



PRIME RESTAURANT SUBLEASE OPPORTUNITY

8301
YANKEE ST

Centerville | OH | 45439

CBRE



PROPERTY OVERVIEW

Position your concept for success at a highly visible restaurant location in the South Dayton market. This second-generation restaurant space offers an exceptional opportunity for operators looking to capitalize on strong surrounding demographics, established retail synergy, and convenient access to major thoroughfares.

3,725 SF
of well-designed, functional restaurant space

TURNKEY RESTAURANT LAYOUT

Built out for full-service restaurant use allowing for faster time to open and reduced upfront capital..

EXCELLENT VISIBILITY & ACCESS

Prominent frontage along Yankee Street with easy ingress/egress and strong daily traffic exposure.

AMPLE PARKING

On-site parking supports dine-in, carryout, and third-party delivery demand.

SIGNAGE OPPORTUNITIES

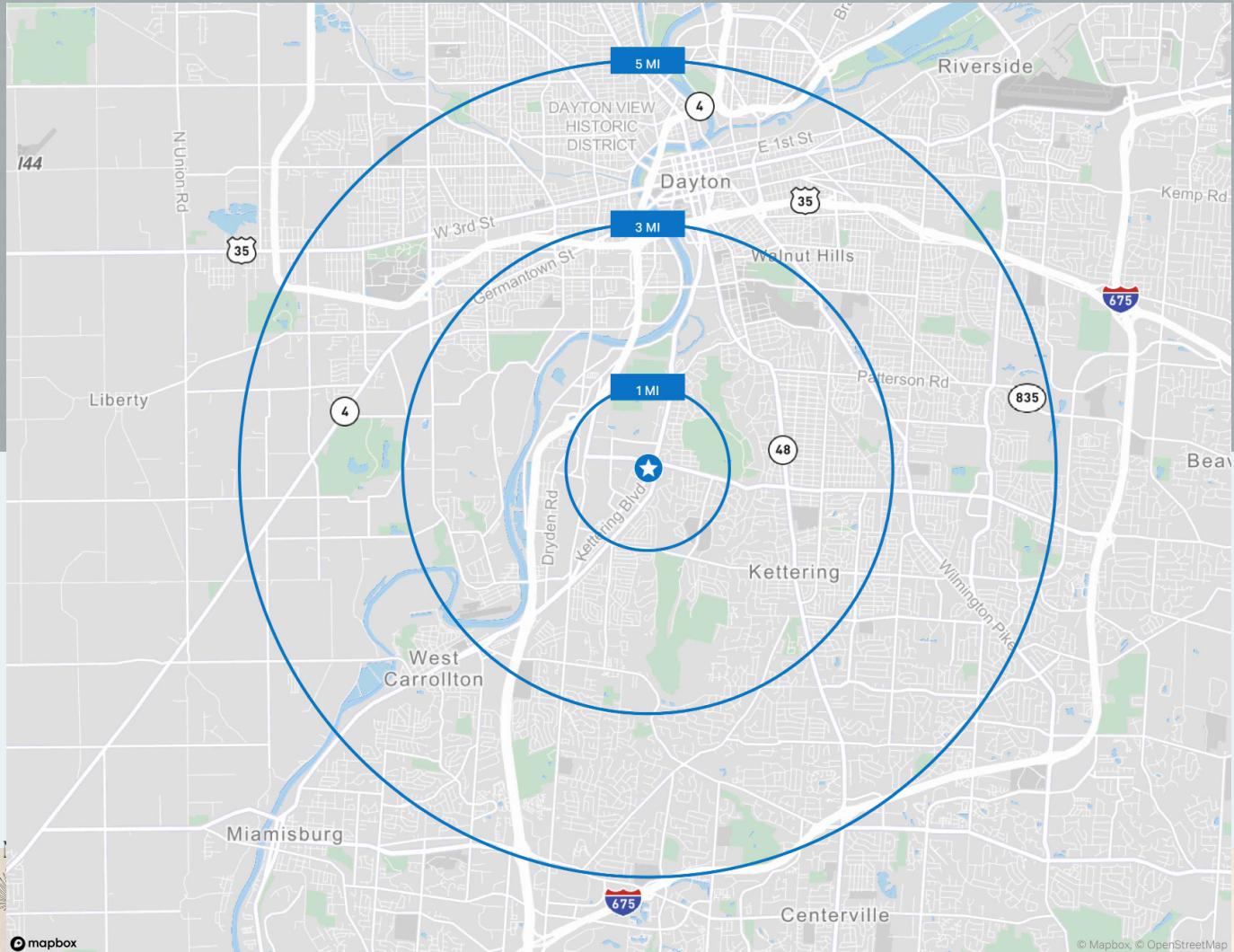
Building and monument signage available, enhancing brand visibility.

AERIAL



\$32 psf
Taxes - \$55,929

- Reduced build-out costs
- Faster opening timeline
- High-visibility, established restaurant real estate
- A Dayton-area location with strong fundamentals



DEMOGRAPHICS

1, 3, 5 Mile Radius

Demos	1 Mile	3 Miles	5 Miles
POPULATION	5,090	65,639	205,687
HH INCOME	\$103,558	\$100,617	\$83,628
AGE	40.1	37	39.1
EDUCATION	74.9%	73.4%	65.7%
DAYTIME POPULATION	16,060	79,581	233,252
BUSINESSES	554	2,532	7,258

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