

**FORMER FRISCH'S**  
775 HEBRON ROAD  
HEATH, OH 43056

## AVAILABLE FOR LEASE OR SALE

### HIGHLIGHTS

- Former Frisch's restaurant in Heath, OH Available
- 4,375 SF on 2.38 acres
- Excellent visibility and access from Hebron Road
- Pylon sign
- Retailers in the area include Walmart Supercenter, Target, TJ Maxx, Petsmart, Rural King, Big Sandy Superstore, Dick's Sporting Goods, JCPenney, Ulta, Lowe's, Staples, Best Buy, Hobby Lobby, Giant Eagle and many others
- Restaurants in the area include Raising Cane's, Panera, Dairy Queen, IHOP, Jersey Mike's, Fazolis, Chipotle, Bojangles, Tumbleweed, Red Lobster, Longhorn Steakhouse, Applebee's and many others

### TRAFFIC COUNTS

- 28,744 VPD along Hebron Road
- 24,611 VPD on Central Parkway

### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	5,578	39,143	71,424
Households	2,456	16,444	29,241
Average HH Income	\$91,857	\$93,308	\$99,216
Daytime Employees	3,846	18,149	28,400

**CONTACT :** 513-784-1106

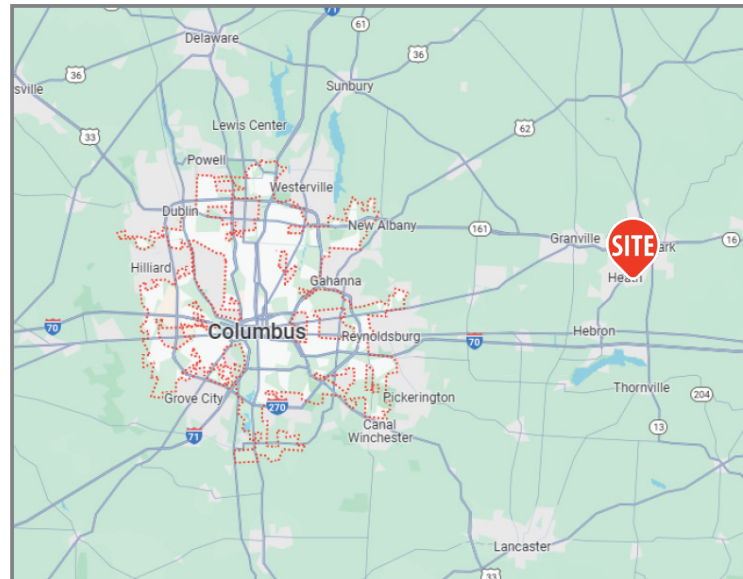
Jason Gibson

[jgibson@anchor-associates.com](mailto:jgibson@anchor-associates.com)

Aaron Bell

[abell@anchor-associates.com](mailto:abell@anchor-associates.com)

**Anchor**  
ASSOCIATES



**ANCHOR**  
ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45242

513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



FORMER FRISCH'S  
775 HEBRON ROAD  
HEATH, OH 43056

Anchor  
ASSOCIATES



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



FORMER FRISCH'S  
775 HEBRON ROAD  
HEATH, OH 43056

Anchor  
ASSOCIATES



Google ©2022 Sites USA. All Rights Reserved. 480-491-1112 www.sitesusa.com. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

Map data ©2025 Google

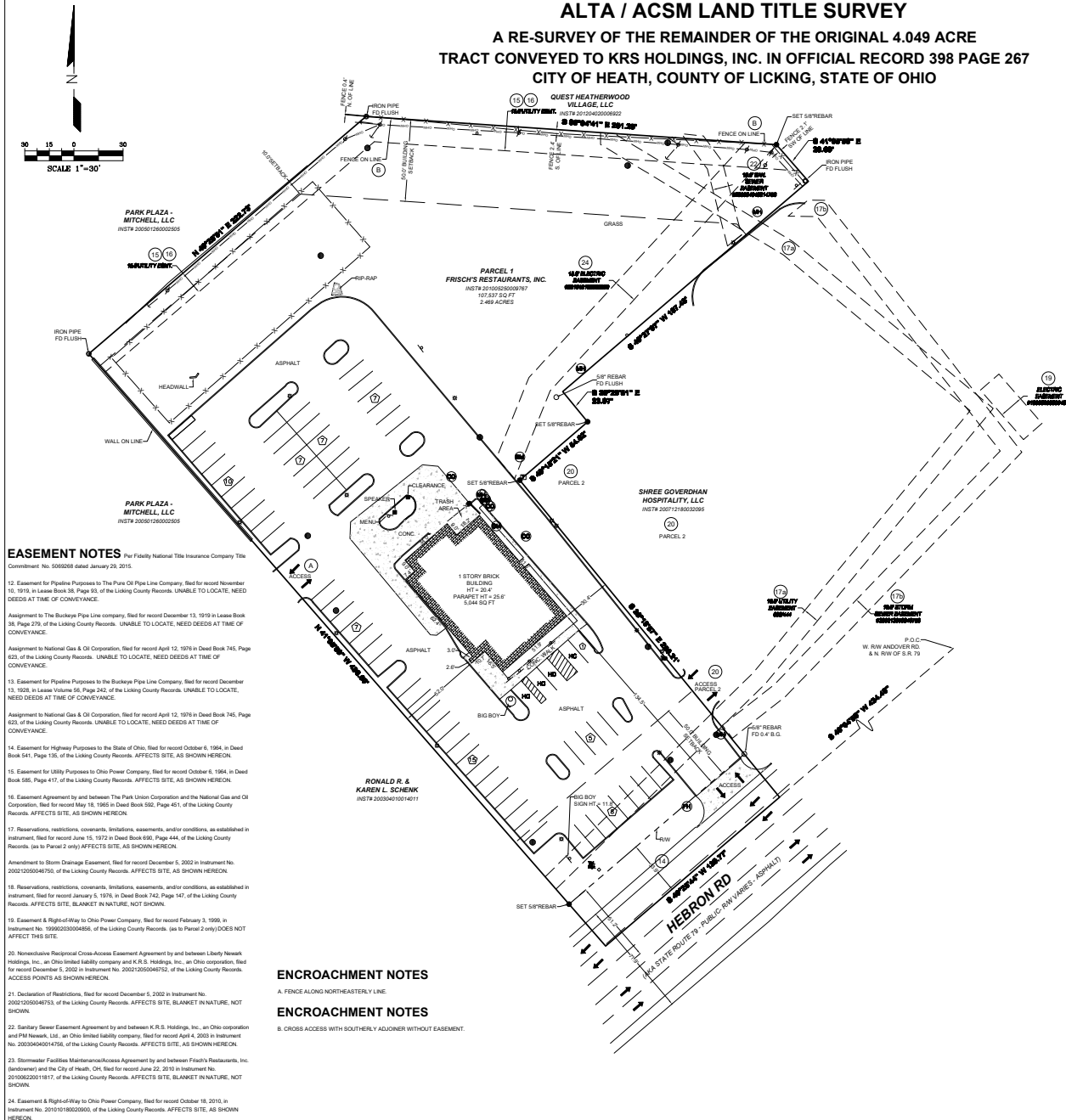
The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.



**FORMER FRISCH'S**  
775 HEBRON ROAD  
HEATH, OH 43056

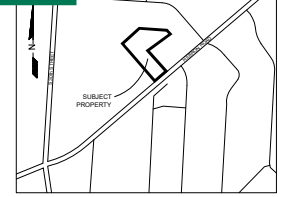


**ALTA / ACSM LAND TITLE SURVEY**  
A RE-SURVEY OF THE REMAINDER OF THE ORIGINAL 4.049 ACRE  
TRACT CONVEYED TO KRS HOLDINGS, INC. IN OFFICIAL RECORD 398 PAGE 267  
CITY OF HEATH, COUNTY OF LICKING, STATE OF OHIO



**DESCRIPTION**

PARCEL 1:  
Situating in the City of Heath, County of Licking and State of Ohio  
And known as being a re-survey of the remainder of Record 398, Page 267, all references being to those of Record in the Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:  
Commencing at a point at the intersection of the Westerly right-of-way of Andover Road and Northernly right-of-way of State Route 79;  
Thence along the Northernly right-of-way of State Route 79, South 41 deg. 04' 58" West a total distance of 434.48 feet to an 8-inch rebar found with top "LSM 7900"; on the Westerly line of a 1.583 acre tract conveyed to Shree Goverhan Hospitality, LLC, of Record in Instrument Number 20071218032095, also being The Point of Beginning for the tract described as follows:  
Thence leaving said right-of-way and along the Westerly line of said 1.583 acre tract, South 39 deg. 18' 57" East, a distance of 34.08 feet, to a point on the former centerline of State Route 79 (Hebron Road) of Record in Ohio Department of Transportation Right-of-Way Plans LIC 794-88, dated January 16, 1961;  
Thence leaving the Westerly line of said 1.583 acre tract and along the former centerline of State Route 79, also being the Southernly line of said original 4.049 acre tract, South 49 deg. 22' 44" West, a distance of 133.77 feet, to a point at the Southeast corner of said original 4.049 acre tract, said point also being the Southeast corner of a 0.789 acre tract conveyed to Ronald R. and Karen L. Schenk, of Record in Instrument Number 20030401001401;  
Thence leaving said former centerline of State Route 79, also being the Southernly line of said original 4.049 acre tract, and along the Westerly line of said original 4.049 acre tract, also being the Easternly line of said 0.789 acre tract and along the Easternly line of 0.789 acre tract conveyed to Park Plaza - Mitchell, LLC, of Record in Instrument Number 20050100000055, North 41 deg. 05' 50" West, a distance of 480.02 feet, passing an iron pin set at 35.22 feet and a 1-inch iron pipe found at 80.12 feet, to a 1-inch iron pipe found at the Northeast corner of said original 4.049 acre tract, said 1-inch iron pipe found also being a Southeast corner of said 1.583 acre tract;  
Thence along the Northernly line of said original 4.049 acre tract, also being the Southernly line of said 7.525 acre tract, North 49 deg. 20' 40" East, a distance of 222.73 feet, to a 1-inch punched iron pipe found, said 1-inch punched iron pipe found also being the Southeast corner of said 1.525 acre tract, and on the Southernly line of a 3.463 acre tract conveyed to Heatherwood Village Landmark Partnership, of Record in Instrument Number 20021020040086;  
Thence continuing along the Northernly line of said original 4.049 acre tract, also being the Southernly line of said 3.243 acre tract, South 65 deg. 04' 47" East, a distance of 251.25 feet, to an iron pin set at the Northeast corner of said original 4.049 acre tract;  
Thence along the Easternly line of said original 4.049 acre tract, also being the Southernly line of said 3.243 acre tract, South 41 deg. 05' 50" East, a distance of 29.69 feet, to a 5/8-inch rebar found at the Northernly corner of a 1.583 acre tract conveyed to Shree Goverhan Hospitality, LLC, of Record in Instrument Number 20071218032095;  
Thence leaving the Easternly line of said original 4.049 acre tract and along said 1.583 acre tract the following four (4) courses and distances:  
South 49 deg. 27' 07" East, a distance of 197.48 feet, to a 5/8-inch rebar found with top "LSM 7900";  
South 39 deg. 20' 51" West, a distance of 23.97 feet, to a 5/8-inch rebar found with top "LSM 7900";  
South 49 deg. 20' 51" East, a distance of 23.97 feet, to a 5/8-inch rebar found with top "LSM 7900";  
South 49 deg. 18' 21" West, a distance of 54.62 feet, to an iron pin set and  
South 39 deg. 18' 57" East, a distance of 216.13 feet to the point of beginning.  
Containing an area of 2.469 acres, more or less.  
The bearings in the above description are based on the bearing between City of Heath GIS monuments H-15 and H-7 and given as North 45 deg. 02' 33" East.  
All iron pins set are 5/8-inch x 35-inch rebar, capped with a yellow stamped "Mullany P.S. 7900".  
All references being to those of Record in the Recorder's Office, Licking County, Ohio.  
This description was prepared based on an actual field survey by Strategic Environmental and Ecological Services, Inc. performed under the direct supervision of Steven J. Mullany, Registered Surveyor #7590, on January 29, 2010.



**LEGEND:**

A	YARD LIGHT	—	FENCE	FD ANGLE
B	LIGHT POLE	—	COMMON	FD BRASS DISK
C	SIGNAL POLE	—	OVERHEAD WIRES	FD DOT GUN SPIRE
D	UTILITY POLE	—	CABLE LINE	FD CHASED X
E	GUY WIRE	—	SAN SEWER LINE	SET GROUND HOLE
F	CATCH BASIN	—	STORM SEWER LINE	FD HARRISON MON.
G	CURB INLET	—	EXISTING TELEPHONE	SET HARRISON MON.
H	ELECTRIC M.H.	—	EXISTING WATER LINE	SET SUB/CAP
I	MANHOLE	—	CYLED WATER LINE	FOR REBAR
J	PHONE M.H.	—	SIGN	SET REBAR
K	SHAWT M.H.	—	R.O.W. MON.	FOR MAG. NAIL
L	SIGNAL M.H.	—	MONITORING WELL	SET MAG. NAIL
M	STEAM M.H.	—	SOILS	FOR MAG. NAIL
N	STORM M.H.	—	BORE HOLE	FOR MAG. NAIL
O	WATER M.H.	—	DOWNPOUT	FOR REBAR
P	ELEC. METER	—	GATE POST	FOR REBAR
Q	CLEANOUT	—	POLE	FOR MAG. NAIL
R	GAS METER	—	STORM METER	FOR MAG. NAIL
S	GAS VALVE	—	SPOT	RECORDED BAD
T	WATER VALVE	—	TAP/ST	MEASURED BAD
U	FIRE HYDRANT	—	WOOD POST	CALLULATED BAD
V	SPRINKLER	—	PARKING SPACES	PROPORTIONAL DIST.
W	SPRINKLER	—	TRANSFORMER	PROPORTIONAL DIST.
X	SPRINKLER	—	ELEC. VALVE	CONV. TREE
Y	SPRINKLER	—	PHONE VALVE	BELOV GROUND
Z	SPRINKLER	—	AD. LINE	CONV. TREE
AA	SPRINKLER	—	PHONE BOOTH	SHRUB
AB	SPRINKLER	—	MAILBOX	PHONE RISER/BOX
AC	SPRINKLER	—	PARKING BLOCK	TV RISER/BOX
AD	SPRINKLER	—	POST	ELEC. RISER/BOX
AE	SPRINKLER	—		NON-SCALEABLE LINE

**EASEMENT NOTES** Per Fidelity National Title Insurance Company Title Commitment No. 505028 dated January 29, 2015:

12. Easement for Pipeline Purposes to The Pure Oil Pipe Line Company, filed for record November 15, 1915 in Lease Book 18, Page 51, of the Licking County Records. UNABLE TO LOCATE, NEED DEEDS AT TIME OF CONVOYANCE.
- Assignment to The Buckeye Pipe Line Company, filed for record December 13, 1919 in Lease Book 38, Page 279, of the Licking County Records. UNABLE TO LOCATE, NEED DEEDS AT TIME OF CONVOYANCE.
- Assignment to National Gas & Oil Corporation, filed for record April 12, 1919 in Deed Book 745, Page 623, of the Licking County Records. UNABLE TO LOCATE, NEED DEEDS AT TIME OF CONVOYANCE.
13. Easement for Pipeline Purposes to The Buckeye Pipe Line Company, filed for record December 13, 1919, in Lease Volume 59, Page 242, of the Licking County Records. UNABLE TO LOCATE, NEED DEEDS AT TIME OF CONVOYANCE.
- Assignment to National Gas & Oil Corporation, filed for record April 12, 1919 in Deed Book 745, Page 623, of the Licking County Records. UNABLE TO LOCATE, NEED DEEDS AT TIME OF CONVOYANCE.
14. Easement for Highway Purposes to the State of Ohio, filed for record October 6, 1964, in Deed Book 541, Page 135, of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.
15. Easement for Utility Purposes to Ohio Power Company, filed for record October 6, 1964, in Deed Book 565, Page 411, of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.
16. Easement Agreement by and between The Park Union Corporation and the National Gas and Oil Corporation, filed for record May 18, 1965 in Deed Book 592, Page 451, of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.
17. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record June 15, 1972 in Deed Book 630, Page 444, of the Licking County Records, (as to Parcel 2 only) AFFECTS SITE, AS SHOWN HEREOF.
- Amendment to Storm Drainage Easement, filed for record December 5, 2002 in Instrument No. 20021020048750 of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.
18. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record January 5, 1976, in Deed Book 742, Page 147, of the Licking County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.
19. Easement & Right-of-Way to Ohio Power Company, filed for record February 3, 1959, in Instrument No. 1959020004866, of the Licking County Records, (as to Parcel 2 only) DOES NOT AFFECT THIS SITE.
20. Nonexclusive Reciprocal Cross-Access Easement Agreement by and between Liberty Network Holdings, Inc., an Ohio limited liability company and K.R.S. Holdings, Inc., an Ohio corporation, filed for record December 5, 2002 in Instrument No. 20021020048752, of the Licking County Records. ACCESS POINTS AS SHOWN HEREOF.
21. Declaration of Restrictions, filed for record December 5, 2002 in Instrument No. 20021020048753 of the Licking County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.
22. Cattery Street Easement Agreement by and between K.R.S. Holdings, Inc., an Ohio corporation and PM Neenan, Ltd., an Ohio limited liability company, filed for record April 4, 2003 in Instrument No. 2003040001756, of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.
23. Stormwater Facilities Maintenance/Access Agreement by and between Frisch's Restaurants, Inc. (Franchisee) and the City of Heath, Ohio, filed for record June 22, 2010 in Instrument No. 20100602001817, of the Licking County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.
24. Easement & Right-of-Way to Ohio Power Company, filed for record October 18, 2010, in Instrument No. 20101018020050, of the Licking County Records. AFFECTS SITE, AS SHOWN HEREOF.

**ENCROACHMENT NOTES**

- A. FENCE ALONG NORTHEASTERNLY LINE.
- B. CROSS ACCESS WITH SOUTHERLY ADJACENT WITHOUT EASEMENT.

**CERTIFICATION**

To Notarize Real Property, Inc., National Retail Properties, LP, MNT TRS, Inc., The Mathews Company, Inc., Chicago Title Insurance Company, Fidelity National Title Insurance Company, and their respective successors and assigns:  
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of Table A, Annex B. The field work was completed on February 4, 2015.  
Date of Plan or Map: February 23, 2015.  
By: *Ben E. Bledsoe*  
Name: Ben E. Bledsoe  
Professional Surveyor No. 54540  
State of Ohio  
The property described and shown herein is the same property described in Fidelity National Title Insurance Company Title Commitment No. 505028 dated January 29, 2015.



**Bledsoe Riggett Guerrettaz**  
LAND SURVEYING  
10811 Walnut Twp Road  
Bloomington, Indiana 47408  
P: 812-338-9277  
F: 812-338-0817  
E: ben@bgrs.com  
www.bgrs.com

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the Mathews Company, Inc. and Bledsoe, Riggett Guerrettaz, Inc.'s prior written consent. The Mathews Company, Inc. and Bledsoe, Riggett Guerrettaz, Inc. expressly disclaims any duty or obligation towards any party that is not identified in the Surveyor's Certification.  
Please be advised that The Mathews Company, Inc. and Bledsoe, Riggett Guerrettaz, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

**'ALTA/ACSM LAND TITLE SURVEY'**  
PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.<sup>®</sup>

17220 Newburg Street, Suite 108-110, Franklin, Ohio, CA 43008  
Tel: (714) 979-7171 Fax: (714) 641-2840  
www.themathewscompany.com

MARK	DATE	REVISION	BY	APVD

**Frisch's Restaurants, Inc.**

775 Hebron Road  
Heath, OH

SCALE: 1:30      CHKD./APVD:  
DATE: FEBRUARY 23, 2015      APPROVED:  
DWN: BY: R.S.I.      Property No: 217  
CHKD. BY: B.E.B.