



FOR SALE

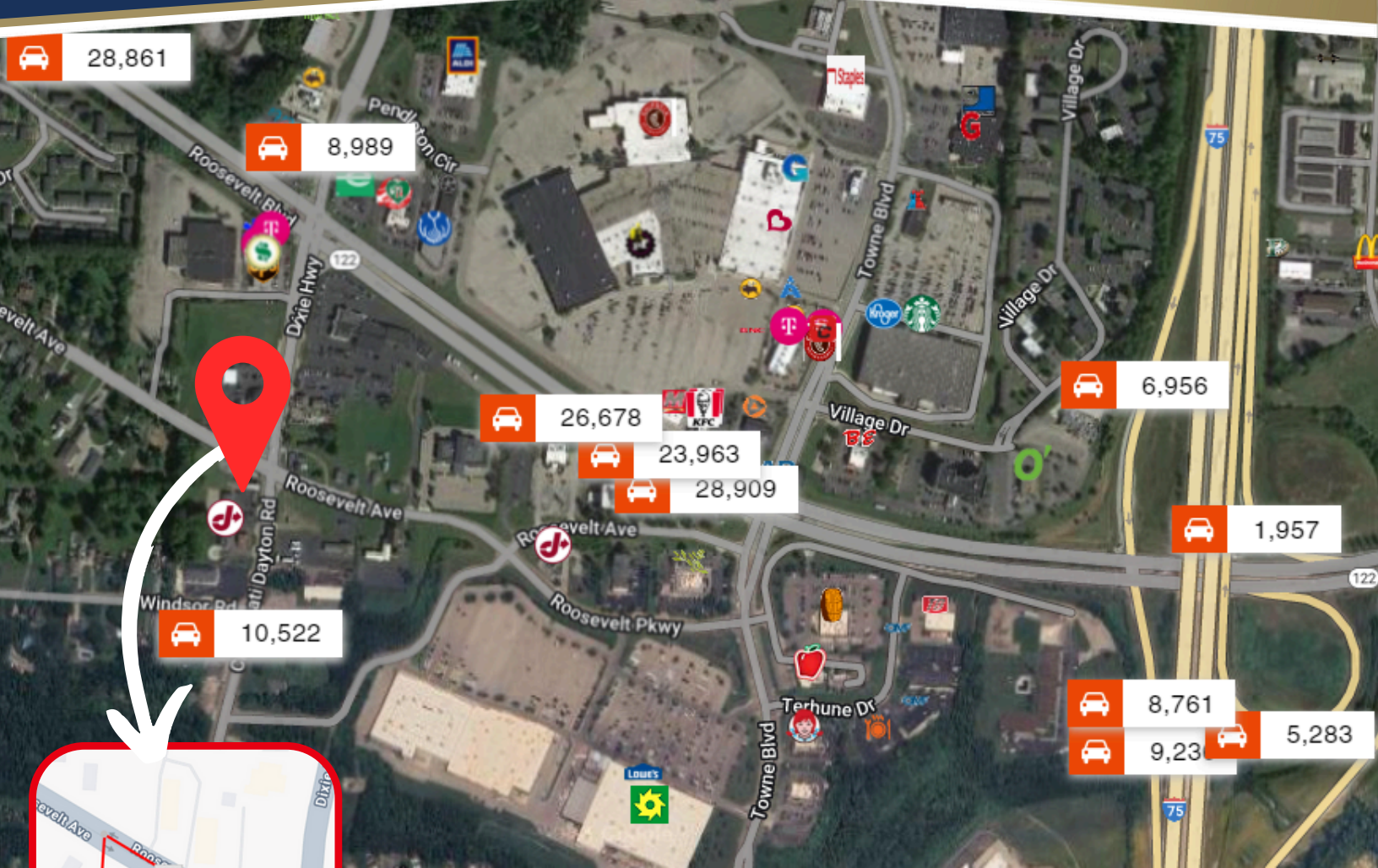
2002 CINCINNATI DAYTON ROAD
MIDDLETOWN, OH 45044

Property Highlights

- 3,528 SF BUILDING ON PRIME HARD CORNER, CURRENTLY OPERATING BAR/LOUNGE DBA TODDLE INN
- D1, D2, D3, AND D3A LIQUOR LICENSES INCLUDED IN SALE
- Q6542-107-000-054 - EXISTING BAR/LOUNGE
- ZONED COMMERCIAL 430 C - RESTAURANT, CAFETERIA, AND/OR BAR
- PLENTY OF ROOM FOR EXPANSION ON THE 2.38 ACRES - ALL ZONED COMMERCIAL
- HIGH TRAFFIC LOCATION WITH EXTREME VISIBILITY - MANY USES FOR THIS PROPERTY
- CLOSE TO I-75, RT 122; HOSPITAL, RESIDENTIAL, CINCINNATI & DAYTON RD.
- PLEASE DON'T TALK TO THE EMPLOYEES; MIKE PALMER NEEDS TO BE AT ALL SHOWINGS

Offered For Sale at: \$800,000

MIKE PALMER | 937.416.9342
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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	20,475	83,145	296,005
HOUSEHOLDS	8,625	34,801	106,659
HH INCOME	\$71,242	\$73,904	\$106,229

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