

### PROPERTY HIGHLIGHTS

- **5,492 SF Former Frisch's Building on 1.80 Acres — Available for Sale or Lease**
- Excellent Visibility along the high-traffic Rombach Avenue
- Situated in a thriving retail corridor
- Multiple access points for easy customer entry and exit
- Equipped with prominent pylon signage
- Surrounded by major national retailers: Kroger, Pet Supplies Plus, Planet Fitness, Ollie's Bargain Outlet, Lowe's, and Walmart
- Nearby dining options include: Gold Star Chili, McDonald's, El Dorado Mexican, Rooster's, Bob Evans, Wendy's, Taco Bell, and Dairy Queen

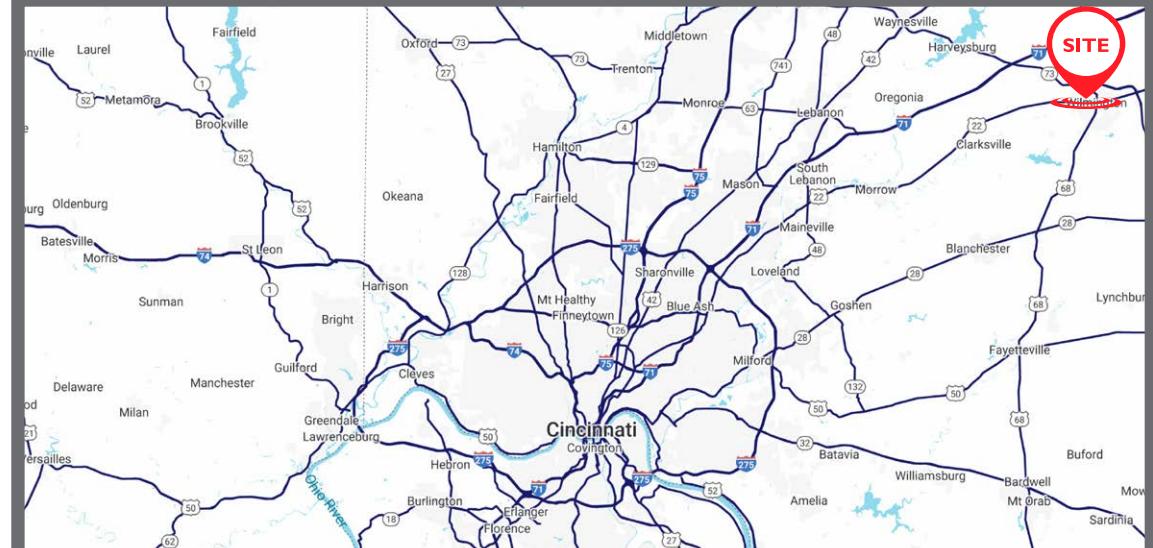
### TRAFFIC COUNTS

- 13,592 (24) VPD: Rombach Ave in front of Site
- 9,944 (24) VPD: SR 73 North of the Site
- 46,144 (24) VPD: I-71

### 2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	3,086	13,406	16,816
<b>HOUSEHOLDS</b>	1,156	5,524	6,868
<b>AVG HH INCOME</b>	\$87,802	\$75,611	\$81,688
<b>EMPLOYEES</b>	2,762	9,603	9,990

### AVAILABLE FOR SALE OR LEASE



### CONTACT

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RETAIL ADVISORS

# Former Frisch's Restaurant

1341 ROMBACH AVE | WILMINGTON, OH 45177

Anchor  
ASSOCIATES



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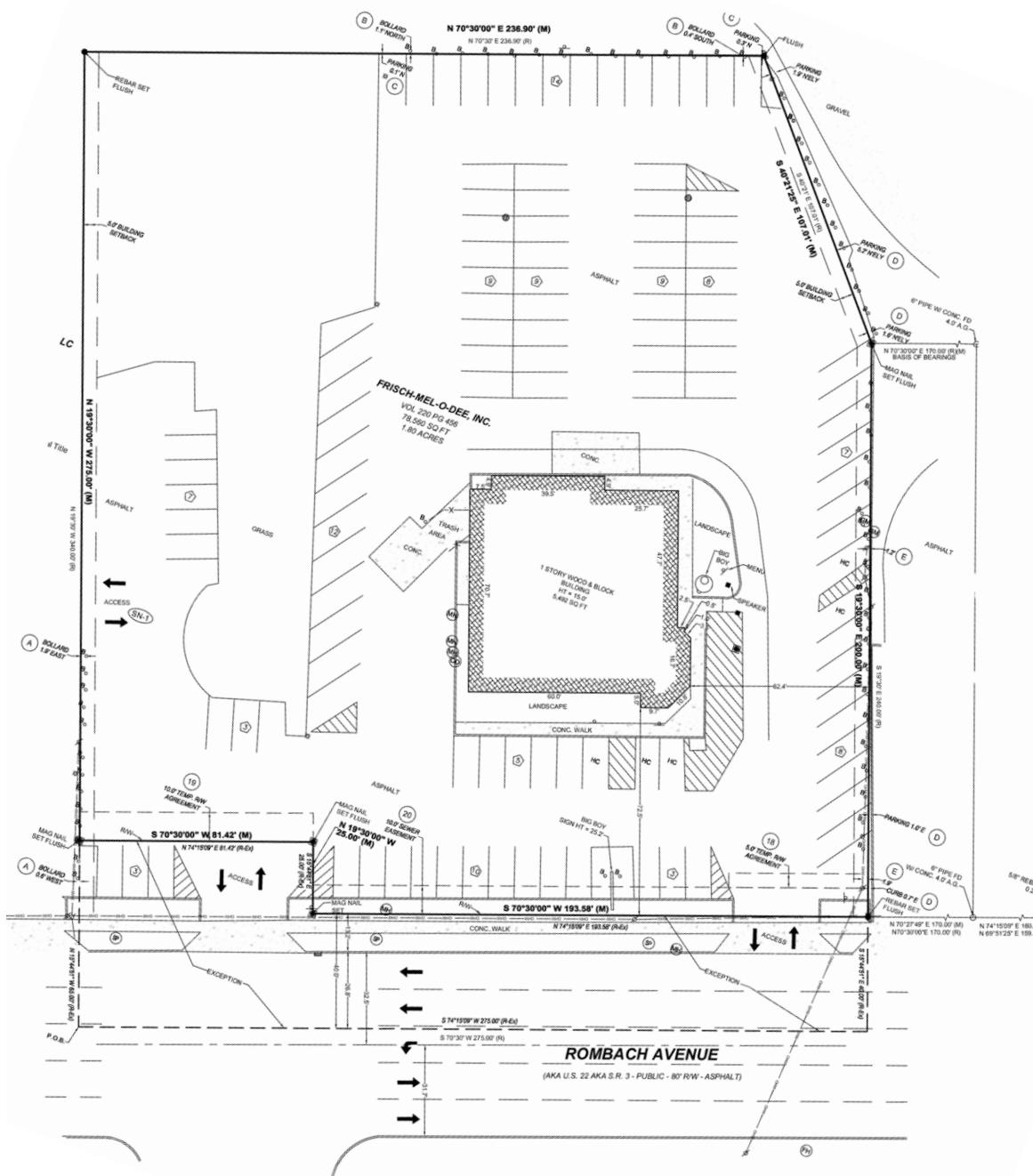
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## SITE PLAN



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