

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

South Metro Sports

10561 Success Lane, Centerville , OH 45458

Exclusively Represented By:

Tushar Mehta

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OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

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Offering Summary

Price	\$3,550,000
GSF	61,564 SF
Year Built	1978

Property Overview

South Metro Sports Center represents a rare opportunity to acquire a large-scale, established indoor sports and recreation facility serving the Centerville / South Dayton market.

Situated on approximately 5 acres, the ±62,000 SF facility combines a substantial clear-span building, existing ice and court infrastructure, customer-facing amenity space and an established operating platform.

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Complete Highlights

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Location Information

Building Name	South Metro Sports
Street Address	10561 Success Lane
City, State, Zip	Centerville , OH 45458
County	Montgomery

Building Information

Tenancy	South Metro Sports
Ceiling Height	32 ft
Number of Floors	1
Year Built	1978

Property Highlights

- ±62,000 SF indoor sports and recreation facility on ±5 acres
- ±32' maximum clear height with steel-frame, clear-span construction
- ±25,000 SF existing ice rink operations
- ±25,000 SF basketball / volleyball area
- ±12,000 SF front reception, mezzanine, concession and support area
- Multiple paths to reposition the facility into a larger regional sports and entertainment destination
- Significant opportunity for renovation, modernization and revenue expansion

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THE VALUE-CREATION STORY

ONE FACILITY. MULTIPLE PATHS TO GROWTH.

01 | EXPAND THE HIGH-PERFORMING ICE BUSINESS

The approximately 25,000 SF ice component historically generates more than twice the revenue from the similarly sized basketball / volleyball component.

- Increase utilization of existing ice hours and expand hockey/skating programs
- Grow youth and adult leagues, figure skating, public skating, camps and tournaments
- Evaluate a second ice sheet or flexible ice / multi-purpose arena, subject to feasibility and market demand

02 | BUILD A REGIONAL SPORTS DESTINATION

A renovated South Metro could be positioned as a broader sports, training and tournament destination, expanding beyond hourly facility rentals.

- Regional hockey, basketball and volleyball tournaments
- Sports academies, camps, clinics and player-development programs
- Private coaching, training, corporate and special events

03 | CAPTURE MORE SPENDING FROM EXISTING CUSTOMERS

Current concessions and pro-shop operations generate only approximately \$66,000 combined annually, creating a clear opportunity to increase revenue per visitor.

- Upgrade café / sports lounge and food & beverage offerings
- Expand hockey pro shop, skate sharpening and equipment services
- Add apparel, branded merchandise and tournament packages

04 | CREATE NEW HIGH-MARGIN REVENUE

The facility provides numerous opportunities to monetize its audience and physical environment without requiring major additional square footage.

- Facility and rink naming rights; corporate sponsorships
- Dasher-board, scoreboard and digital advertising
- Memberships, livestreaming, tournament sponsorships and branded merchandise

05 | UNLOCK THE ±12,000 SF FRONT / MEZZANINE AREA

The front reception and mezzanine component provides flexibility for complementary revenue-producing uses.

- Enhanced food & beverage and expanded retail
- Sports medicine, physical therapy and athletic performance/training
- Parties, events and complementary third-party sports tenants

RENOVATE. REPOSITION. GROW.

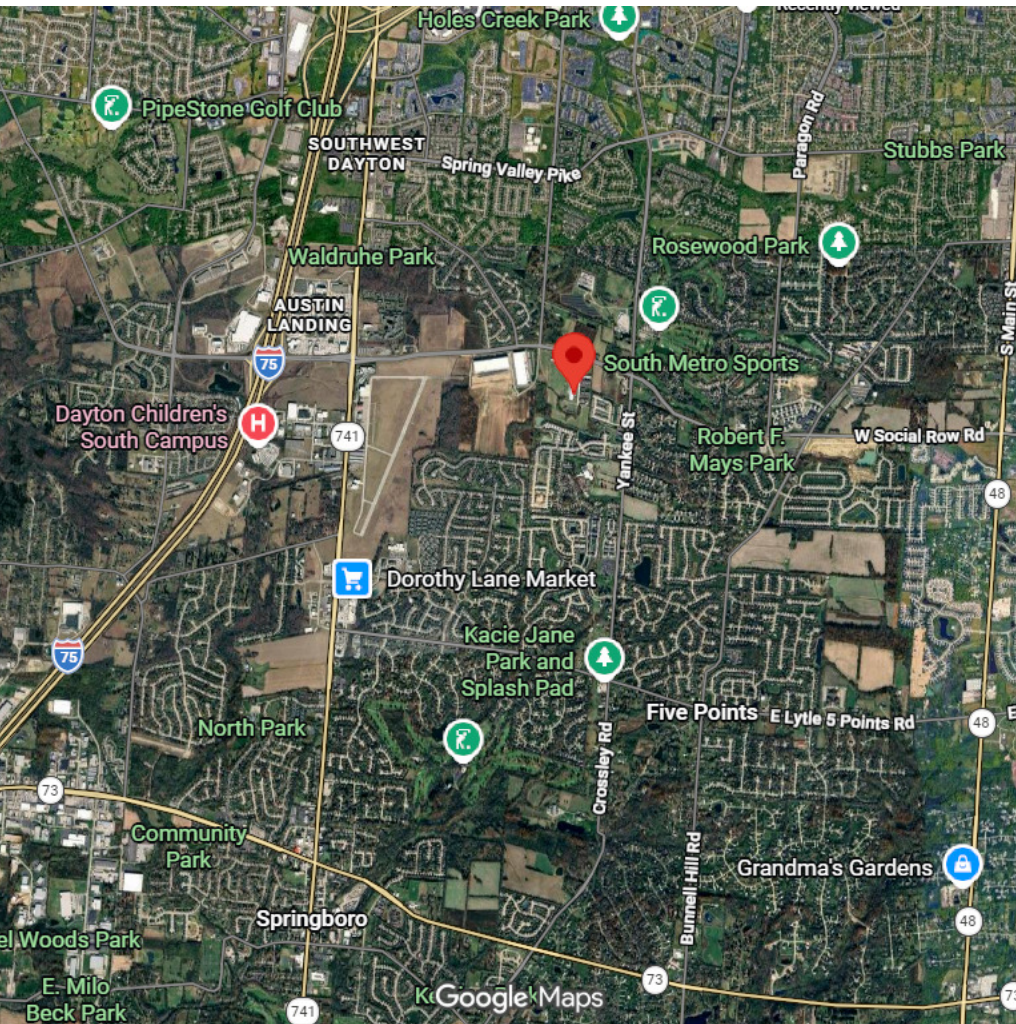
Strategic modernization of the roof, refrigeration, HVAC, lighting, energy systems, interior finishes and customer-facing areas can serve as the catalyst for a higher-revenue business model.

Location Information

Section 2

Location Description

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Why This Location?

The property offers several advantages:

Excellent access from I-675 and SR-725

Established commercial and residential surroundings

Ample parking

Large adaptable interior space

Existing recreational infrastructure

Strong demographics within a 10–20 minute drive

Proximity to Dayton, Centerville, Miamisburg, and Springboro

Close to the I75 Austin Landing exit

These characteristics position the facility to become a regional destination rather than simply a neighborhood recreation center.

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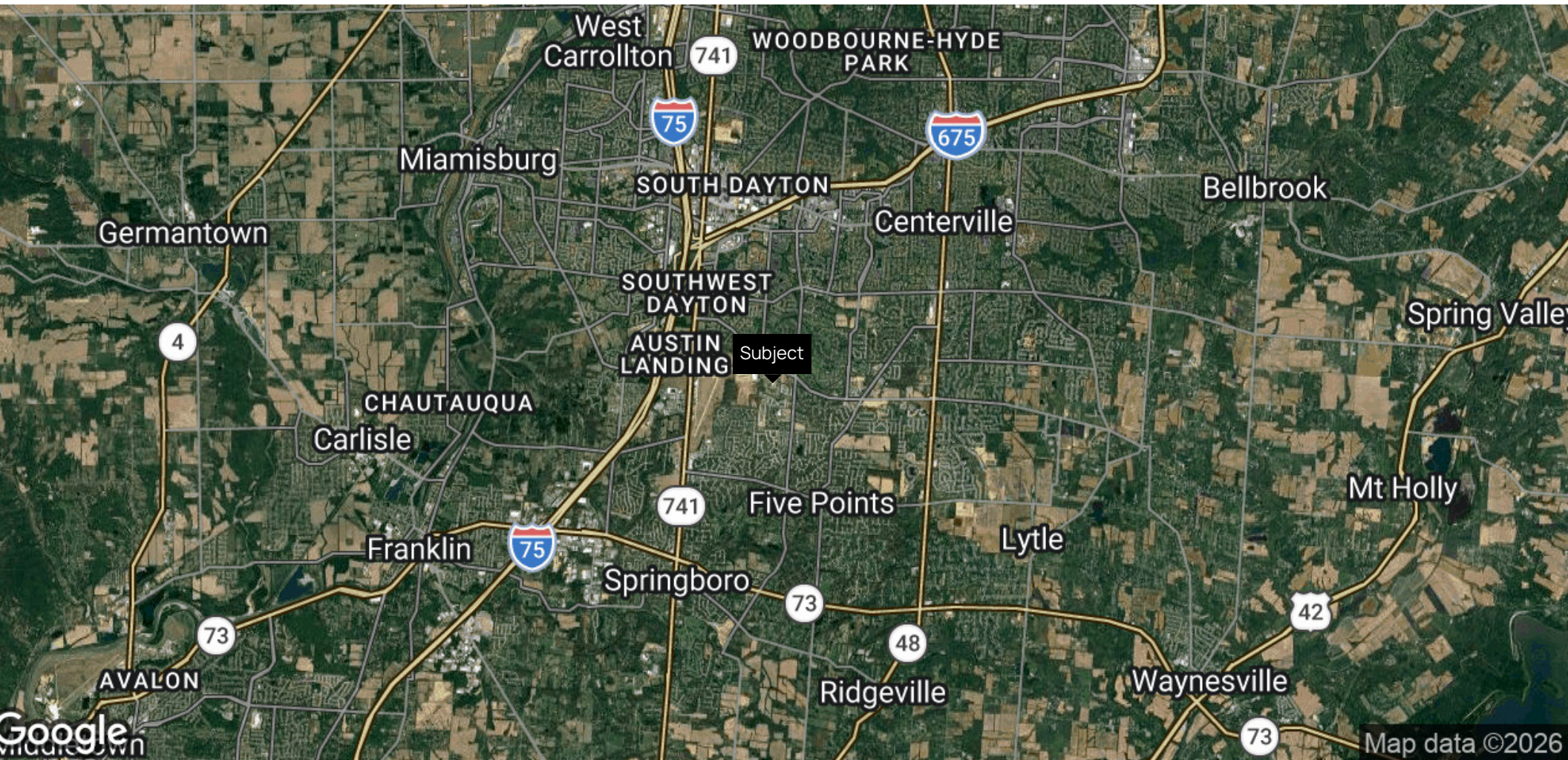
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Regional Map

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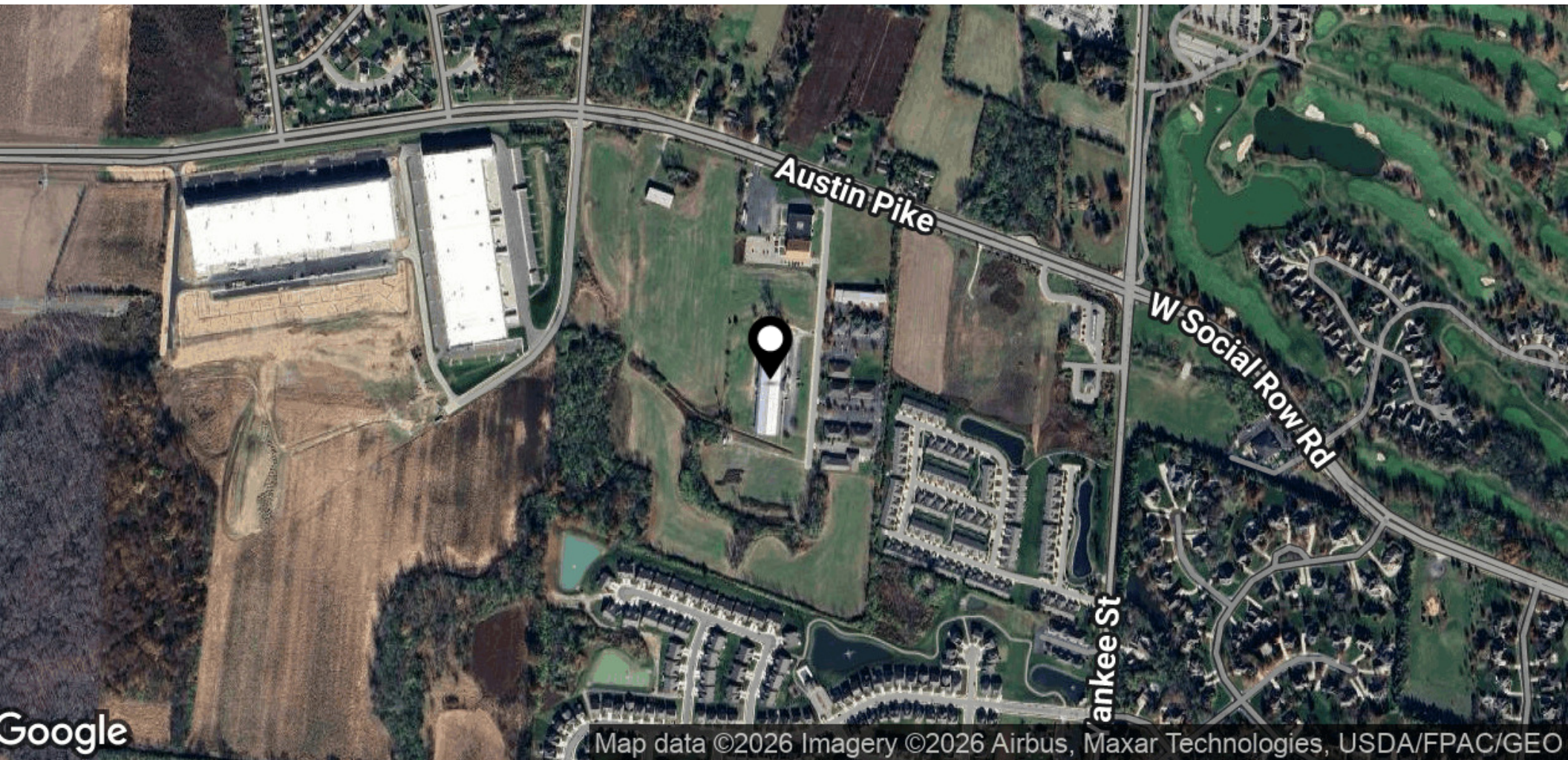
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Aerial Map

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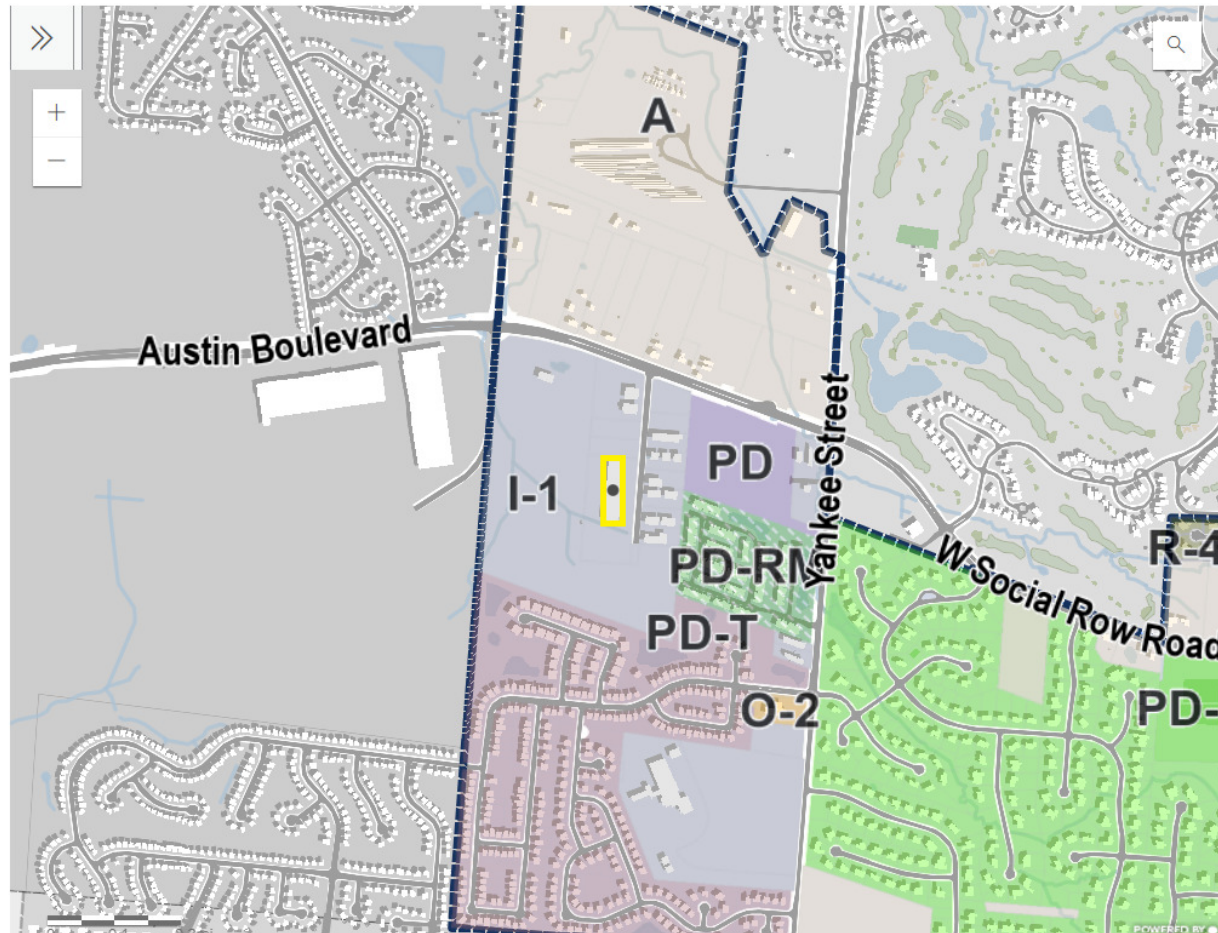
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Zoning Map

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Zoning District Map



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Sale Comparables

Section 3

MARKET MULTIPLE REFERENCE POINTS

Selected \$1M+ Entertainment / Recreation Transactions with Price-to-Cash-Flow Multiples of Approximately 3.0x-4.0x

The selected transactions below illustrate market examples in which sale price equated to approximately three to four times reported cash flow. At a \$3.55M asking price and approximately \$900K illustrative pro forma NOI, South Metro equates to approximately 3.72x pro forma NOI.

Comparable	Location	Sale / Asking Price	Cash Flow / NOI	Price / Cash Flow
NW Ohio Ballistic Level 8 Indoor Shooting...	Lucas County, OH	\$1,650,000	\$460,000	3.59x
Tourism, Amusement & Entertainment...	Cincinnati, OH	\$1,400,000	\$455,000	3.08x
Family Entertainment Business...	Cincinnati, OH	\$1,400,000	\$406,000	3.45x
Large Indoor Entertainment Complex	Cincinnati, OH	\$1,650,000	\$504,000	3.27x
SOUTH METRO - ASKING / PRO FORMA	Centerville / South Dayton, OH	\$3,350,000	~\$900,000	~3.72x

Source: ~~BizBuySell~~ Valuation Report supplied by seller/broker. Comparable data is unverified and intended only as a market reference point. The source report states that its figures are a ballpark starting point and are not a substitute for a professional valuation. Selected examples are not represented as directly comparable real estate sales. Buyer to perform independent due diligence.

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Demographics

Section 4

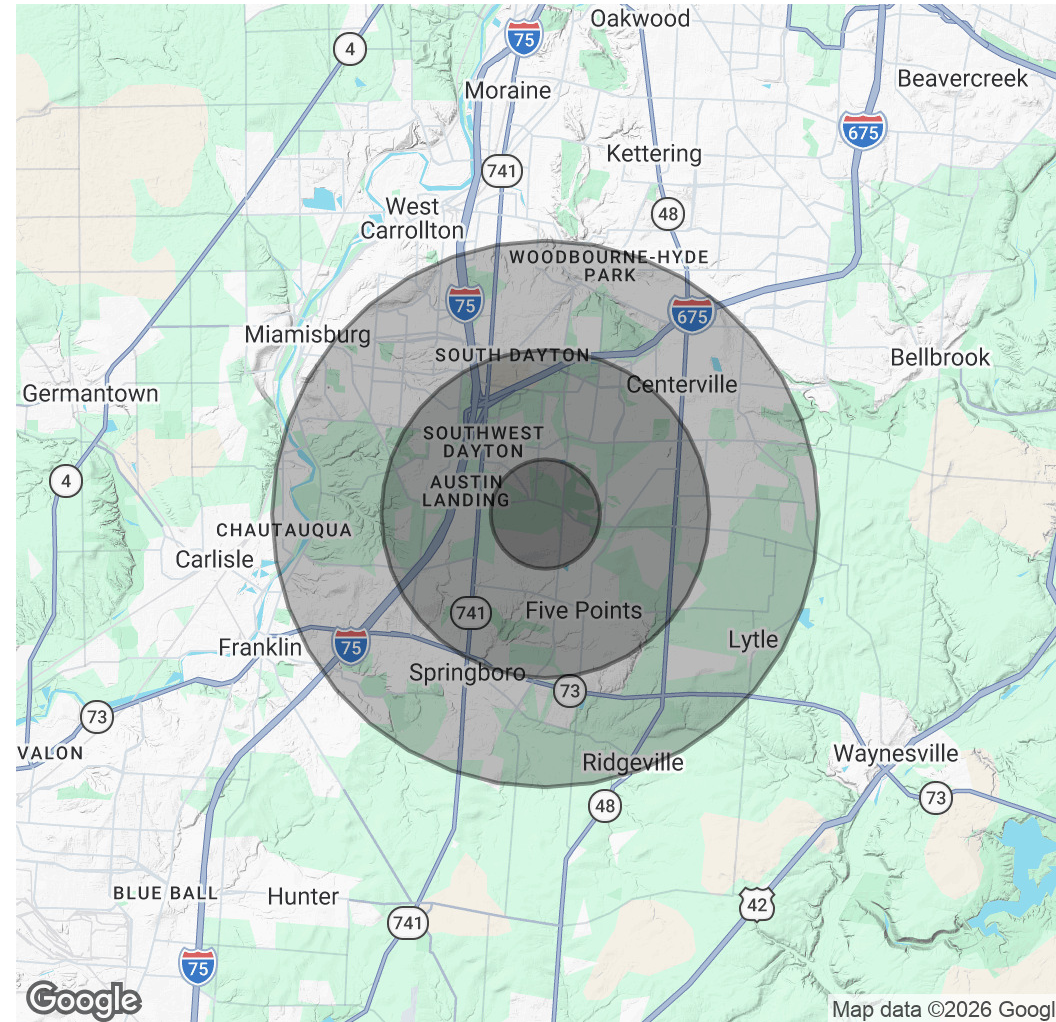
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,874	54,595	125,852
Average Age	41.1	40.9	41.5
Average Age (Male)	38.5	39.6	39.4
Average Age (Female)	42.1	41.7	42.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,151	22,250	51,219
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$170,580	\$130,772	\$122,871
Average House Value	\$387,484	\$324,701	\$305,030

2023 American Community Survey (ACS)



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Advisor Bios

Section 5

Advisor Bio 1

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