

FORMER T.G.I. FRIDAY'S
 3719 STONE CREEK BOULEVARD
 CINCINNATI, OH 45241

FOR LEASE OR SALE
1.75 ACRES | 6,206 SF

HIGHLIGHTS

- Seller financing available
- Freestanding 2nd generation restaurant
- Excellent visibility from I-275
- Outdoor patio area
- Average household income in excess of \$101K within 1 mile radius
- Area retailers include Meijer, Old Navy, Marshalls, JCPenney, Best Buy, La-Z-Boy Furniture Gallery, Bob's Discount Furniture and Kroger Marketplace
- Area restaurants in the area include Quaker Steak & Lube, La Pinata Mexican Grill, Olive Garden, Logan's Roadhouse, Buffalo Wild Wings, El Trompo and many others

TRAFFIC COUNTS

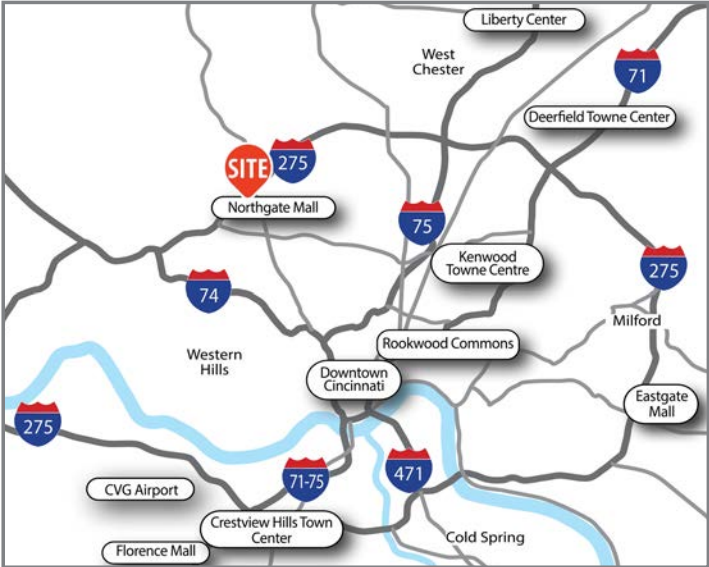
- 82,259 VPD on INTERSTATE 275
- 33,836 VPD on COLERAIN AVE

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,067	48,918	145,135
Households	2,519	19,417	59,293
Average HH Income	\$101,870	\$90,487	\$88,645
Daytime Employees	4,017	13,374	36,806

CONTACT

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 jgibson@anchor-associates.com bhasselbeck@anchor-associates.com



ANCHOR ASSOCIATES

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A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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ASSOCIATES



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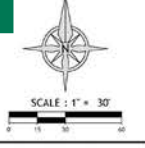
Anchor
ASSOCIATES



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



VICINITY MAP
NOT TO SCALE. COURTESY OF RIGHTS OF WAY REPRESENTED HEREON



SYMBOL LEGEND

R/W	Right of Way
PL	Assigned Property Line
C	Centerline
P.O.C.	Place/Point of Beginning
P.O.C.	Place/Point of Commencement
◻	Encroachment Area
⊗	Schedule 8 Section II Item
⊕	Measurement Found as Noted
⊕	5'W from Pole to Cap Set
⊕	Standard 7"X4.5" BUI
⊕	4.5" I.D. with or without Set
⊕	Iron Markers
⊕	Curb and Gutter
⊕	Catch Basin
⊕	Conduit
⊕	Sanitary Manhole
⊕	Sewer Vault
⊕	Gas Valve
⊕	Fire Hydrant
⊕	Water Stand Pipe
⊕	Water Valve
⊕	Water Meter
⊕	Gas Meter
⊕	Gas Valve
⊕	Electric Meter
⊕	Electric Transformer
⊕	Electric Vault
⊕	Telephone Manhole
⊕	Rebar Post
⊕	Rebar Splice
⊕	Flag
⊕	Wall (As Noted)
⊕	Traffic Pole
⊕	Utility Pole
⊕	Light Pole
⊕	Overhead Utility
⊕	Concrete Area
⊕	No Parking Area
⊕	Building Area

SCHEDULE B-2 EASEMENT NOTES:

1. Utility easement in favor of [unclear] Ohio, Inc., as set forth in Official Record 1931A, Page 1937.
2. [unclear] TO THE SUBJECT PROPERTY AS PLATTED AND SHOWN.
3. Terms, conditions and easements contained in the Private Fencing and Maintenance Agreement set forth in Official Record 193A, Page 753.
4. [unclear] TO THE SUBJECT PROPERTY, SECTION OF EASEMENT LOCATED BY THE SUBJECT PROPERTY IS LEASING AND HAS BEEN PLOTTED BY SOLE IN PLANNING/DESIGN AS SHOWN.
5. Conditions, restrictions, and easements as shown in the Development Plan set forth in Plat Book 446, Page 16.
6. [unclear] TO THE SUBJECT PROPERTY, EASEMENTS ARE AS PLOTTED AND SHOWN.
7. Terms, conditions and easements contained in the Site Ownership and Access Easement Agreement and Final Judgment and Satisfaction Agreement set forth in Official Record 1786, Page 421.
8. [unclear] TO THE SUBJECT PROPERTY, SOAS IS LOCATED AS SHOWN.
9. Terms, conditions, restrictions and easements contained in the Operation and Easement Agreement set forth in Official Record 1923, Page 1923, as amended by First Amended Final Judgment and Satisfaction Agreement set forth in Official Record 1923B, Page 1923B, and certain easements contained in the Operation and Easement Agreement set forth in Official Record 1923C, Page 1923C, and that certain First Amended Satisfaction Agreement set forth in Official Record 1923D, Page 1923D.
10. [unclear] TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
11. Terms, conditions and easements contained in the Site Owners Agreement set forth in Official Record 1923, Page 1923.
12. [unclear] TO THE SUBJECT PROPERTY, SOAS IS LOCATED AS SHOWN.
13. Private drainage easement for storm sewer installation and conditions and restrictions related thereto as shown in Plat Book 415, Page 86.
14. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
15. Private drainage easement for storm sewer installation and conditions and restrictions related thereto as shown in Plat Book 415, Page 86.
16. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
17. Private drainage easement for storm sewer installation and conditions and restrictions related thereto as shown in Plat Book 415, Page 86.
18. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
19. Easements, conditions, restrictions and other matters as shown on the plat of Stone Creek Towne Center Subdivision Block 11 set forth in Plat Book 411, Page 95 and 96 including, but not limited to, the following:
 - a) easements in favor of Dale Green, Cleveland, Ohio, and Time Warner, NOT FOUND ON PLAT
 - b) sewer service easement SET TO THE SUBJECT PROPERTY, COMMON APPROXIMATELY 40' FROM 40' WITHIN CENTER
 - c) sanitary sewer easement SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
 - d) public utility easement SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
 - e) access easement for structure SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
 - f) utility easements SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
 - g) public water line easements SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
 - h) easements in Official Book 415, Page 86 SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
 - i) 50' utility easements SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
 - j) 30' right of way easement and easement SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
 - k) 10' utility easements SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
 - l) 10' right of way easement and easement SET TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
20. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
21. Public storm sewer easement for structure and access easement to pavement structure as shown in Plat Book 407, Page 58.
22. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
23. Temporary construction easements and restrictions, terms and conditions related thereto as set forth in Plat Book 407, Page 58.
24. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
25. Utility easement and restrictions, terms and conditions related thereto as shown in Plat Book 407, Page 42.
26. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
27. Sanitary sewer easements and restrictions, terms and conditions related thereto as set forth in Plat Book 413, Page 47 and 48.
28. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
29. Terms, conditions, easements, restrictions and other matters contained in the Easements, Covenants and Restrictions for Stone Creek Towne Center (see Official Record 1931A, Page 1937).
30. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
31. Easements, covenants and restrictions contained in the Declaration of Easements, Covenants and Restrictions for Stone Creek Towne Center (see Official Record 1931A, Page 1937).
32. Terms, conditions, easements, restrictions and other matters contained in the Easements, Covenants and Restrictions for Stone Creek Towne Center (see Official Record 1931A, Page 1937).
33. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
34. Easements, covenants and restrictions contained in the Declaration of Easements, Covenants and Restrictions for Stone Creek Towne Center (see Official Record 1931A, Page 1937).
35. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
36. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
37. Utility easement in favor of the Cincinnati Gas & Electric Company as set forth in Plat Book 406, Page 107.
38. [unclear] TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
39. Easements, covenants, restrictions and other matters contained in the Residential Easement and Operation Agreement as set forth in Plat Book 405B, Page 191, as amended by the certain amendments to the Residential Easement and Operation Agreement set forth in Official Record 1912, Page 1912.
40. [unclear] TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
41. Sanitary sewer easement, as shown in Plat Book 20A, Page 20.
42. [unclear] TO THE SUBJECT PROPERTY AS A BENEFIT. SUBJECT SHOWN ON THE REFERENCED DOCUMENT SERVES SUBJECTS THAT ARE LOCATED ON THE SUBJECT PROPERTY. GASEMENT AS SHOWN ON THE REFERENCED PLAT DOES NOT REACKNOWLEDGE THE SUBJECT PROPERTY.
43. Terms, conditions, rights and restrictions relating to the subject property are contained in the Memorandum of Lease and between Stone Creek Development Company of Ohio, L.P. an Ohio limited liability company, as landlord, and East Ball B Regional, a New York corporation, as tenant, recorded July 16, 2008 in Official Record 1939B, Page 1939B, as the same was amended by the certain plat amendments to Memorandum of Lease recorded November 1, 2008 in Official Record 1939B, Page 1939B and that certain Second Amended Memorandum of Lease recorded November 1, 2008 in Official Record 1939B, Page 1939B.
44. [unclear] TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
45. Terms and conditions contained in Resolution F-1415, Case No. 2a-2009-003, Stone Creek Towne Center, as set forth in Official Record 1961, Page 1046.
46. [unclear] TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
47. Right-of-way easement as contained in the Blanket Warranty Deed set forth in Official Record 1939A, Page 1939A.
48. [unclear] TO THE SUBJECT PROPERTY. EASEMENT DOES NOT REACKNOWLEDGE THE SUBJECT PROPERTY BUT Serves AS A BENEFIT. PLOTTED AS THE CURRENT RIGHT OF WAY FOR STONE CREEK BOULEVARD AS SHOWN HEREON.

GENERAL SURVEY NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
2. The property described herein is the same as the property described in Stewart Title Guaranty Company Title Commitment No. 11042001-3, dated July 14, 2017 and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation of Unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39010300N, with a date of Identification of February 17, 2016, for Community No. 390204, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to Stone Creek Boulevard, being a dedicated public street or Highway.
5. The total number of proposed parking spaces on the subject property is 76, including 5 designated handicap spaces.
6. There is no observed evidence of current earth moving work, building construction or building addition.
7. There are no proposed changes in street right of way lines, according to the City of Cincinnati.
8. There is no observed evidence of recent earth or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
10. The meridian for all bearings shown herein is the southeast right of way meridian of Interstate 275, known as being 19° 21' 49.7", per Plat Book 411, Page 96 of the Hamilton County Records.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands/.

ZONING INFORMATION:

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As of July 26, 2017, the Surveyor had not been provided zoning information pursuant to Table A Item 8c.

LAND AREA:

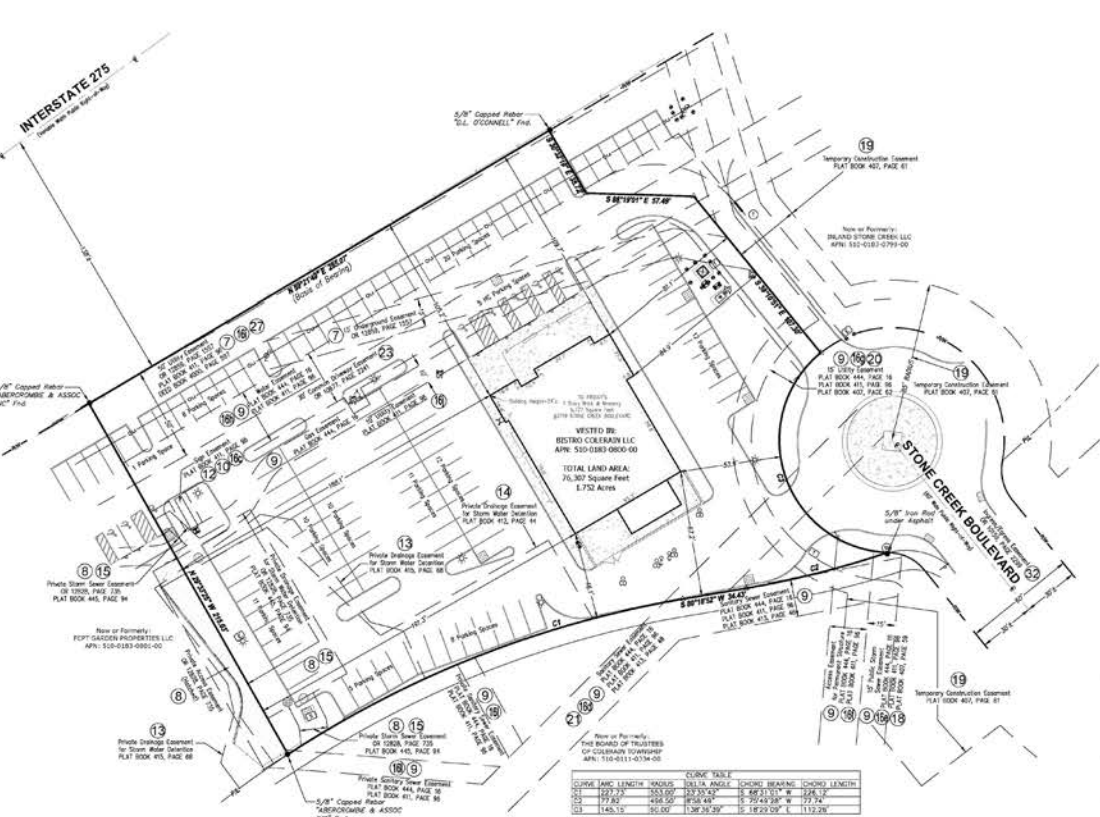
76,327 Square Feet (1.752 Acres)

RECORD LEGAL DESCRIPTION (from commitment)

Situate in Section 16, Town 3, Entire Range 1, Mixed Purchase, Ceterato Township, Hamilton County, Ohio and being more particularly described as follows:
Being all of Lot 2 of Stone Creek Towne Center Subdivision, Block "A", recorded in Plat Book 411, Page 95 and 96 of the Hamilton County, Ohio Records of Deeds.
Being subject to all easements and restrictions of record.
Parcel No. 510-0183-000-00
Conveyance known as: 3719 Stone Creek Boulevard, Cincinnati, OH 45201
The above-described property; in the same property that is described in Stewart Title Guaranty Company Title Commitment No. 11042001-3, dated July 14, 2017.

LIST OF POSSIBLE ENCROACHMENTS

None observed.



SURVEYOR'S CERTIFICATE

I, Timothy A. Pinski, P.E., Member I.P.S., Ohio Professional Surveyor No. 6192, do hereby certify that I am duly licensed and qualified to perform the duties of a Surveyor in the State of Ohio. I am duly licensed and qualified to perform the duties of a Surveyor in the State of Ohio. I am duly licensed and qualified to perform the duties of a Surveyor in the State of Ohio. I am duly licensed and qualified to perform the duties of a Surveyor in the State of Ohio.

Timothy A. Pinski, P.E.
Ohio Professional Surveyor No. 6192



No.	REVISION/CHG	Date
1	Added Call Points	06/26/2017

Coordinated By:

emg

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Cincinnati, Ohio 45212
800.811.2610 | www.emggrp.com

ALTA/NSPS LAND TITLE SURVEY

TGF - Cincinnati OH
3719 Stone Creek Boulevard
City of Cincinnati, County of Hamilton, State Ohio

AVALON
LAND SURVEYING

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Website: www.AvalonLandSurveying.com
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Phone: (513) 475-8900

ALS Job No.: 2133
Vision #12.72.09.17R000-001.220

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SITE PLAN

