

Former Frisch's
For Lease
5,781 SF | 2.13 acres

5760

Wooster Pike

Cincinnati, OH 45227



Gordy Hoagland

White Oak

+1 502 387 1734

ghoagland@whiteoakcre.com

Melissa Ruther

CBRE

+1 513 477 1858

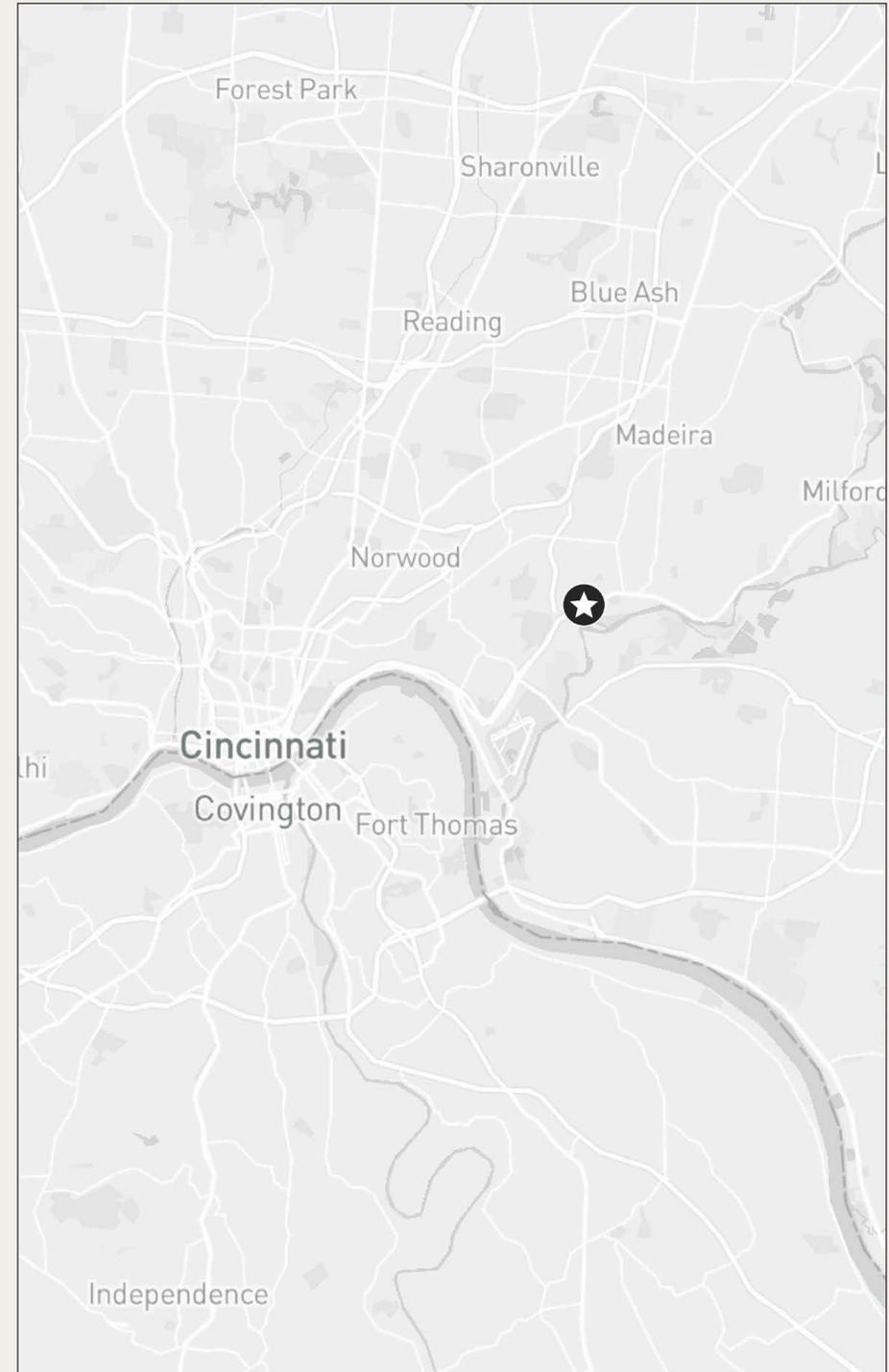
melissa.ruther@cbre.com

WHITE OAK
COMMERCIAL REAL ESTATE

CBRE

Site Overview

- The subject property is a former Frisch's property located on 2.13-acres improved with a 5,781 SF building located at a signalized intersection at the entrance to the trade area.
- The property is strategically positioned along Wooster Pike (US 50) in the heart of Cincinnati's desirable Fairfax/Mariemont corridor.
- The property enjoys unmatched visibility and accessibility along US 50, a high traffic artery connecting the affluent east side neighborhoods of Mariemont, Indian Hill, Terrace Park, and Milford to Downtown Cincinnati.
- Easily accessible to nearby arteries Red Bank Expressway, I71, and SR 562 with proximity to major employers like Medpace with approximately 2,700 employees.
- Traffic counts:
 - US 50 14,996 VPD
 - Red Bank Expressway 19,529 VPD
- Property is available for lease or redevelopment



Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	8,860	65,266	201,958
 COLLEGE EDUCATED	82.2%	84.7%	77.7%
 MEDIAN HH INCOME	\$85,927	\$95,017	\$83,643
 BUSINESSES	499	3,178	7,890
 DAYTIME POPULATION	10,131	69,270	192,335
 MEDIAN AGE	38.5	36.6	38.0

Survey

ALTA / ACSM LAND TITLE SURVEY LOTS 4, 5, 6, 7, 77, 78, 79, 80, 81, 82, 83 OF AUDUBON PARK SUBDIVISION, SEC. "A" REGISTERED LAND CERT. 27573 AND PART OF REGISTERED LAND CERT. 57572 HAMILTON COUNTY, OHIO.

DESCRIPTION

PARCEL 1 (PL CERT 234241)
Situated in Section 15, Town 4, Fractional Range 2, Township of Columbia, County of Hamilton and State of Ohio, and being more particularly described as follows:
Beginning at the center of Southern Avenue and the center line of Wooster Pike, Thence along and with said center line of Wooster Pike, South 88 deg. 54' 00" West 78.51 feet, South 53 deg. 40' 00" West 48.38 feet, South 49 deg. 59' 00" West 48.38 feet, South 48 deg. 52' 00" West 48.50 feet to the point of beginning.
Thence North 53 deg. 12' 00" West along and with the South line of the Bemis Concrete Property, described in Book No. 47, Page 1211, of the Registered Land Records, Hamilton County, Ohio, at a distance of 285.14 feet.
Thence South 38 deg. 27' 00" West a distance of 104.60 feet.
Thence South 37 deg. 51' 00" West a distance of 4.10 feet to a concrete monument. Thence South 42 deg. 59' 00" West a distance of 131 feet to a point.
Thence South 53 deg. 12' 00" East a distance of 224.15 feet to the Southern right-of-way line of Columbus Parkway Extension and the north line of Southern Ohio Bank Property, described in Instrument Number 200216, being a part of Registered Land Certificate Number 5360, of the Registered Land Records, Hamilton County, Ohio, and also being the north line of that part of Wooster Pike vacated by Ordinance No. 30-1985.
Thence along the said Northern line North 63 deg. 02' 00" East 54.63 to the centerline of Wooster Pike.
Thence along and with said centerline North 38 deg. 51' 00" East 54.63 feet.
North 42 deg. 59' 00" East 54.63 feet.
North 42 deg. 59' 00" East 1.43 feet to the point of beginning. Containing 0.89 acres, more or less.

PARCEL 2 (PL CERT 237572)

Situated in Section 15, Town 4, Fractional Range 2, Township of Columbia, County of Hamilton and State of Ohio, and being more particularly described as follows:
Beginning at the intersection of the center line of Southern Avenue and the center line of Wooster Pike.
Thence along and with the center line of Wooster Pike, South 56 deg. 54' West 51.91 feet, South 53 deg. 40' West 48.38 feet, South 49 deg. 59' West 48.38 feet, South 48 deg. 52' West 48.50 feet to a point.
Thence North 53 deg. 12' West a distance of 285.14 feet to the point of beginning of this component.
Thence North 53 deg. 12' West a distance of 2.62 feet to a point in the Easterly right-of-way line of Grace Avenue.
Thence South 37 deg. 01' West along and with said Easterly right-of-way line of Grace Avenue, a distance of 104.60 feet to a point.
Thence North 38 deg. 27' East along and with the Northwest property line of the First W. Columbus Property recorded in Registered Land Certificate No. 10220, Book 48, Hamilton County, Ohio, a distance of 104.60 feet to the point of beginning.
This parcel is a triangular shaped piece of land between the property described in Registered Certificate 10220, Book 48, and the right-of-way line of Grace Avenue and provides by virtue of this parcel of land access to the entire heritage on Grace Avenue to the above mentioned parcel.

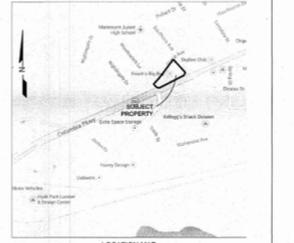
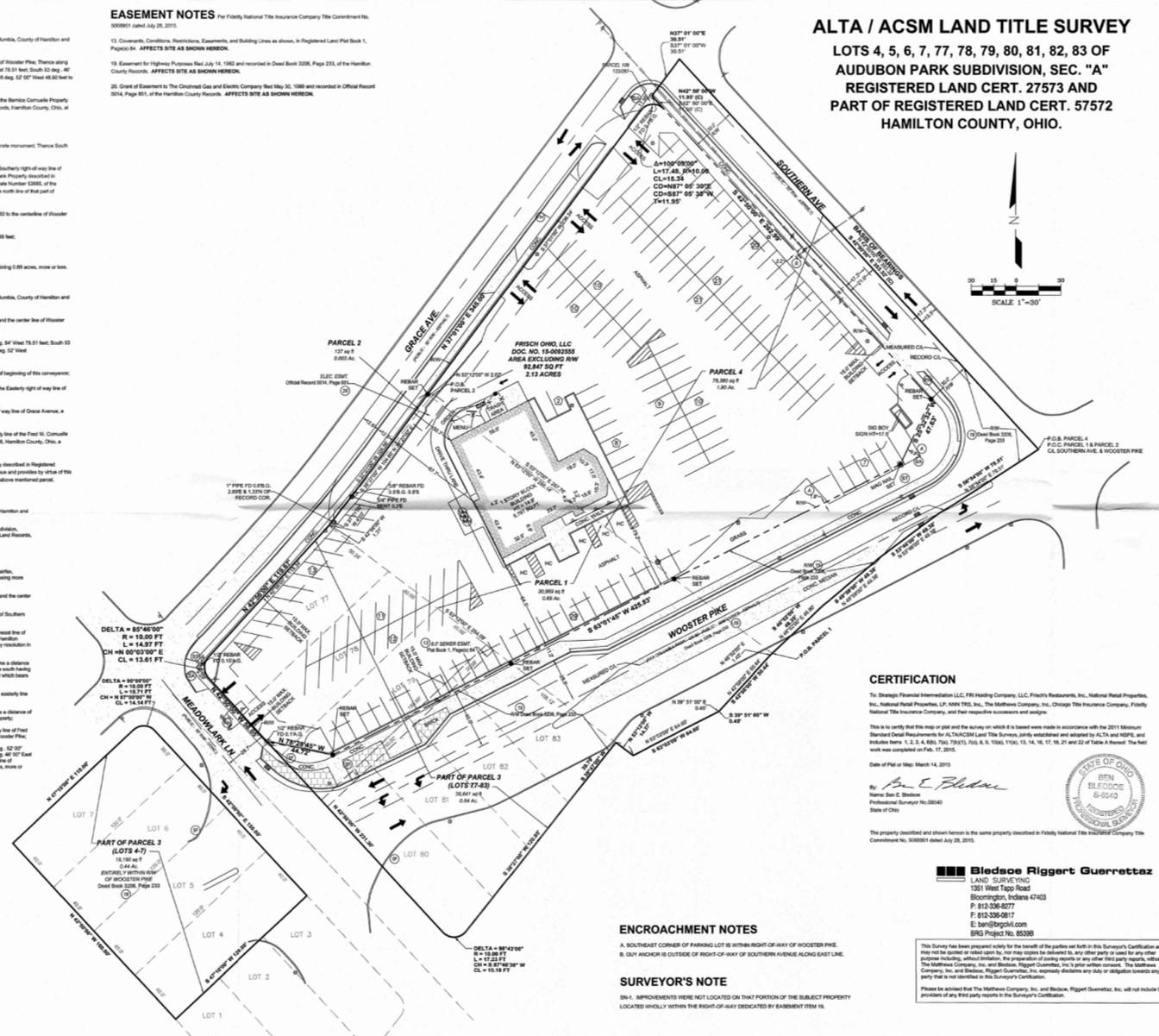
Subject to all legal rights.

PARCEL 3 (PL CERT 237573)

Situated in the Village of Parfess, Township of Columbia, County of Hamilton and State of Ohio.
Lots Nos. 4, 5, 6, 7, 77, 78, 79, 80, 81, 82, 83 of Audubon Park Subdivision, Section "A", as recorded in Plat Book 1, Page 614 of the Registered Land Records, Hamilton County, Ohio.
Subject to all legal rights.
PARCEL 4 (PL CERT 234241)
Situated in Section 15, Town 4, Fractional Range 2, Township of Columbia, County of Hamilton and State of Ohio, and being more particularly described as follows:
Beginning at the intersection of the center line of Southern Avenue and the center line of Wooster Pike.
Thence North 42 deg. 52' 00" West along and with the center line of Southern Avenue a distance of 203.32 feet.
Thence South 37 deg. 01' 00" West a distance of 30.01 feet to the northeast line of Parcel 108 as accepted by the Board of County Commissioners of Hamilton County, Ohio, as a Public Road on the 1st day of December, 1983 by resolution in Volume 123, page 267 of the minutes of said board.
Thence South 42 deg. 52' 00" East along and with said northeast line a distance of 1.86 feet to the beginning of a north-south corner course to the south having a bearing of 103 deg. 09' 00" West and a distance of 10.23 feet and a short which bears South 87 deg. 52' 00" West, 15.34 feet.
Thence Westerly along said corner an length of 17.48 feet to the easterly line of Grace Avenue.
Thence South 37 deg. 01' 00" West along and with said easterly line a distance of 206.34 feet to a point in the Northwest line of First Columbus Property.
Thence South 53 deg. 12' 00" East along and with the Northwest line of First Columbus Property, a distance of 207.78 feet to the center line of Wooster Pike.
Thence along and with the center line of Wooster Pike, North 46 deg. 52' 00" East 60.95 feet, North 49 deg. 59' 00" East 48.38 feet, North 53 deg. 40' 00" East 48.38 feet and North 59 deg. 54' 00" East 10.51 feet to the center of the center of Southern Avenue and the point of beginning. Containing 1.01 acres, more or less.

EASEMENT NOTES

13. Easement for Highway Purposes Filed July 14, 1982 and recorded in Deed Book 3206, Page 233, of the Hamilton County Records. AFFECTS SITE AS SHOWN HEREON.
19. Easement for Highway Purposes Filed July 14, 1982 and recorded in Deed Book 3206, Page 233, of the Hamilton County Records. AFFECTS SITE AS SHOWN HEREON.
20. Grant of Easement to The Cincinnati Gas and Electric Company dated May 31, 1988 and recorded in Official Record 2014, Page 85, of the Hamilton County Records. AFFECTS SITE AS SHOWN HEREON.



LEGEND:

▲	YARD LIGHT	—	ENCE	○	FO AXLE
□	LIGHT POLE	—	BOUNDARY	○	FO BRASS BUSH
○	SIGNAL POLE	—	OVERHEAD WIRE	○	FO COT ON SPK
○	UTILITY POLE	—	UNDERGROUND	○	FO CHISEL B
○	OUT WIRE	—	SAN SEWER LINE	○	SET CHISEL B
○	CATCH BASIN	—	STONE WATER LINE	○	SET HALL HOLE
○	CURB INLET	—	CHILDREN WATER LINE	○	SET HARRISON MON.
○	ELECTRIC METER	—	CL. B. M. MON.	○	FO REBAR
○	MANHOLE	—	CL. B. M. MON.	○	SET REBAR
○	PHONE METER	—	CL. B. M. MON.	○	FO M&M WALL
○	UTILITY METER	—	CL. B. M. MON.	○	SET M&M WALL
○	SIGNAL METER	—	CL. B. M. MON.	○	FO SOLE
○	STEAM METER	—	CL. B. M. MON.	○	SET M&M WALL
○	WATER METER	—	CL. B. M. MON.	○	FO PIPE
○	ELECTRIC METER	—	CL. B. M. MON.	○	FO M&M WALL
○	WATER VALVE	—	CL. B. M. MON.	○	FO M&M WALL
○	GAS VALVE	—	CL. B. M. MON.	○	FO M&M WALL
○	WATER VALVE	—	CL. B. M. MON.	○	FO M&M WALL
○	GAS VALVE	—	CL. B. M. MON.	○	FO M&M WALL
○	FIRE HYDRANT	—	CL. B. M. MON.	○	FO M&M WALL
○	SPRINKLER	—	CL. B. M. MON.	○	FO M&M WALL
○	GAS PIPER BOX	—	CL. B. M. MON.	○	FO M&M WALL

- ### NOTES:
1. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 2. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 3. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 4. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 5. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 6. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 7. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 8. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 9. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 10. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 11. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 12. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 13. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 14. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 15. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 16. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 17. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.
 18. PROPERTY IS OWNED BY FRISCH'S RESTAURANT, INC. AS OF FEBRUARY 12, 2015.

CERTIFICATION

To: Strategic Financial International LLC, FRI Holding Company, LLC, Frisch's Restaurants, Inc., National Retail Properties, Inc., National Retail Properties, LP, NRP TRS, Inc., The Matthews Company, Inc., Chicago Title Insurance Company, Priority National Title Insurance Company, and their respective successors and assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Date of Plat or Map: March 14, 2015
By: *B. E. Blodgett*
Name: Ben E. Blodgett
Professional Surveyor No: 58540
State of Ohio



The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment No. 508861 dated July 28, 2015.

Bledsoe Riggert Guerretaz
LAND SURVEYING
1381 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-5277
F: 812-336-0817
E: brg@regiswi.com
CRS Project No. 83398

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of closing reports or any other third party reports, without the express written consent of the Surveyor. The Surveyor, Ben E. Blodgett, Riggert Guerretaz, Inc., expressly disclaims any duty or obligation towards any party that is not disclosed in this Surveyor's Certification.
Please be advised that The Matthews Company, Inc. and Bledsoe Riggert Guerretaz, Inc. will not include the provisions of any third party reports in the Surveyor's Certification.

ENCROACHMENT NOTES

- A. SOUTHWEST CORNER OF PARKING LOT 6 IS WITHIN RIGHT-OF-WAY OF WOOSTER PIKE.
- B. GUY ANCHOR IS OUTSIDE OF RIGHT-OF-WAY OF SOUTHERN AVENUE ALONG EAST END.

SURVEYOR'S NOTE

BN-1. IMPROVEMENTS WERE NOT LOCATED ON THAT PORTION OF THE SUBJECT PROPERTY LOCATED WHOLLY WITHIN THE RIGHT-OF-WAY DECATED BY EASEMENT ITEM 16.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:
THE MATTHEWS COMPANY Inc.

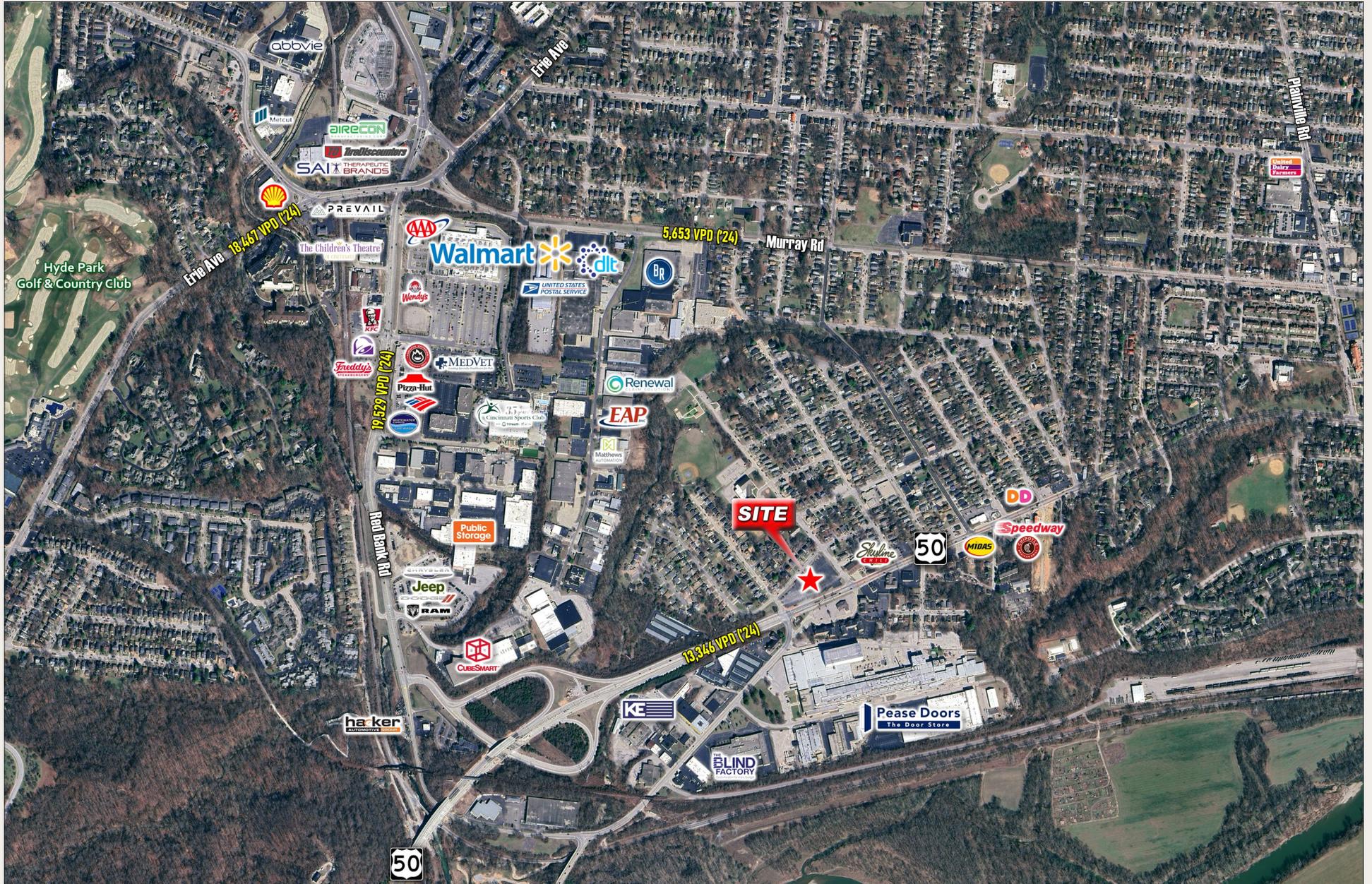
17223 Newburgh Street, Suite 108 H10, Fountain Valley, CA 92708
TEL: (714) 778-7777 FAX: (714) 444-4348
www.TheMatthewsCompany.com

3-12-15	REVISED PER UNIFORM TITLE	RAJ	SEB
4-30-15	REVISED PER COMMENTS	GRK	SEB
DATE	REVISION	BY	APPROV

Frisch's Restaurant, Inc.
5760 Wooster Pike
Cincinnati, OH

SCALE: 1"=30'	CHKD: APV/D
DATE: MARCH 14, 2015	APPROVED:
OWN: BY: V.S.	PROPERTY NO. 1
CHWD: BY: E.B.	

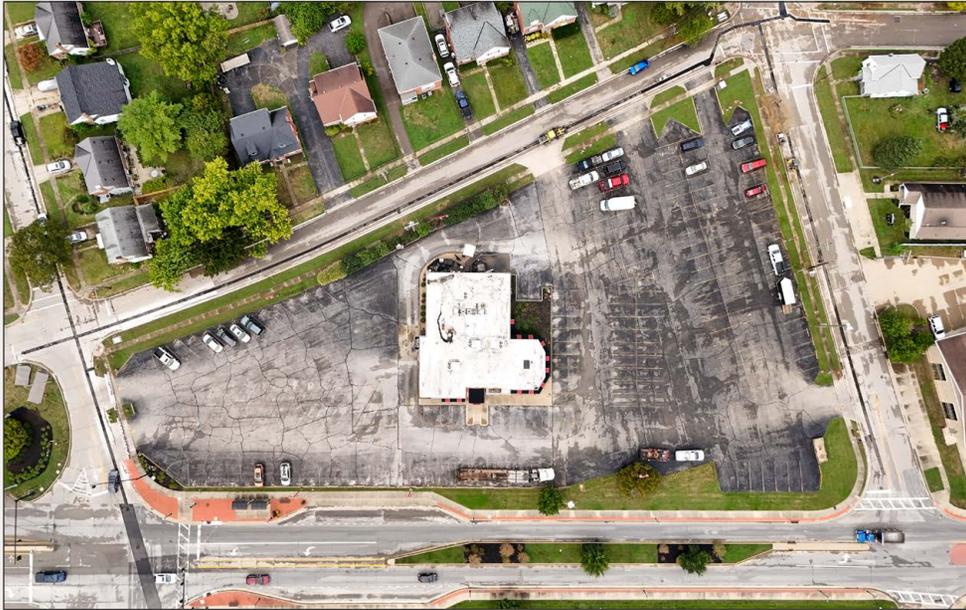
Aerial



Aerial



Images



Former Frisch's
For Lease
5,781 SF | 2.13 acres

5760 Wooster Pike, Cincinnati, OH 45227

5760

Wooster Pike

Cincinnati, OH 45227

Gordy Hoagland

White Oak

+1 502 387 1734

ghoagland@whiteoakcre.com

Melissa Ruther

CBRE

+1 513 477 1858

melissa.ruther@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

