

FOR LEASE

DOWNTOWN RESTAURANT OPPORTUNITY

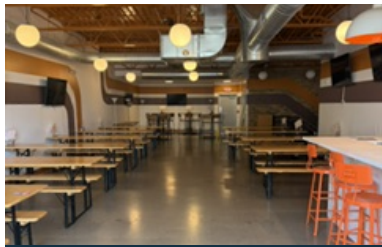
1 N. PAINT STREET

CHILLICOTHE, OHIO

RESTAURANT | DRIVE-THRU

PATIO | DOWNTOWN LOCATION

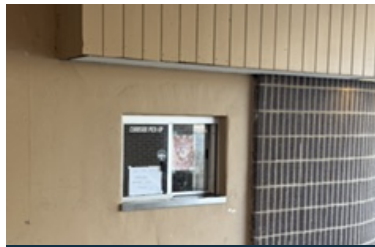
\$6,000 / MONTH + EXPENSES



DINING



KITCHEN



DRIVE-THRU



OUTDOOR DINING

ESTABLISHED RESTAURANT SPACE IN THE HEART OF DOWNTOWN CHILLICOTHE

A rare opportunity to lease an established downtown restaurant location with existing restaurant infrastructure, a drive-thru window, outdoor dining, substantial basement support space, and negotiable kitchen equipment. Available January 1, 2027.

PROPERTY HIGHLIGHTS

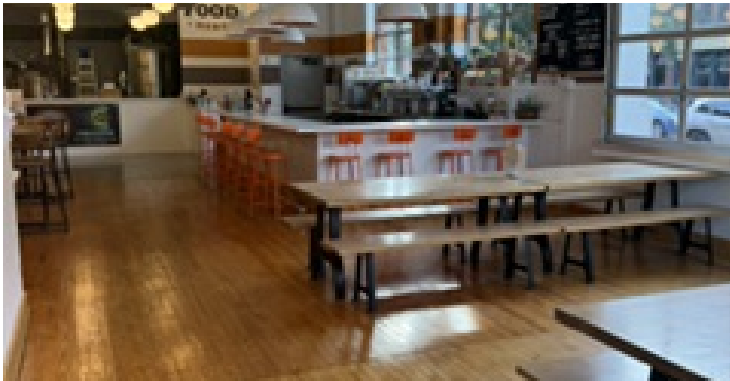
- Approximately 5,057 SF main restaurant space
- Approximately 827 SF kitchen area
- Approximately 3,238 SF basement
- Two large walk-in coolers
- Existing drive-thru window
- Outdoor dining / patio area
- Outdoor dining area may potentially convert to approximately 7 additional parking spaces
- Five existing dedicated parking spaces plus nearby public parking
- Existing kitchen equipment may be available - negotiable
- Existing restaurant infrastructure
- Long-term lease preferred
- Lease-to-purchase opportunity may be considered

AVAILABLE JANUARY 1, 2027

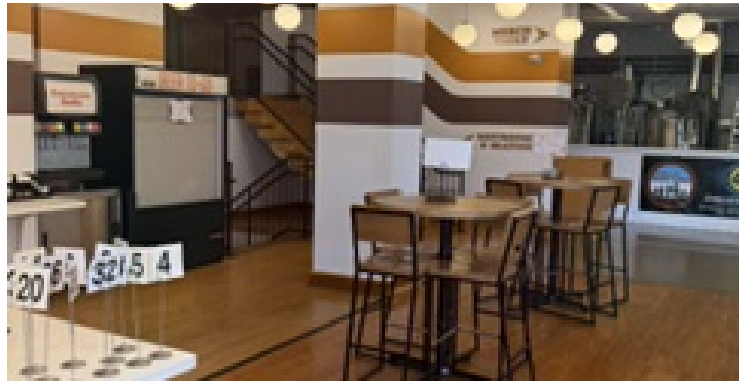
1 N. Paint Street | Chillicothe, Ohio

A FLEXIBLE RESTAURANT OPPORTUNITY

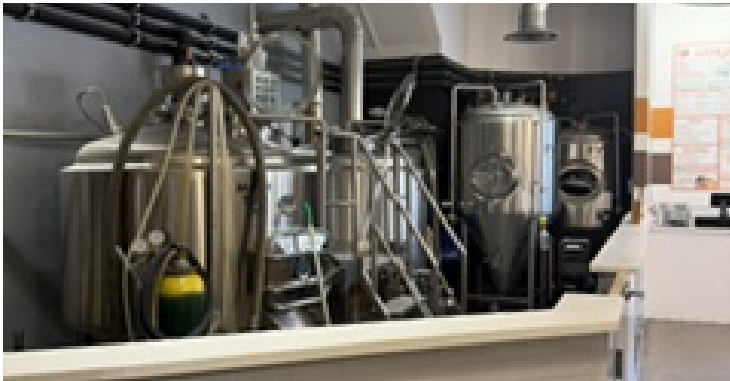
DOWNTOWN CHILLICOTHE | AVAILABLE JANUARY 1, 2027



OPEN DINING / SERVICE AREA



DINING & BAR AREA



EXISTING SPECIALTY EQUIPMENT AREA



BASEMENT SUPPORT / STORAGE

LEASE TERMS

\$6,000 / MONTH

PLUS OPERATING EXPENSES

- Real estate taxes
- Building insurance
- Utilities
- HVAC repairs and maintenance
- Other agreed operating expenses

IDEAL FOR

- Full-service restaurant
- Fast-casual concept
- Brewery / restaurant
- Coffee, bakery or takeout-focused concept
- Regional or multi-location operator
- Experienced entrepreneur seeking a flagship location

Bring your concept to a proven downtown location.

The three upper floors are separate and are not included in the restaurant lease. Outdoor-area conversion to additional parking is subject to applicable approvals. Kitchen equipment availability and terms are negotiable. All information is deemed reliable but not guaranteed and is subject to change.