



**3,804 SF**  
**RESTAURANT**  
**SPACE**

6112  
MONTGOMERY RD.





VIEW THE 360° TOUR



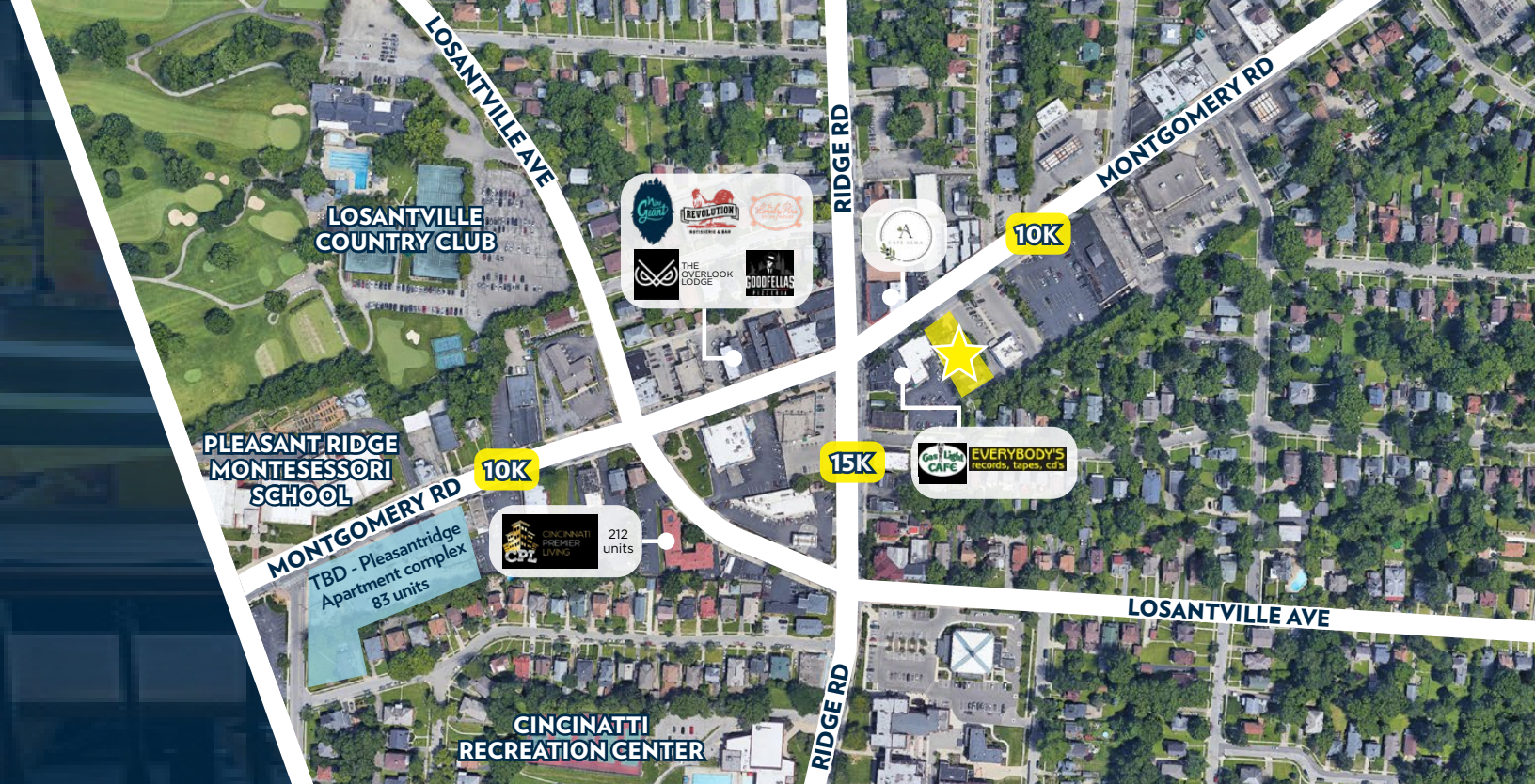
VIEW DRONE VIDEO



## KEY FEATURES

- 3,804 SF restaurant space with 2nd floor seating, full basement bar & large outdoor patio
- Full service restaurant with 2 full bars inside, 1 outside bar, and walk-in cooler
- FF&E is included in sale price
- Liquor license: On buyer and available in area
- Located on Montgomery Road in the Pleasant Ridge neighborhood; Close proximity to Oakley, Rookwood & Kenwood
- Approximately 11 parking spaces on the property plus street parking and adjacent public lot
- Located in the Pleasant Ridge neighborhood of Cincinnati; A mostly gaslight residential neighborhood with a small business district occupied largely by long-standing, independent businesses.
- Recent Article on [Pleasant Ridge Business District](#)
- Sale Price: \$1,495,000
- Lease Rate: Negotiable





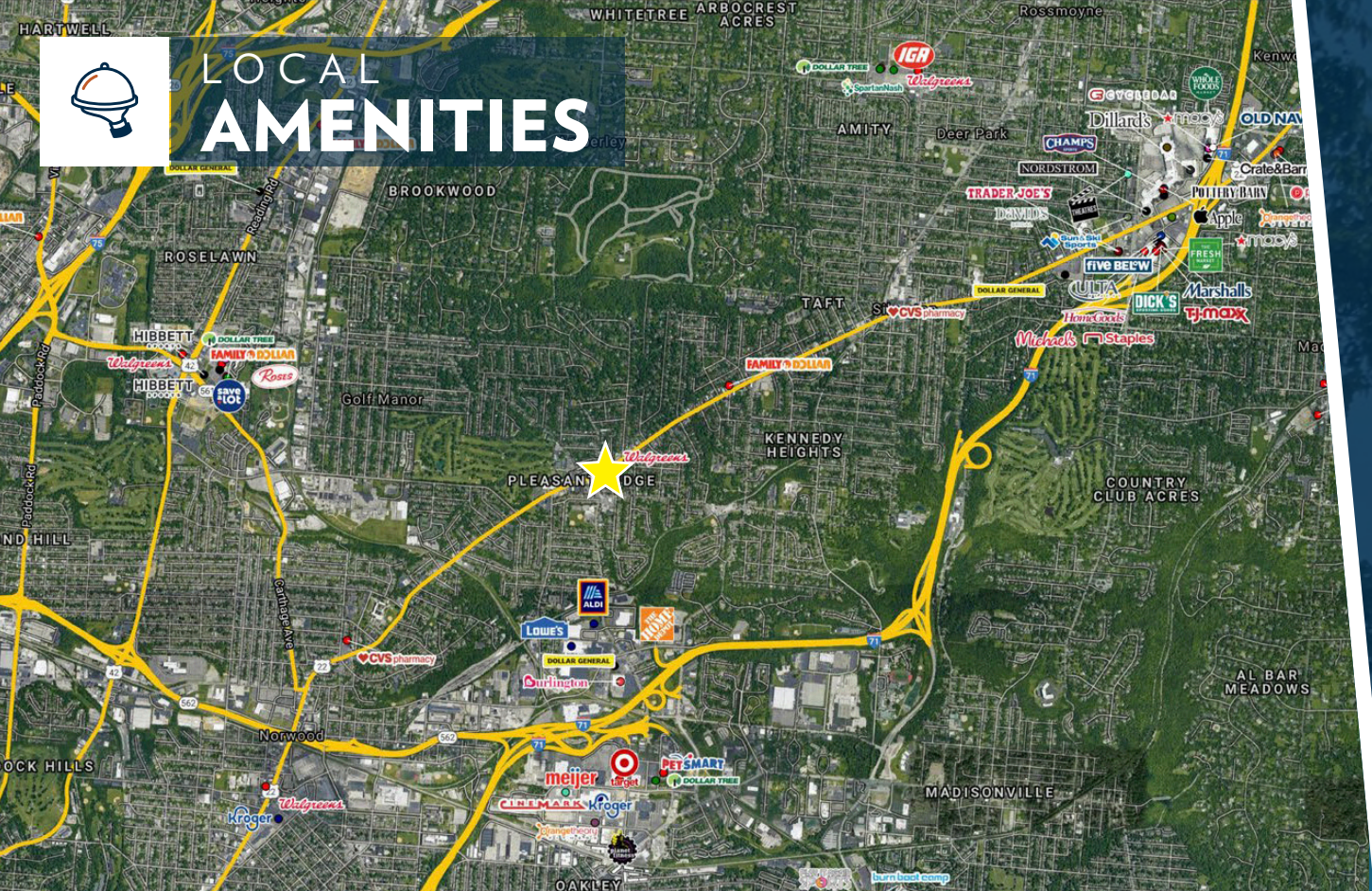
## LOCAL NEIGHBORHOOD

	POPULATION	AVG HOUSE-HOLD INCOME	AVG DAYTIME POPULATION
1 Mile	13,078	\$87,552	7,689
3 Miles	107,094	\$84,820	100,114
5 Miles	237,686	\$96,739	230,172

Neighboring tenants include: Losantville Country Club, The Gas Light Cafe, Revolution Rotisserie, The Overlook Lodge, Goodfellas, Nine Giant & More!

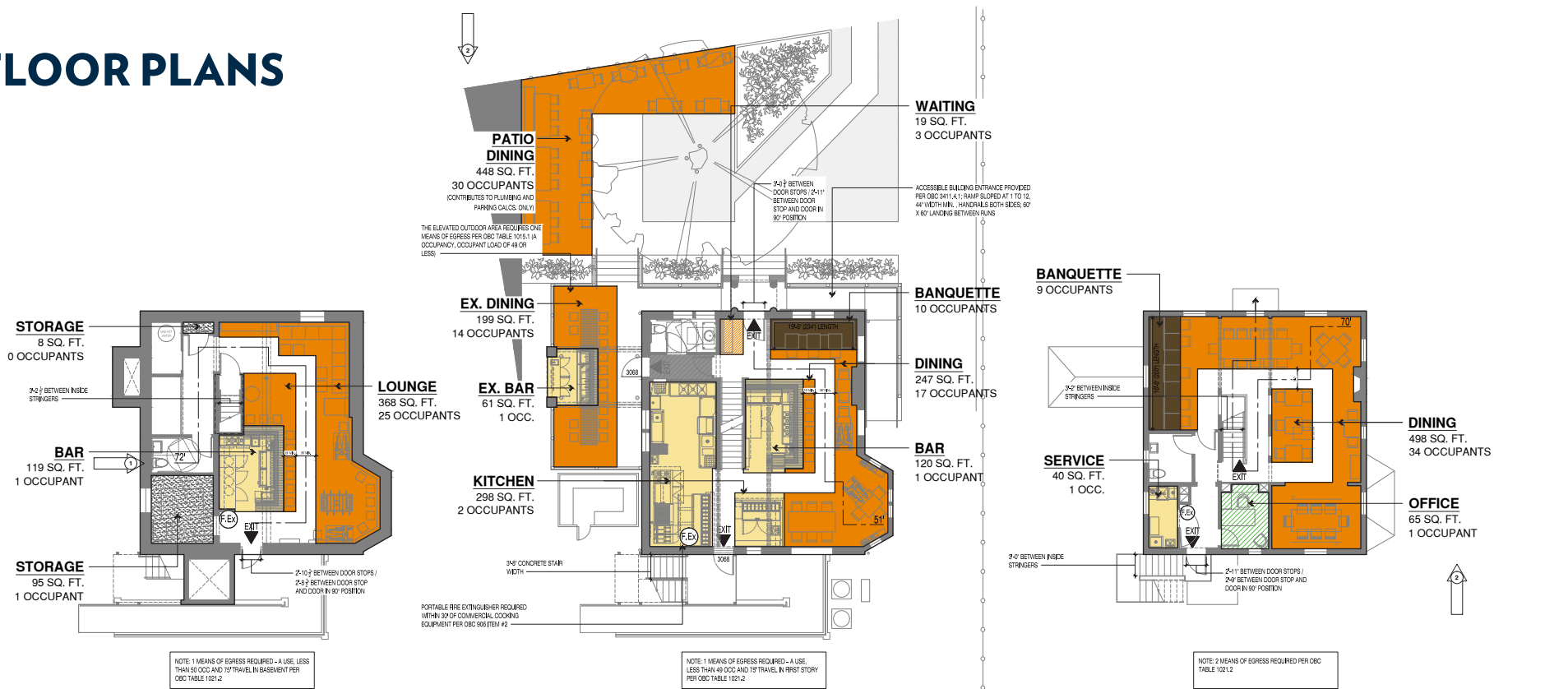








FLOOR PLANS



1 BASEMENT OCCUPANCY

2 FIRST FLOOR OCCUPANCY

3 SECOND FLOOR OCCUPANCY

BASEMENT OCCUPANCY	
A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	368 SQ. FT. @ 1 PER 15 SQ. FT. = 25 OCCUPANTS
S-2 STORAGE LOW HAZARD - 300 GROSS	103 SQ. FT. @ 1 PER 300 SQ. FT. = 1 OCCUPANT
A-2 COMMERCIAL KITCHEN - 200 GROSS	119 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
TOTAL = 27 OCCUPANTS	

FIRST FLOOR OCCUPANCY	
INTERIOR	A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET
	247 SQ. FT. @ 1 PER 15 SQ. FT. = 17 OCCUPANTS
	(WAITING) - A-2 CONCENTRATED (CHAIRS ONLY) - 5 NET
	19 SQ. FT. @ 1 PER 5 SQ. FT. = 3 OCCUPANTS
	BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES
	234' (19'-6") @ 1 OCC. PER 24' = 10 OCCUPANTS
INTERIOR	A-2 COMMERCIAL KITCHEN - 200 GROSS
	298 SQ. FT. @ 1 PER 200 SQ. FT. = 2 OCCUPANTS
	(BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS
	120 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
INTERIOR TOTAL = 33 OCCUPANTS	

EXTERIOR	(DECK) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET
	249 SQ. FT. @ 1 PER 15 SQ. FT. = 14 OCCUPANTS
	(PATIO) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET
EXTERIOR	630 SQ. FT. @ 1 PER 15 SQ. FT. = 30 OCCUPANTS
	(EXT. BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS
	61 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
EXTERIOR TOTAL = 45 OCCUPANTS	

SECOND FLOOR OCCUPANCY	
(DINING) A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	
498 SQ. FT. @ 1 PER 15 SQ. FT. = 34 OCCUPANTS	
(OFFICE) BUSINESS AREA - 100 GROSS	
65 SQ. FT. @ 1 PER 100 SQ. FT. = 1 OCCUPANT	
BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES	
234' (19'-6") @ 1 OCC. PER 24' = 9 OCCUPANTS	
(SERVICE ROOM) A-2 COMMERCIAL KITCHEN - 200 GROSS	
40 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT	
TOTAL = 45 OCCUPANTS	













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