

# FOR LEASE

TWO COMMERCIAL SPACES - 2,939 SqFt - 3,553 SqFt

2235 BAUER ROAD, BATAVIA, OH 45103



**NICK PESOLA**  
SENIOR ADVISOR  
708-205-9325  
NICK@3CRE.COM





## COMMERCIAL SPACE 1

- 2nd Generation Restaurant Space
- 2,939 Square Feet
- Lease Rate: \$15.00 Sf/Yr + \$3.25 (OpEx)
- Two Hoods, Walk-in Cooler, Furniture, and equipment Included
- End cap space
- Surface Parking Lot
- Pylon Signage Opportunity
- Seating for 88 guests indoors and 20 guests outdoors
- D5/D6 Liquor License available for purchase

## COMMERCIAL SPACE 2

- Retail Space
- 3,553 Square Feet
- Lease Rate: \$13.00 Sf/Yr + \$3.25 (OpEx)
- Open Floorplan
- Inline Space
- Pylon Signage Opportunity
- Surface Parking Lot

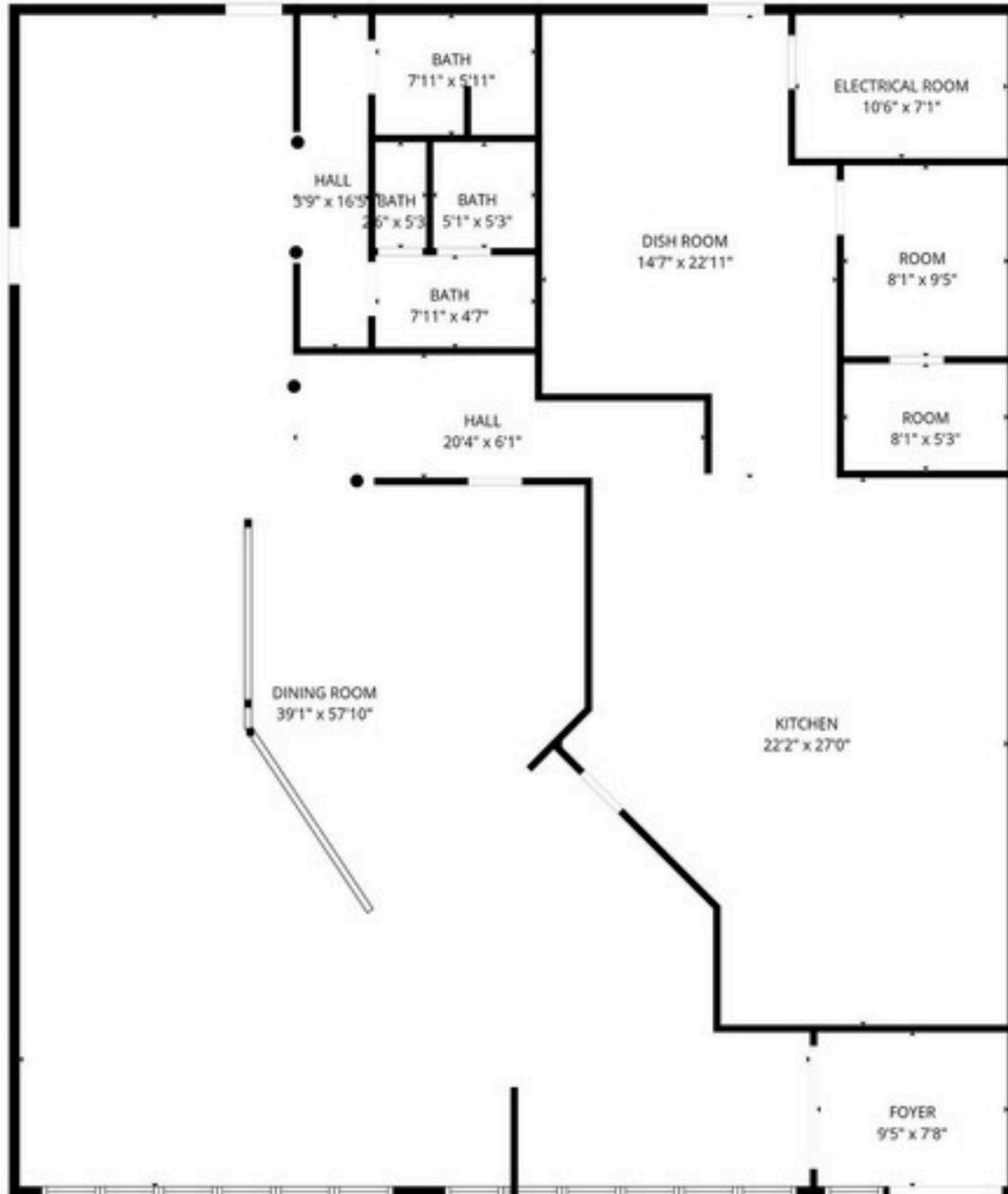


DRIVING RANGE

BAUER ROAD - 14,000 VPD

SR-32 - 44,000 VPD

**SPACE 1**



**Total: 2939sqft**

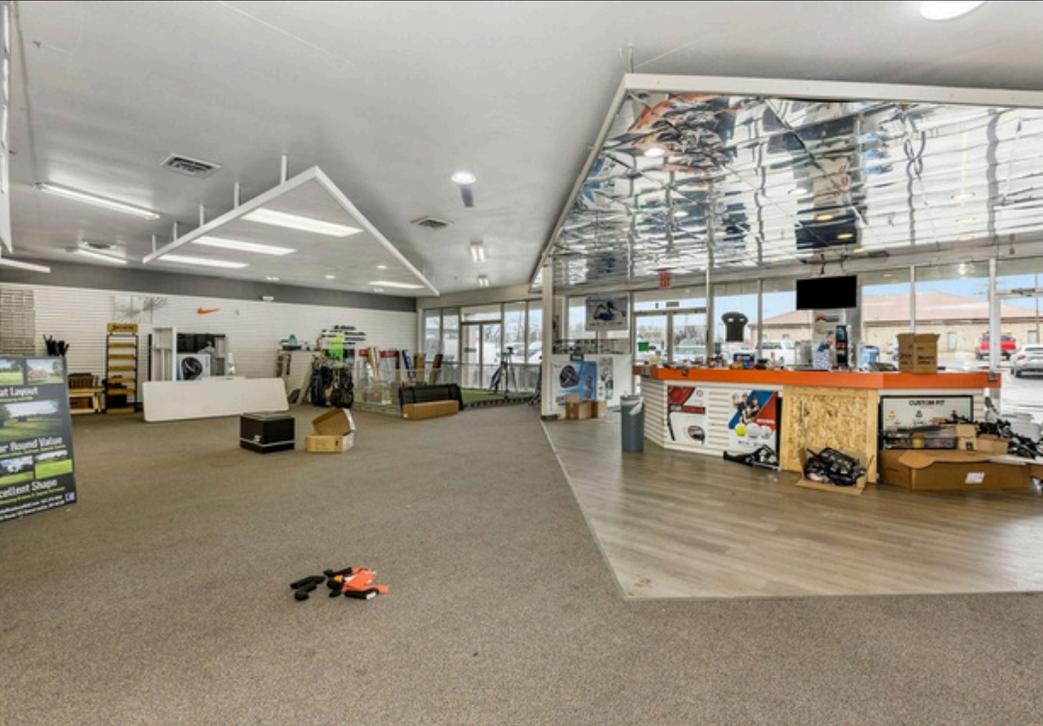
**SPACE 2**



**Total: 3553sqft**







	1 MILE	3 MILE	5 MILE
POPULATION	4,228	10,940	37,411
AVERAGE HOUSEHOLD INCOME	\$119,668	\$83,611	\$92,720
NUMBER OF HOUSEHOLDS	1,476	4,076	14,416
MEDIAN AGE	42.4	38.1	37.9
TOTAL BUSINESSES	220	461	713
TOTAL EMPLOYEES	2,513	5,487	8,500

# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report



**NICK PESOLA**

SENIOR ADVISOR

[NICK@3CRE.COM](mailto:NICK@3CRE.COM)

(708) 205-9325



**3CRE Advisors** is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)