

Commercial Real Estate

Yellow Springs Senior Center chooses former lumber yard for next location

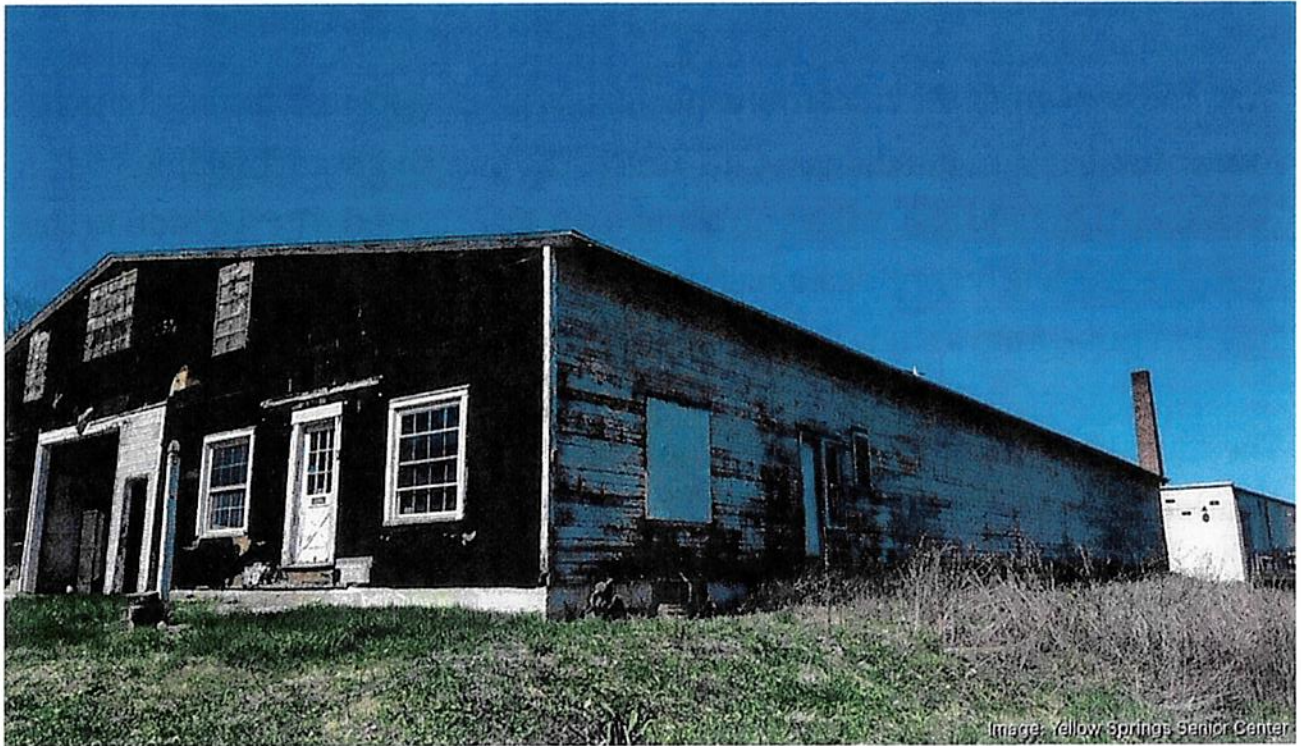


Image: Yellow Springs Senior Center

The Yellow Springs Senior Center will rehabilitate this former lumber yard with the intention of moving operations to the location.

YELLOW SPRINGS SENIOR CENTER



By Max Abbatiello – Data Reporter, Dayton Business Journal
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The Yellow Springs Senior Center has completed its years long search for a new facility.

Yellow Springs Senior Citizens, Inc. – DBA as Yellow Springs Senior Center (YSSC) – has signed a contract to purchase the former lumber yard property at 108 Cliff St. The company intends to make this property the next location for the senior center, moving out of its current location on Xenia avenue.

The YSSC will sell the half-acre of land previously considered on the corner of Livermore and East North College St. The half-acre of land was purchased in 2023 for \$300,000 with the intention to construct a new facility on the site.

Now, the non-profit senior care organization is plotting its next facility for the former lumber yard building on Cliff Street. The post and beam building was constructed in 1940 and resides on about 0.66 acres of land. The decision to shift from the previously considered half-acre Livermore property to the Cliff St. location came from a study conducted in fall 2025.

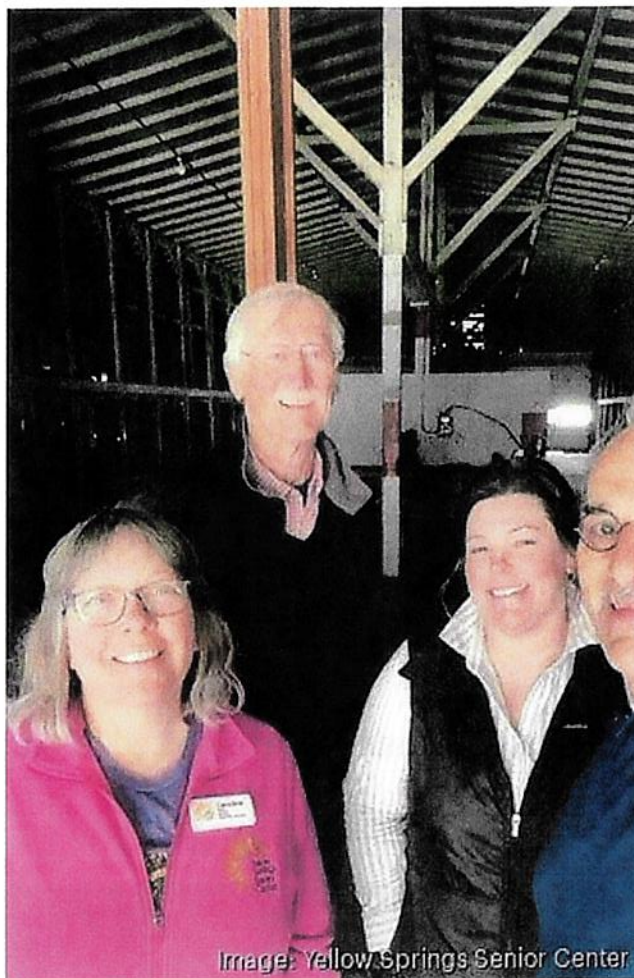
The study identified three priorities for a new facility, all of which the Cliff St. location supports:

- Maintaining a downtown presence
- Allowing for phased construction
- Creating opportunity for shared space with partner organizations

The Cliff St. site is about 25% larger than Livermore, with existing infrastructure and utilities ready for rehab.

The new facility will include features such as: Flexible performance and event space, dedicated studios for visual arts, a teaching kitchen, private meeting and

consultation rooms, space for games/ activities, expanded office space for staff, and integration of local historical exhibits.



Pictured inside the 108 Cliff St. property. From left to right: Caroline Mullin, YSSC executive director; Jerry Sutton, YSSC board president; Elisa Friedman, LWC; John Fabelo, LWC lead architect.

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"This site provides so much more opportunity... the proximity to the bike path, the John Bryan Community Center, public parking and still being a part of downtown. The community has been very enthusiastic about the Cliff Street location and bringing vitality to this old building," said Caroline Mullin, YSSC executive director

Dayton-based LWC Architects will take on the schematics and design of the project. LWC has been involved in the project since the YSSC purchased the half

acre plot of land in 2023 and had developed an initial schematic design for a building.

A schematic design and renderings of the Cliff St. building will be presented at the YSSC annual meeting on June 10. On April 20, the Village of Yellow Springs will hold a council meeting to discuss a one-time grant supporting the YSSC.

YSSC's current facility, located at 227 Xenia Ave., was purchased in 1978. According to the organization, the facility can no longer meet community needs.

Issues cited include a lack of space to expand and limited parking. The building has limited space (3,700 sq. ft.) and is multiple levels, posing accessibility issues for individuals.

Yellow Springs Village Manager Johnnie Burns voiced his support for a new location in a letter of endorsement.

"YSSC has provided vital services to seniors for over 65 years, yet their current facility is insufficient to meet the growing needs of our community," Burns said. "The existing building, with only 3,700 square feet, lacks accessibility and space for the many social, educational, and recreational programs essential for preventing isolation among seniors."

According to 2023 census data, the senior population makes up 32.7% of Yellow Springs residents. The average senior population for Ohio cities is 19.1%.

The Yellow Springs Senior Center was founded in 1959 and is an independent nonprofit serving the senior population of Yellow Springs and Miami Township. In 2025 the center offered over 2,800 hours of programming, with 96% of those programs being free. Nearly 700 individuals participated in programs in 2025.