

FOR SALE OR LEASE / DO NOT DISTURB

FORMER RESTAURANT

6765 DIXIE HIGHWAY, FAIRFIELD, OH 45014



**PRICE
REDUCED!**



4,379 SF / FREE-STANDING RESTAURANT

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 4,379 SF restaurant + 745 SF covered patio space
- Turn-key restaurant with FF&E including:
 - » (2) Walk-in coolers/freezers & (2) Hood systems
 - » Grease trap, pizza oven, dishwasher & more
 - » Does **NOT** include pasta station
- Over 50 parking spaces
- High daytime population with over 164,000 people in 5 miles
- Located near the intersection of Dixie Highway and Seward Road with over 30,000 VPD
- Neighbors include: City Barbeque, Starbucks, TownePlace Suites, WoodSpring Suites, Holiday Inn Express and much more



RETAIL SPACE

4,379 SF

LAND SIZE

1.25 Acres

ASKING PRICE

\$975,000

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

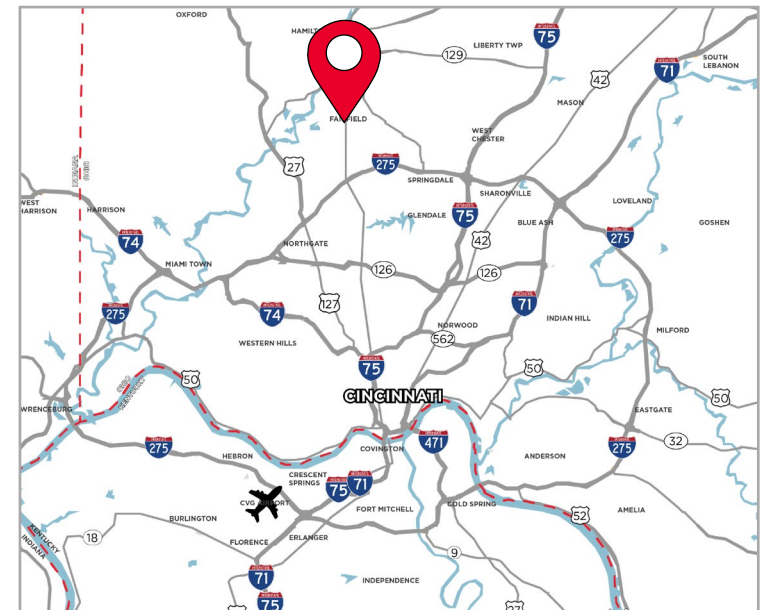


AVG. HH INCOME



DAYTIME POP.

1 Mile	7,735	\$92,733	10,040
3 Mile	56,667	\$94,897	74,288
5 Mile	154,321	\$111,783	155,327



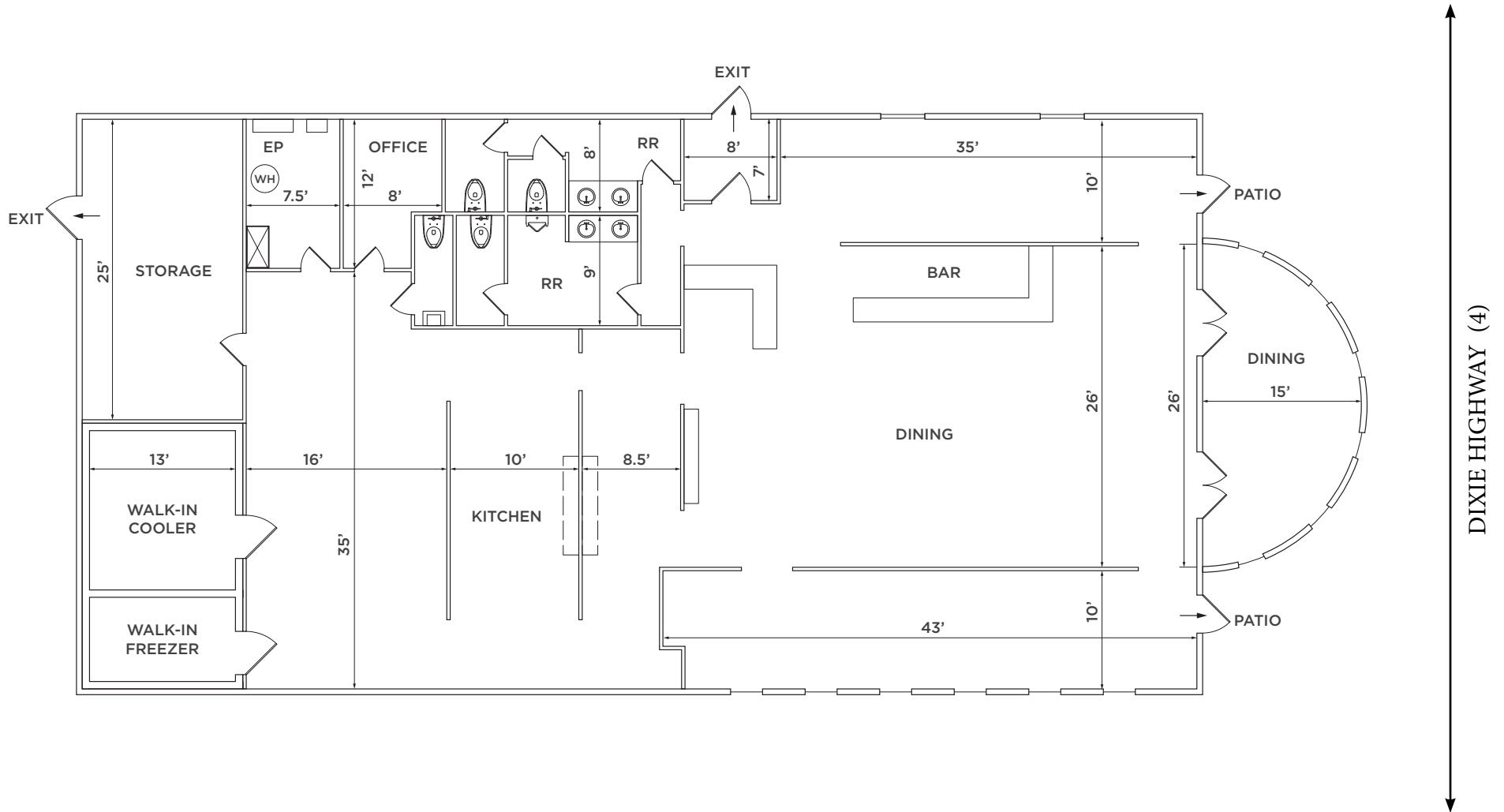
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FLOOR PLAN



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PROPERTY PHOTOS



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SITE AERIAL



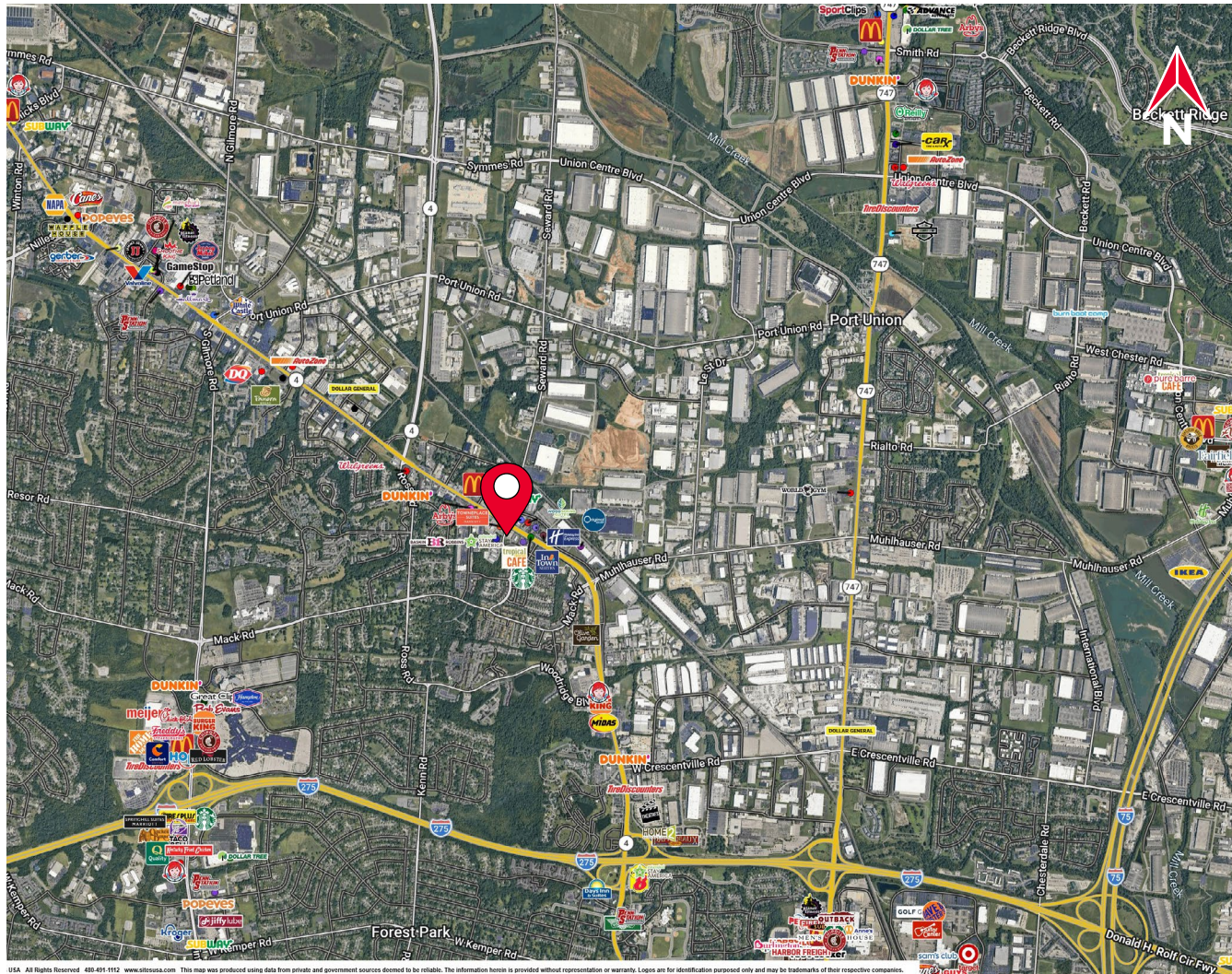
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SUBMARKET AERIAL



For More Information, please contact:

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