

For Lease or Sale



Vacant Restaurant

1805 W 1st Street • Springfield, OH 45504



SVN | Second Story is pleased to present to the market for lease or sale a freestanding restaurant property located along one of Springfield's most traveled commercial corridors. Situated within the Northeast Dayton Submarket of the broader Cincinnati/Dayton region and near the intersection of Troy Road and N Bechtle Avenue, the property benefits from strong visibility, convenient access, and approximately 27,000 vehicles per day along Troy Road.

The property was originally built and operated as a Ryan's Steakhouse for 9 years followed by a Bay Breeze Seafood for 10 years and is currently a Food Fusion restaurant. The current occupant is prepared to vacate upon lease signing or sale, providing flexibility for a tenant, owner-user, or developer. With a land use code permitting restaurant, cafeteria, and bar uses, the site is well positioned for continued food-service operations or repositioning to other retail or specialty concepts.

Featuring durable masonry construction, a newer pitched roof, and a large paved parking field, the corner-located site supports a wide range of uses while benefiting from surrounding shopping, dining, and service retailers that drive consistent area demand.



**1805 W 1st Street
Springfield, OH 45504**

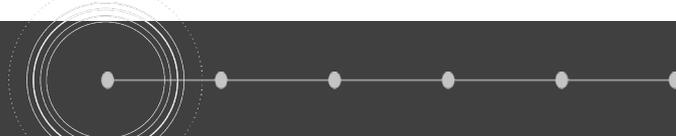


The Offering

Lease Rate \$18 PSF NNN
Sale Price Negotiable

Property Summary

Market Area Northeast Dayton
Building Size ±10,620 SF
Occupancy Vacant Upon Lease Signing or Sale
Year Built 1999
Lot Size ±1.67 AC
Parking 160 Spaces
Land Use Code (430) restaurant, bar, cafeteria
Daily Traffic 27,000 (Troy Road)



Investment Highlights

High-Traffic Retail Corridor

- Positioned off Troy Road/N Bechtle Avenue with ±27,000 VPD

Strong Access & Visibility

- Corner location with excellent ingress/egress

Restaurant Infrastructure

- Full kitchen, bar/lounge configuration, interior porch/patio
- New pitched roof

Flexible Use Potential

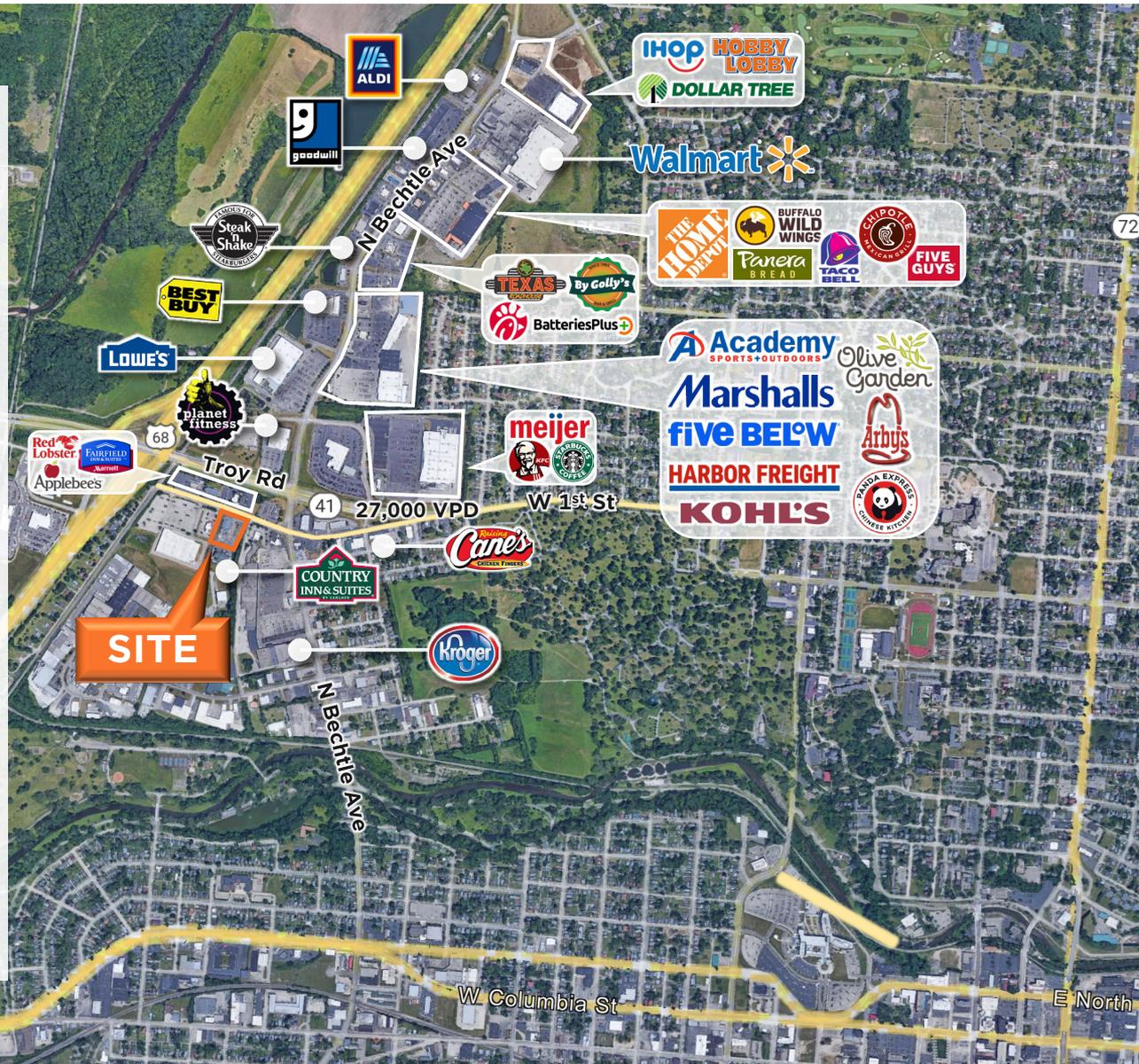
- Land Use Code 430 supports restaurant, cafeteria, bar, and various retail/event uses

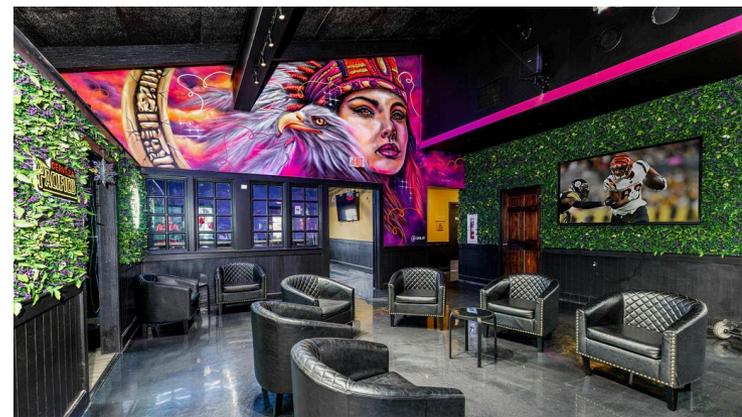
Extensive Parking

- Approx. 160 dedicated surface spaces

Submarket Advantage

- Located in the Northeast Dayton Submarket within the Cincinnati/Dayton region
- Surrounded by established commercial activity





Northwest-Facing Aerial View



Google Earth
10/27/9 2:22:45 AM
Legal Liability Disclaimer



Southwest-Facing Aerial View



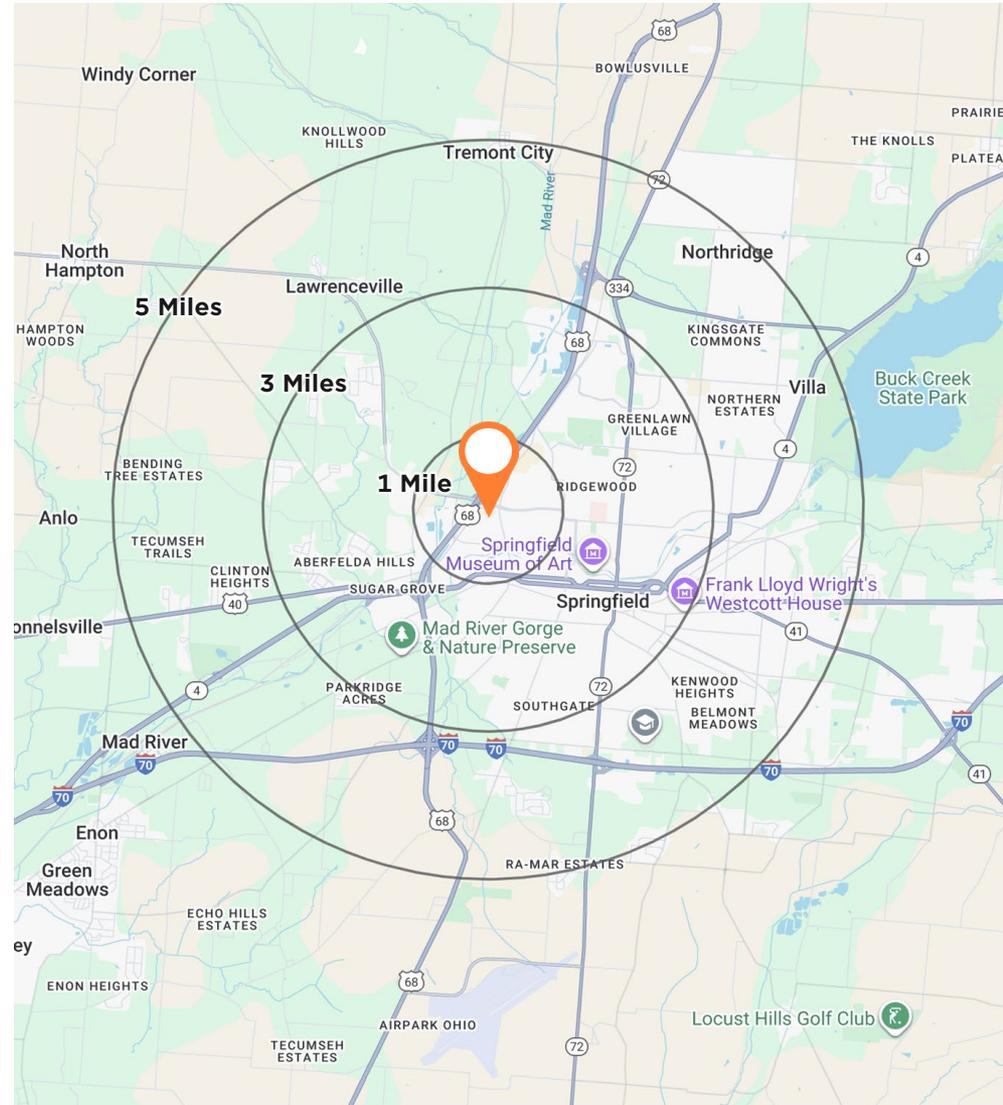
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,130	44,382	85,922
2029 Projection	3,090	44,586	85,793
Median Age	39.7	38.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,318	17,757	35,563
Persons Per HH	2.3	2.3	2.3
Average HH Income	\$64,763	\$63,206	\$66,733
Median House Value	\$124,257	\$126,388	\$133,889

Demographics data derived from: AlphaMap & CoStar





EXCLUSIVELY LISTED BY:

Jacob Bower

Brokerage Advisor

770.992.5112

jacob.bower@svn.com



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