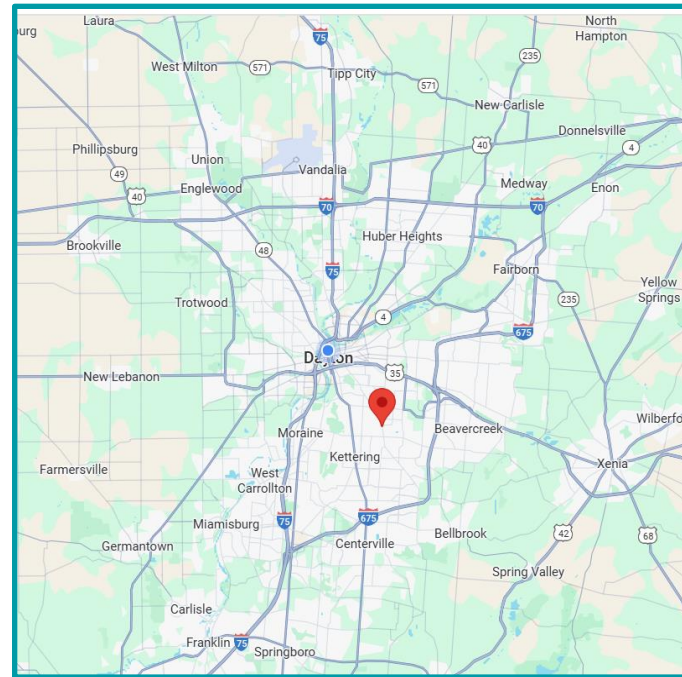




PROPERTY HIGHLIGHTS:

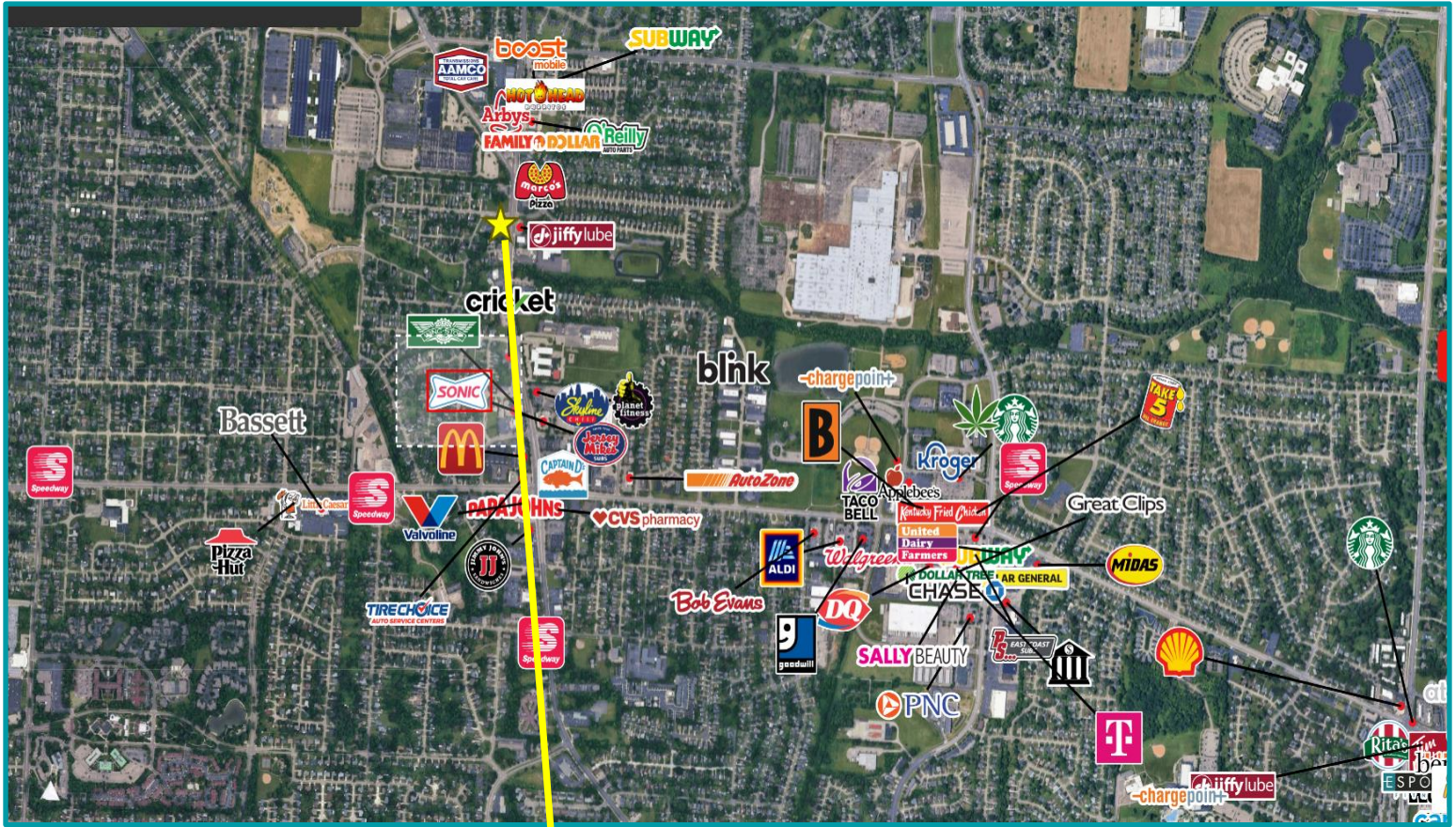
- **4,550 SF Freestanding Fully Built Out Restaurant for Sale or Lease – Includes all FF&E! Turnkey/Remodeled/New Kitchen Equipment**
Parcel #: N64-00801-0197 on 1.17 acres
- **Versatile Space** Full Kitchen, Bar, Dining Area, and Outdoor Patio Seating. Step into a move-in-ready restaurant with a Full Bar, Large Open Area, great for large gatherings, events & banquets. This building is packed with charm and functionality.
- **High Traffic Area:** Situated in Kettering, in one of Dayton's most desirable corridors with ample parking.
- **Easy Access:** Located on Wilmington Pike, close to all major roads and easy access to I-675.
- **Prime Location:** Whether you're an experienced restaurateur or an investor seeking a high-potential asset, this property offers the perfect blend of style, functionality, and opportunity in Kettering.
- **Space offers:** New hood and kitchen equipment, ready to open!
 *Expansive outdoor patio/bar/dining area pavilion with fireplace – perfect for year-round ambiance!
 *Corner lot / prime location
 *Vacant and ready for immediate possession
 *Prime location with high traffic counts greater than 30,000 cpd
 *New Kitchen Equipment
 *Stunning new interior design – inviting, and ready to impress
 *Surrounded by residential neighborhoods, ready to visit your new restaurant
- **For Sale:** \$2,200,000 building, land, all FF&E
- **For Lease:** Negotiable



For More Information, Please Contact:

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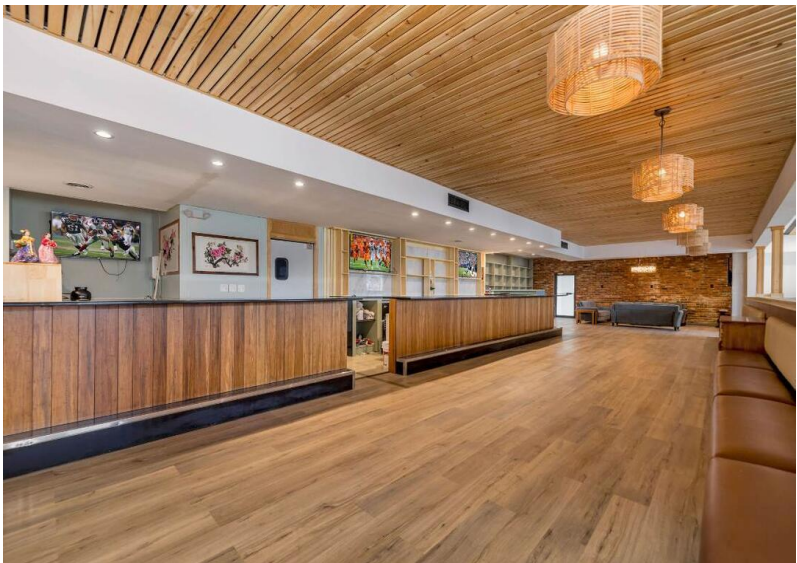


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,755	104,784	212,769
Average HH Income	\$85,312	\$102,328	\$104,973
Daytime Employee Population	3,983	47,019	138,379

- Turn Key Restaurant ~ Full Kitchen, Bar, Dining Area, and Outdoor Patio Seating**
- 100% Remodeled within the past 2 years**



- **212,000 potential customers live within 5 miles radius and over 90,000 Households**
- **Over 30,000 cars pass by this building each day**



Kitchen ready to use. New Hood, Refrigerator, Freezer, Dishwasher,

