

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

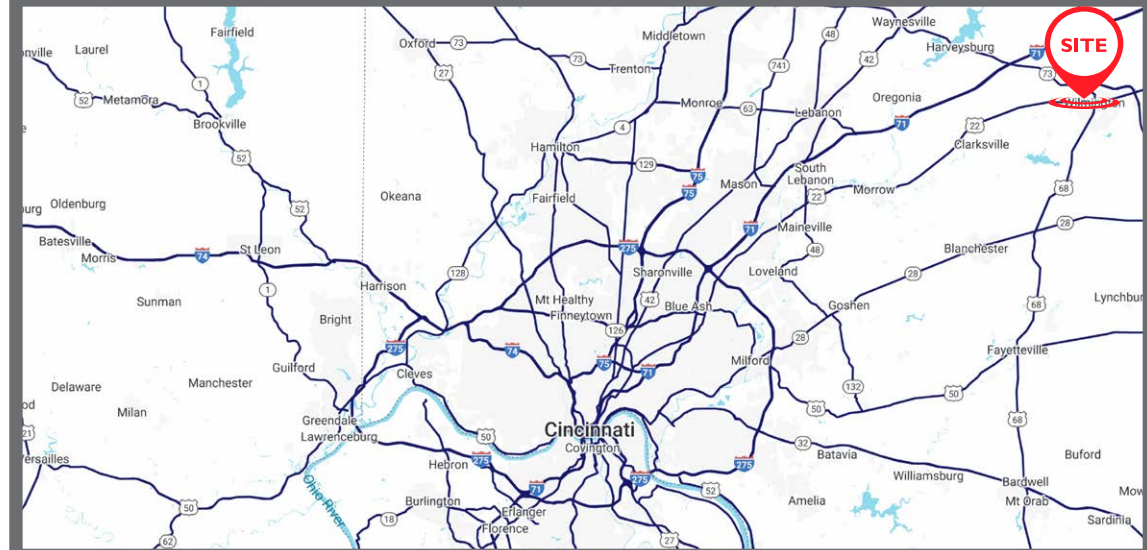
- **5,492 SF Former Frisch's Building on 1.80 Acres — Available for Sale or Lease**
- Excellent Visibility along the high-traffic Rombach Avenue
- Situated in a thriving retail corridor
- Multiple access points for easy customer entry and exit
- Equipped with prominent pylon signage
- Surrounded by major 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
POPULATION	3,086	13,406	16,816
HOUSEHOLDS	1,156	5,524	6,868
AVG HH INCOME	\$87,802	\$75,611	\$81,688
EMPLOYEES	2,762	9,603	9,990



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

Former Frisch's Restaurant

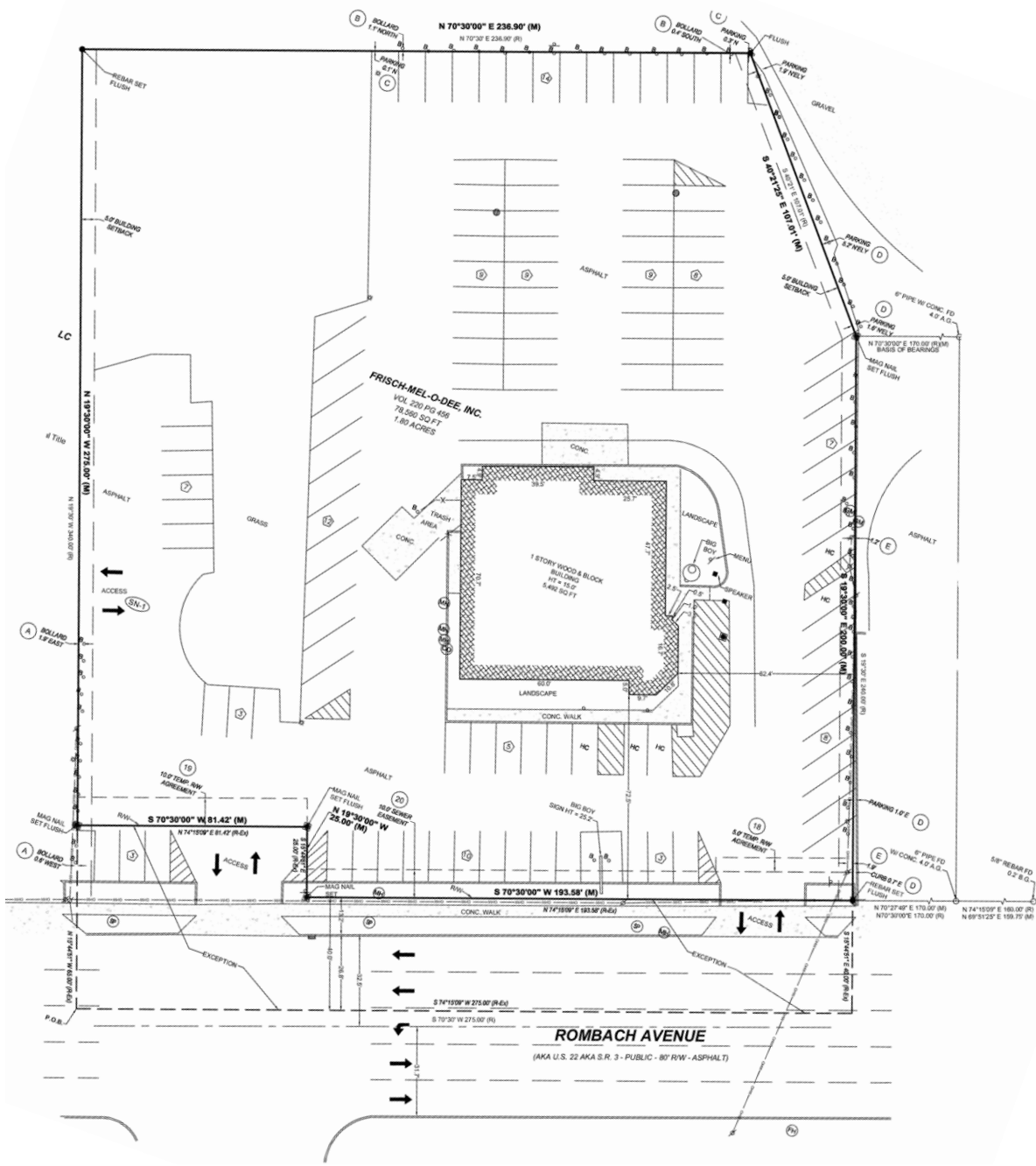
1341 ROMBACH AVE | WILMINGTON, OH 45177



Former Frisch's Restaurant

1341 ROMBACH AVE | WILMINGTON, OH 45177

SITE PLAN



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.