

For Lease

CBRE

# 763 Chestnut Street.

Nelsonville, OH 45764



## Prime Fast Food Restaurant Space

2,010  
Square feet

Available: 7.1.25

### Features

- + High Visibility & Traffic: Strategically situated on a main thoroughfare, this location boasts strong daily traffic, ensuring maximum exposure for your business.
- + Turnkey Fast Food Setup: Perfect for quick service or casual dining, this property offers a turnkey opportunity to hit the ground running. Ideal for entrepreneurs looking to establish a thriving food establishment.
- + Drive-Thru Present: Take advantage of the drive-thru feature to maximize sales volume and efficiency.
- + Ample Parking: Convenient access for customers, with ample parking to accommodate a high volume of visitors.
- + Strong Local & Tourist Draw: Located near Hocking Hills, weekend Chalets, and Ohio University, this property benefits from a strong local and tourist draw, ensuring a consistent flow of customers throughout the year.

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22

Parking Spaces

0.48

Acres

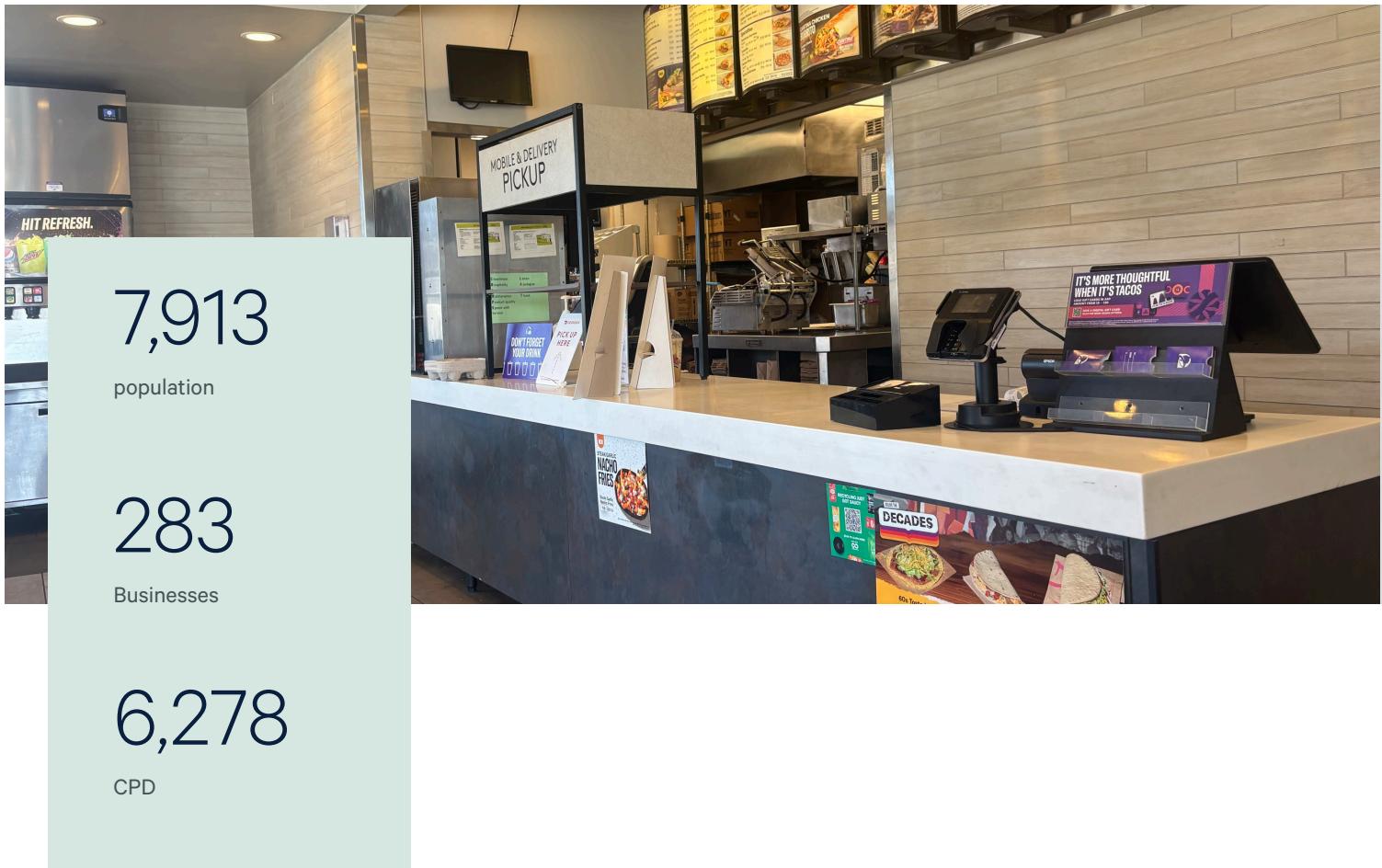
1995

Year Built

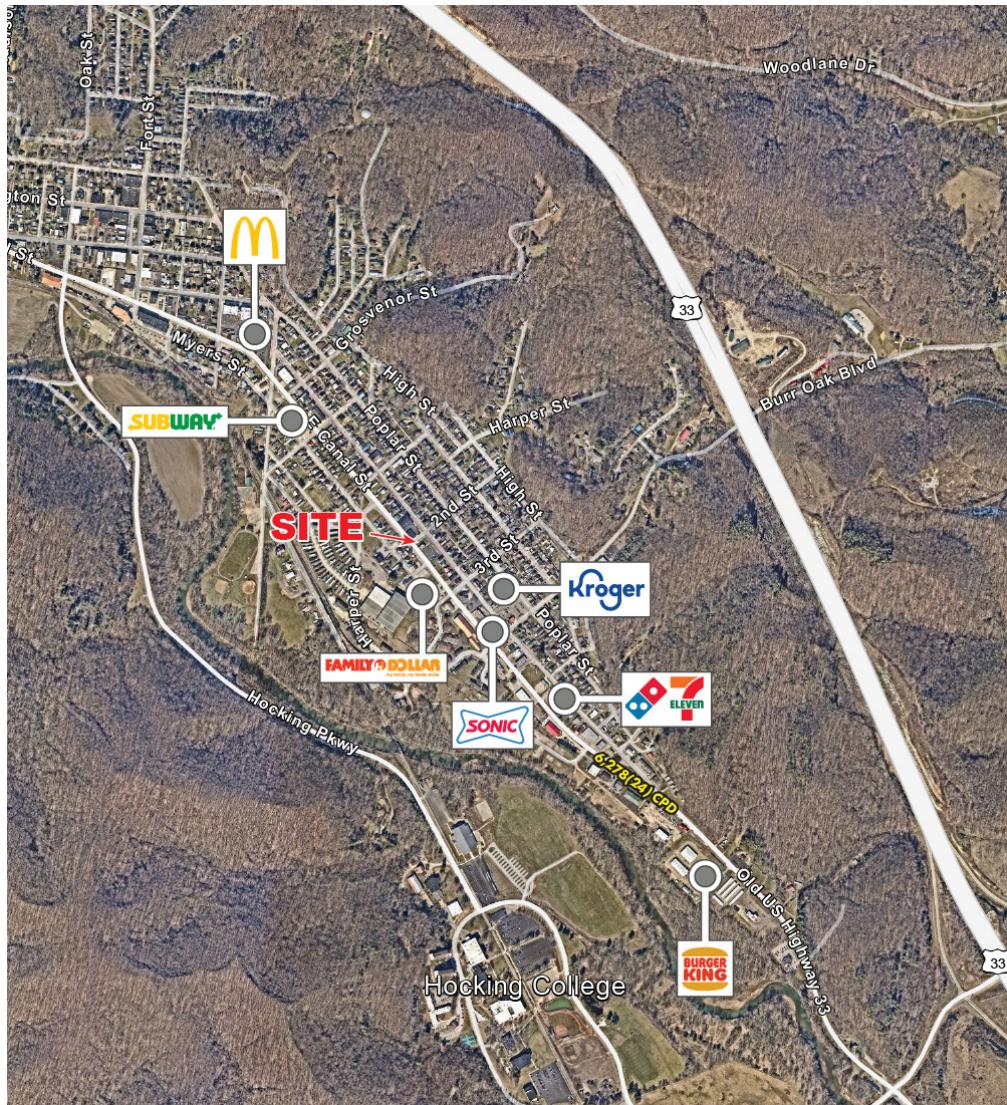
## Why Nelsonville?

Experience the charm of Nelsonville, a thriving local community with a growing demand for unique dining options. Conveniently situated near Ohio University and Hocking College, our location attracts a steady stream of students, professionals, and visitors. With high commuter and visitor traffic, your business is poised to thrive in this vibrant and dynamic market.

**CBRE**



DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	3,450	6,117	7,913
Employed population	1,387	2,448	2,991
Some college	20.3%	18.1%	17.8%
Average HH income	\$51,594	\$58,505	\$61,292
Daytime population	3,691	6,365	7,558
Businesses	163	257	283



## Contact Us

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