

For Sale



Vacant Restaurant

1805 W 1st Street • Springfield, OH 45504



SVN | Second Story is pleased to present the opportunity to acquire 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 property will be delivered vacant at sale, providing flexibility for an owner-user, operator, 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

Sale Price \$1,995,000

Property Summary

Market Area	Northeast Dayton
Building Size	±10,620 SF
Occupancy	Vacant Upon 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 Bechtel Avenue with $\pm 27,000$ VPD

Strong Access & Visibility

- Corner location with excellent ingress/egress

Restaurant Infrastructure

- Full kitchen, bar/lounge configuration, interior porch/patio
- Wood-frame construction, newer pitched roof

Flexible Use Potential

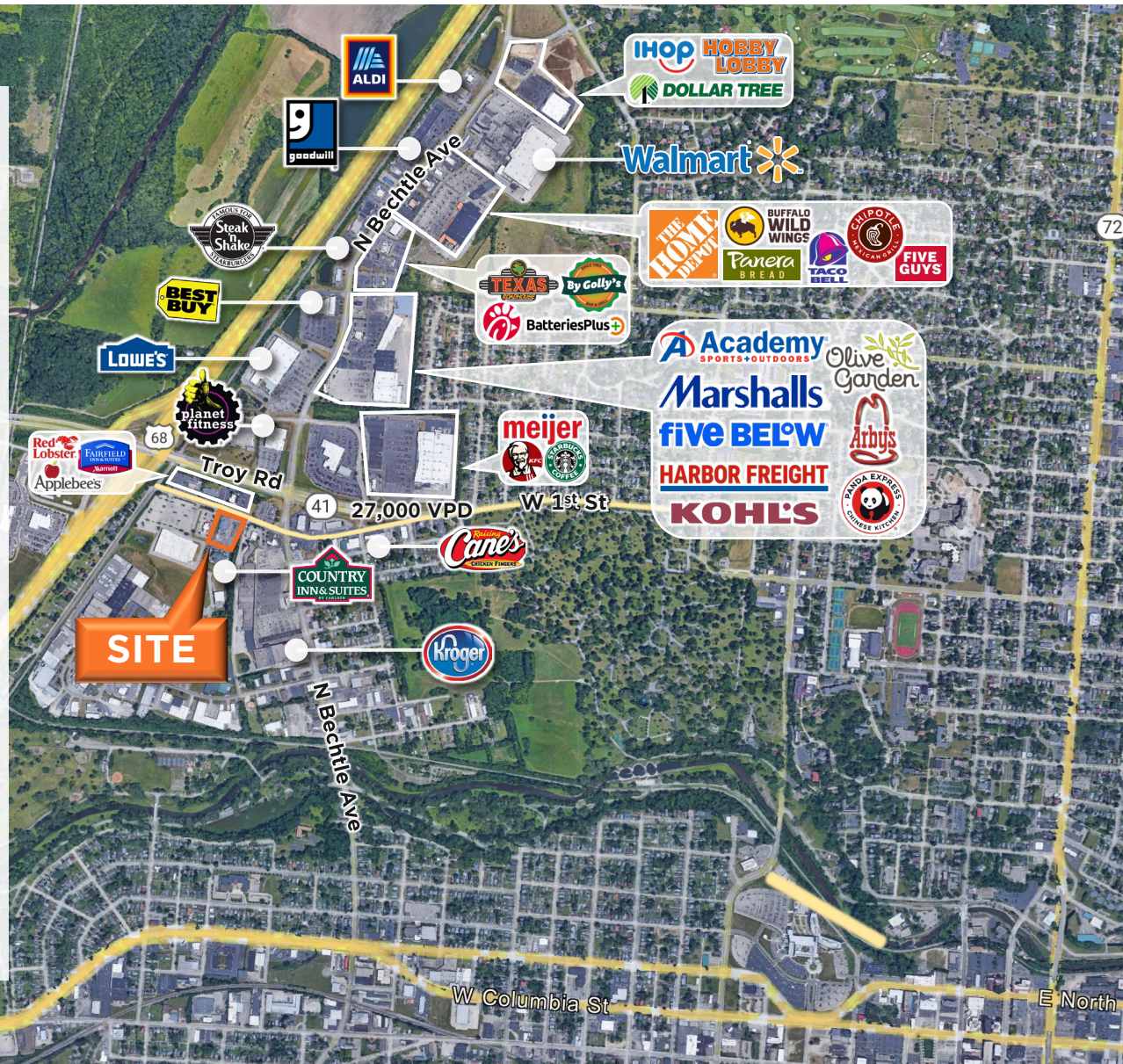
- Land Use Code 430 supports restaurant, cafeteria, bar, and various retail/event uses

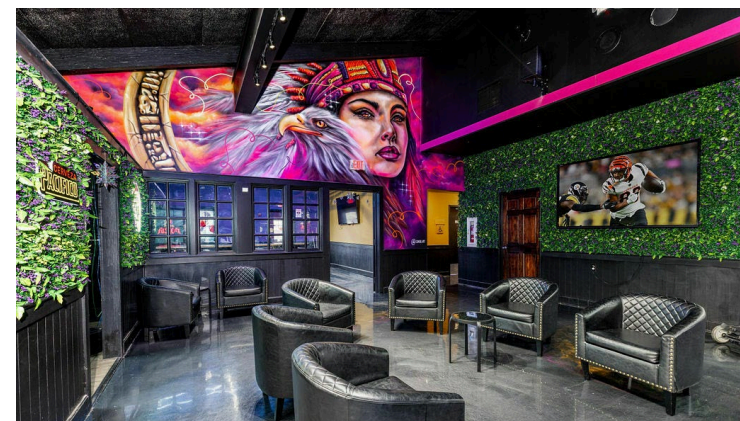
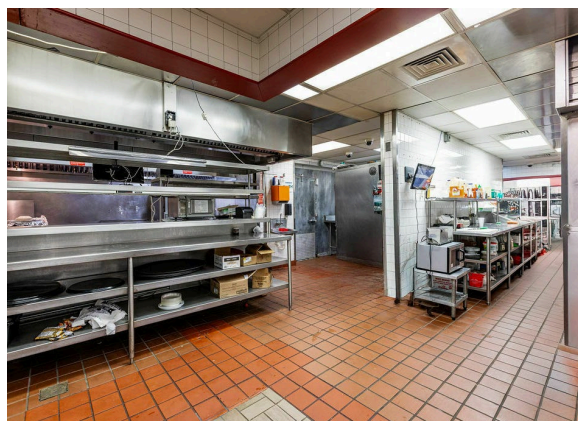
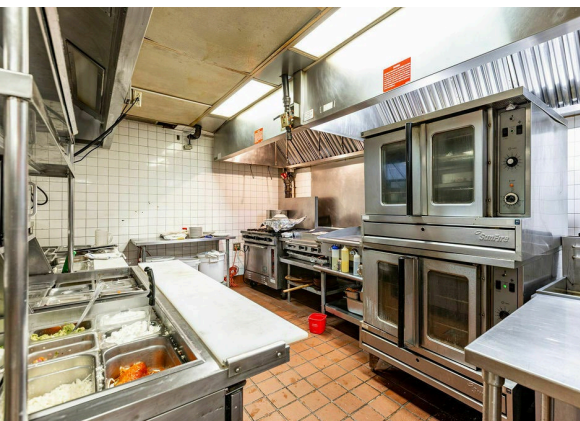
Extensive Parking

- Approx. 160 dedicated surface spaces

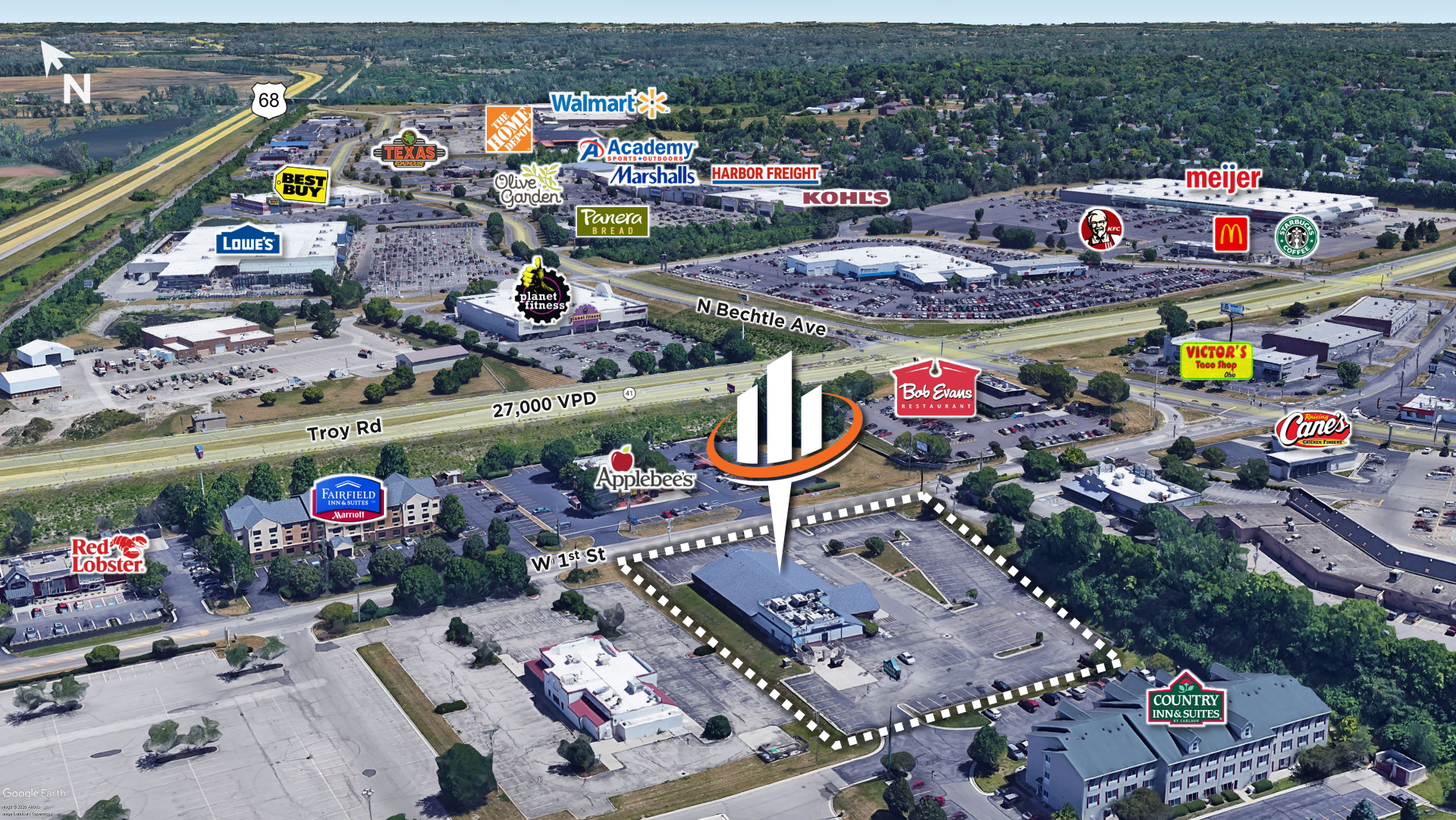
Submarket Advantage

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





Northwest-Facing Aerial View



Google Earth
10/21/2020 10:10 AM
Image Licensed/Proprietary

Southwest-Facing Aerial View



Demographics



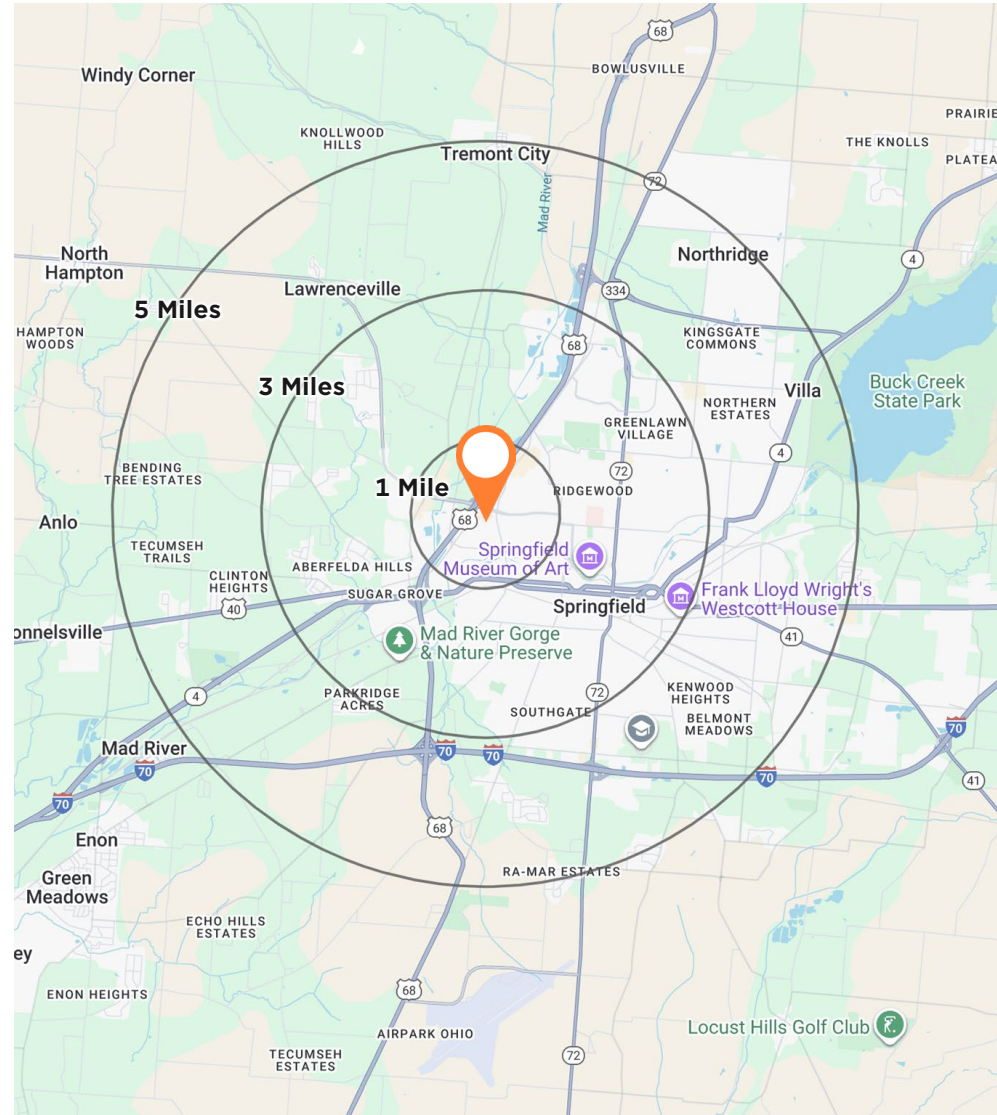
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,075	43,747	84,526
2030 Projection	3,044	44,227	84,799
Median Age	39.8	38.6	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,296	17,609	35,146
Persons Per HH	2.3	2.3	2.3
Average HH Income	\$75,555	\$67,252	\$69,691
Median House Value	\$137,118	\$152,917	\$155,795

Demographics data derived from: AlphaMap & CoStar





EXCLUSIVELY LISTED BY:

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