

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **5,496 SF Former Frisch's Building on 1.18 Acres — Available for Sale or Lease**
- Excellent Visibility along the high-traffic Benchwood Rd
- Located minutes from I-75
- Adjacent to Chick-fil-A in heavy retail corridor
- Nearby dining includes: City Barbeque, Golden Corral, Red Lobster, Burger King, Culver's, Longhorn Steakhouse, Olive Garden and many more.
- Nearby national retailers include Walmart and Sam's Club

TRAFFIC COUNTS

- 12,814 (25) VPD: Benchwood Rd
- 121,006 (24) VPD: I-75
- 18,352 (25) VPD: N Dixie Dr

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,352	37,078	142,562
HOUSEHOLDS	1,921	16,431	60,414
AVG HH INCOME	\$80,896	\$85,035	\$83,050
EMPLOYEES	7,085	21,247	55,612



CONTACT

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Restaurant

331 I BENCHWOOD RD | DAYTON, OH 45414

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ASSOCIATES

COMMERCE CENTER DRIVE
SUNNYSIDE - ASPHALT



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