



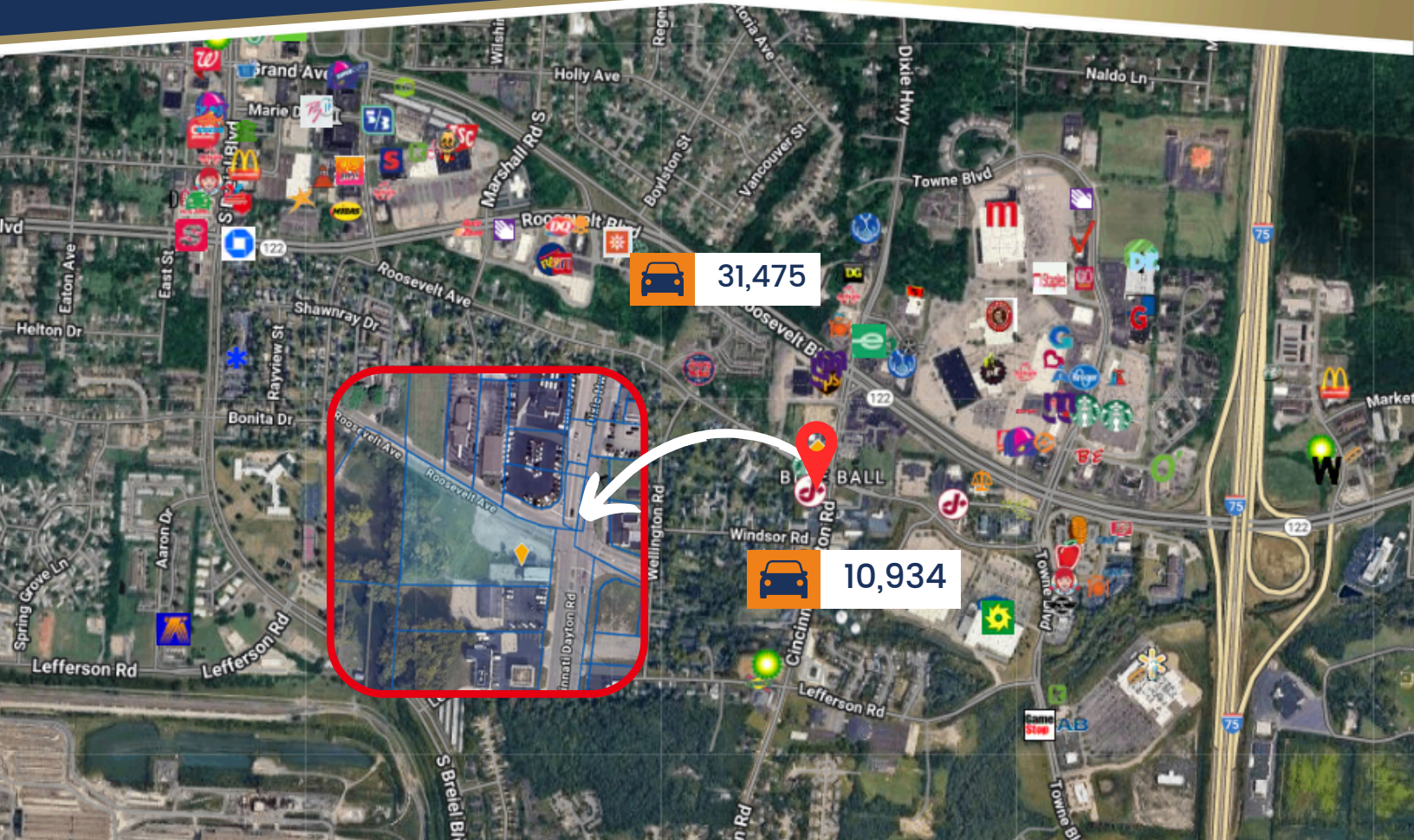
**FOR SALE**

2002 CINCINNATI DAYTON ROAD  
MIDDLETOWN, OH 45044

## Property Highlights

- 3,528 SF BUILDING ON PRIME HARD CORNER, CURRENTLY OPERATING BAR/LOUNGE  
DBA TODDLE INN
- D1, D2, D3, AND D3A LIQUOR LICENSES INCLUDED IN SALE
- Q6542-107-000-054 - EXISTING BAR/LOUNGE
- ZONED COMMERCIAL 430 C - RESTAURANT, CAFETERIA, AND/OR BAR
- PLENTY OF ROOM FOR EXPANSION ON THE 2.38 ACRES - ALL ZONED COMMERCIAL
- HIGH TRAFFIC LOCATION WITH EXTREME VISIBILITY - MANY USES FOR THIS PROPERTY
- CLOSE TO I-75, RT 122; HOSPITAL, RESIDENTIAL, CINCINNATI & DAYTON RD.
- PLEASE DON'T TALK TO THE EMPLOYEES; MIKE PALMER NEEDS TO BE AT ALL SHOWINGS

**Call for pricing info!**



**2002 CINCINNATI DAYTON RD | FOR SALE**  
**MIDDLETOWN, OH 45044**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	22,017	93,269	302,114
HOUSEHOLDS	9,528	36,526	110,996
HH INCOME	\$71,638	\$77,334	\$110,266

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