenia Road	Beavercreek	7,806	1,225	1,225	\$15.50	Leased	Ron Beech 937-672-7100 or Tracey Herron 937-216-4636
Office Condo For Sale		6768-6796 Loop Road	Centerville	2,500	2,500	2,500	\$165,000	For Sale	Ron Beech 937-672-7100
Office/Medical Building for Sale		813 Troy Street	Dayton	5,302	3,948 Optometric space	3,948 Optometric space	\$295,000 Reduced to \$225,000	Sold	Tracey Herron 937-216-4636
Industrial for Lease		836 Hall Avenue	Dayton	3,410	3,410	3,410	\$1,695 Reduced to \$1,495 per month	Modified Gross	Tracey Herron 937-216-4636
Industrial for Lease		828 Hall Avenue	Dayton	6,198	6,198	6,198	\$2,495.00	Modified Gross	Tracey Herron 937-216-4636
Industrial for Lease		6060 Executive Blvd	Huber Heights	15,000	15,000	15,000	\$4.75 PSF	Modified Gross	Ron Beech 937-672-7100
Office/Medical Building for Sale		40 Southmoor Circle NE	Kettering	3,473	1,463 Optometric space	1,463 Optometric space	\$395,000 Reduced to \$325,000	For Sale	Tracey Herron 937-216-4636
(4) Individual Condo Units for Sale		5600 Kentshire Drive	Kettering	7,413	7,413	Unit 1- 1,924 SF Unit 7A- 1,262 SF Unit 8- 2,775 SF Unit 9- 880 SF	Unit 1- \$105,820 Unit 7A- \$69,410 Unit 8- \$152,625 Unit 9- \$48,400	For Sale	Tracey Herron 937-216-4636

Building For Sale Zoning I-1		2490-2494 Technical Drive	Miamisburg	35,667	35,667	9.5934 A	\$2,104,294	SOLD	Tracey Herron 937-216-4636
Class "A" Office Building for Lease		2331 Far Hills Avenue	Oakwood	8,010	2,670- 2nd floor for lease	also available to lease individually: Suite 200-448SF for \$1,250 p/m Suite 201- 560SF for \$1,750 p/m Suite 202- 816SF for \$2,250 p/m	\$25.00	Gross Rent	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636
Retail/Office Space for Lease		2533-2537 Far Hills Avenue	Oakwood	8,650	1,713/1,642 1st floor Retail plus 1,793/1,873sf office	1,713/1,642 1st floor Retail plus 1,793/1,873sf office + basement	\$24.00 Retail \$15.00 Office	NNN/ \$5.50	Kelly Gray 937-470-3002 or Tracey Herron 937-216-4636
Industrial for Lease		103 Hemm Road	Piqua	14,400	14,400	14,400	\$4,900 p/m- Reduced to \$3,995 p/m	Modified Gross	Tracey Herron 937-216-4636
Industrial for Sale		103 Hemm Road	Piqua	14,400	14,400	14,400	\$749,000 -owner financing available	For Sale	Tracey Herron 937-216-4636
Medical/Office Space for Lease		2200 N Limestone	Springfield	21,748	3,400	3,400	\$13.75	Modified Gross	Ron Beech 937-672-7100
INVESTMENTS LISTINGS									
Two Building Office Park for Sale		6927-6929 North Main Street	Dayton	13,376	13,376	6,688 each building	\$850,000- Reduced \$795,000	For Sale	Tracey Herron 937-216-4636 or Jim Reckers 513-265-1700
Investment Property for Sale		3970-3988 Salem Ave	Trotwood	12900 + 5+ acres	3000 + 5+ acres	3000 + 5+ acres	\$795,000	For Sale	Ron Beech 937-672-7100

LAND LISTINGS

Land for Sale		00 N Fairfield Road	Beavercreek	1. +/- A	1. +/- A (next to Speedway on N Fairfield Rd)	1. +/- A (next to Speedway on N Fairfield Rd)	\$1,000,000	For Sale	Tracey Herron 937-216-4636
REDEVELOPMENT OPPORTUNITY Downtown Dayton Corner lot for SALE		101 S St. Clair Street & 118 E. 4th St.	Dayton	45,126	1.0504 A	1.0504 A	\$1,795,000 \$1,500,000	For Sale	Tracey Herron 937-216-4636
Outparcel Pad Available Next to Tim Hortons and McDonald's		1929 Harshman Road	Dayton	1.44 A	1.44 A	1.44 A	\$625,000 \$565,000	For Sale	Tracey Herron 937-216-4636
Hard Corner at Light for Sale - Great QSR Site		7501 Brandt Pike	Huber Heights	1.007	1.007	1.007	\$699,000	Under Contract	Tracey Herron 937-216-4636 or Jim Reckers 513-265-1700
24.597 Land For Sale Zoned Planned Residential		Charlesgate Road	Huber Heights	24.597 A	24.597 A	24.597 A	Negotiable	For Sale	Tracey Herron 937-216-4636
Land for sale/Ground Lease/ Build to Suit		4129 Woodman Drive	Kettering	.66A	.66A	.66A	\$60,000 p/yr, \$750,000	Ground Lease or Purchase	Kelly Gray 937-470-3002
Back on Market /Land for Sale		8931 Kingsridge Drive	Miami Township	.936A	.936A	.936A	199000 Reduced to \$185,000-make offer	For Sale	Tracey Herron 937-216-4636
Development Site For Sale in Oakwood		4018 Pointe Oakwood Way	Oakwood	1.5 +/- A	1.5 +/- A	1.5 +/- A	\$2,100,000 Reduced to \$1,750,000	For Sale	Tracey Herron 937-216-4636
Wooded lot for single family or other uses		E Home Rd & Deer Rd	Springfield	2.07 A	2.07 A	2.07 A	\$110,000	For Sale	Ron Beech 937-672-7100