

FOR SALE

RESTAURANT/EVENT SPACE | \$1,500,000

11473 CHESTER ROAD, CINCINNATI, OH 45246



TRYFON CHRISTOFOROU
MANAGING PARTNER
513-490-6881
TRYF@3CRE.COM

SINA DANESH
SENIOR ADVISOR
513-824-5406
SINA@3CRE.COM

3CRE

► THE OFFERING

3CRE is pleased to present the exceptional commercial property at 11473 Chester Road, a premier turn-key restaurant and entertainment venue located in the heart of Sharonville, Ohio. This expansive 12,061 sq. ft. space is offered at \$1,500,000 and is ready for immediate occupancy. The interior features a complete commercial kitchen with a hood system, walk-in cooler and freezer, and dedicated dishwashing station. Additional highlights include two fully equipped bars, a DJ booth, a large stage and dance floor, and a newly upgraded sound system, providing an ideal setup for dining, nightlife, live entertainment, or multi-use hospitality concepts. The property also offers a 75-car private parking lot, and all existing assets and equipment will remain in place for the next operator.

Situated in the thriving Sharonville business district, 11473 Chester Road benefits from excellent visibility, strong traffic counts, and convenient access to major regional corridors including I-75 and I-275. Sharonville is a well-established commercial hub within Greater Cincinnati, known for its accessibility, event centers, hotels, and growing business activity. Its strategic location provides seamless connectivity to downtown Cincinnati, surrounding suburbs, and key transportation routes, making this property an outstanding opportunity for operators seeking a high-exposure, easily accessible venue in a dynamic and business-friendly community.

► PROPERTY HIGHLIGHTS

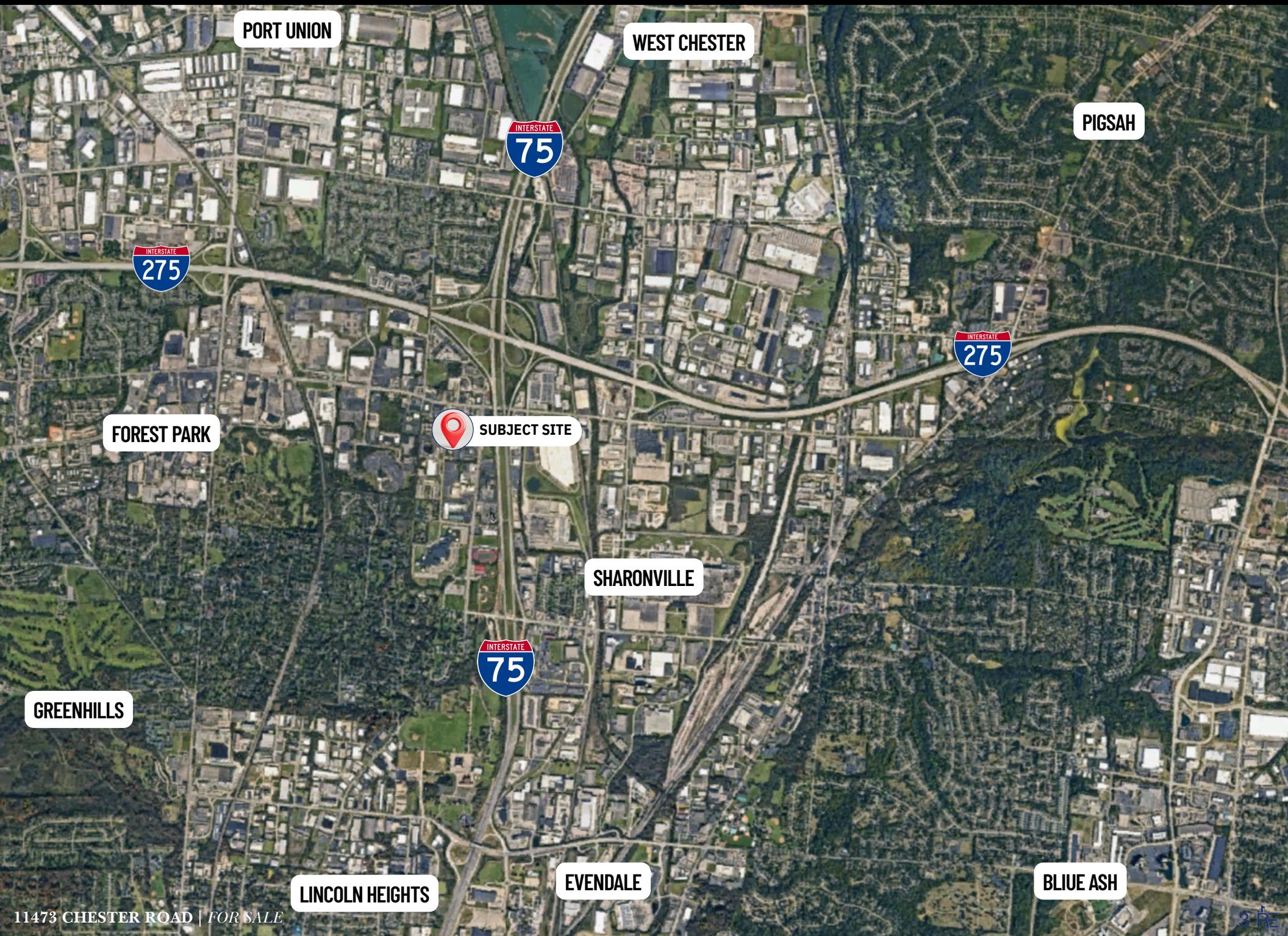
Offered at: \$1,500,000

Total SqFt: 12,061 sq. ft.

- Location: Sharonville, Ohio
- Fully built-out restaurant and bar space
- Other Allowable Uses: Personal Care Facility, Educational Institution, Church, Animal Clinic/Hospital, Hotel, Health Center, Dispensary, and Car Dealership
- Complete commercial kitchen with hood system, walk-in cooler/freezer, and dishwashing station
- 75-car parking lot
- DJ stand and full stage
- Two fully equipped bars
- Newly upgraded sound system in place







11473 CHESTER ROAD

12,061 Square Feet



11473 CHESTER ROAD**ASSET LIST****Bar & Beverage Equipment**

- Two fully built-out bars
- All bar coolers
- Ice machines
- 3-door display cooler

Kitchen Equipment

- Hood with Ansul fire suppression system
- Walk-in cooler
- Walk-in freezer
- Dishwasher
- Stainless steel prep tables
- Fryers
- Burner stove tops with oven
- Flattop grill
- Commercial microwave and toaster
- Miscellaneous kitchen cookware

Furniture & Interior Features

- All furniture and sofas
- All tables
- All TVs
- Sound system
- Full security system

Exterior & Property Features

- Backlit monument sign with LED screens
- Outdoor LED screen on front of property
- Parking lot lighting

11473 CHESTER ROAD

SOUND/VIDEO/LIGHTING

MAIN SOUND

- JBL VRX 932LA-1 12" Line Array — \$15,192.00
- JBL STX 828S Dual 18" Subwoofer — \$11,250.00
- JBL VRX AF Fly Frame — \$1,998.00
- DBX Drive Rack 260 Speaker Management Processor — \$599.95
- Crown XTI-1002 Amplifier — \$998.00
- Crown XTI-4002 Amplifier — \$5,994.00
- Crown XTI-6002 Amplifier — \$3,998.00
- Furman Power Conditioner — \$229.00
- Soundcraft SI Impact Digital Mixing Console 32-Channel — \$2,299.00
- Soundcraft Mini Stagebox 32-Channel Digital — \$1,999.00
- Middle Atlantic Equipment Rack — \$1,700.00

FILL SOUND

- JBL SRX 815 15" 2-Way Speaker — \$7,992.00
- DBX Drive Rack PA2 Speaker Management Processor — \$399.95
- Crown XTI-6002 — \$3,998.00

DJ EQUIPMENT

- Pioneer PLX 1000 Turntable — \$1,398.00
- Pioneer CDJ-2000NXS2 CD/Controller — \$4,398.00
- Pioneer DJM-900NXS2 4-Channel Mixer — \$2,199.00
- Shure M44-7 Cartridge/Needle — \$140.00
- Shure Wireless Mic PG24/PG58 — \$275.00
- Shure Wired SM58 — \$99.00

SECOND FLOOR SOUND – OPTION 2

- QSC K12 12" Active Speaker — \$3,199.96
- QSC KW181 18" Active Subwoofer — \$2,598.00
- Install / Speaker Cable / Labor / Interconnect — \$12,900.00

Total Sound: \$85,853.86

VIDEO WALL

- Two Screens (7x4 size / 13.27' x 7.58') — \$70,000.00
- 3 Panels Right + 3 Panels Left of DJ — \$6,000.00
- Front Screen (3x2) — Qty 6 — \$6,000.00
- Install / Parts / Labor — Qty 1 — \$5,000.00

Total for Video Wall: \$87,000.00

INTELLIGENT LIGHTING DMX

- Elation Platinum Spot LED II — \$18,000.00
- Elation Protron 3K Strobe — \$2,700.00
- Fog Machine Antarin M7 or M4 — \$1,600.00
- UV LED Black Light — \$2,400.00
- Chauvet Intimidator Trio — \$5,400.00
- DAS Light Controller — \$1,198.00
- ADJ Quadphase HP — \$2,500.00
- Misc S Clamps / C Clamps / Hanging Hardware — \$1,200.00
- Chauvet Wash or Elation Wash LED — \$12,000.00
- Elation SixPar 300 IP — Qty 10 — \$7,000.00
- Install /Labor/Parts/DMX Wire/ Programming — \$12,800.00

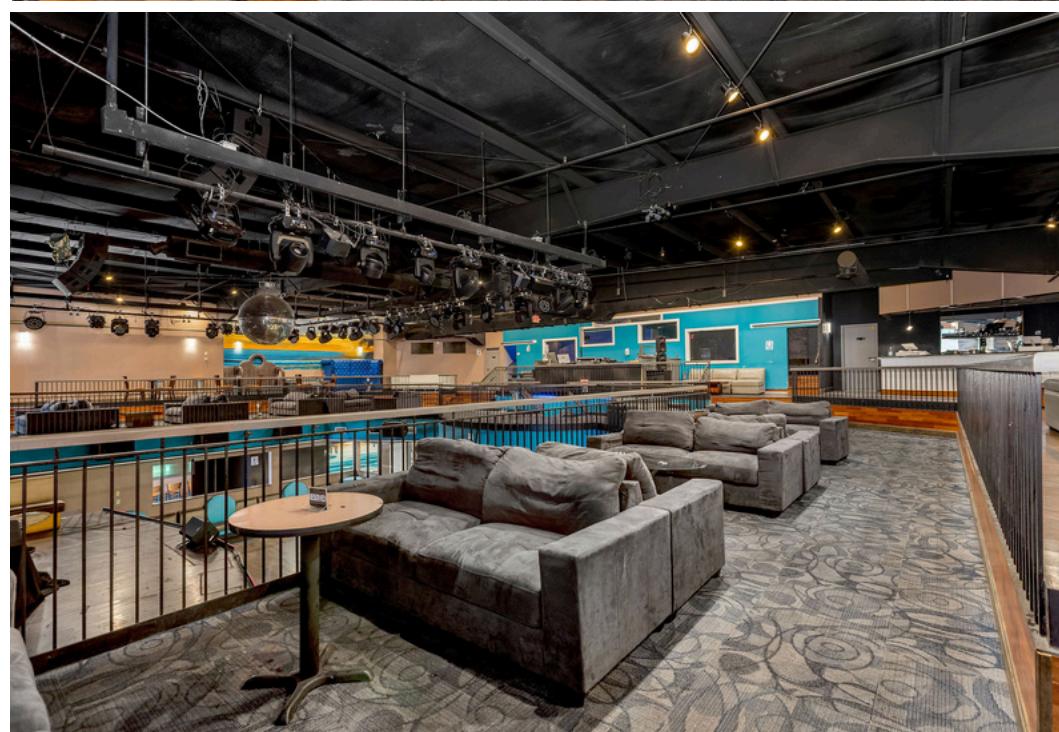
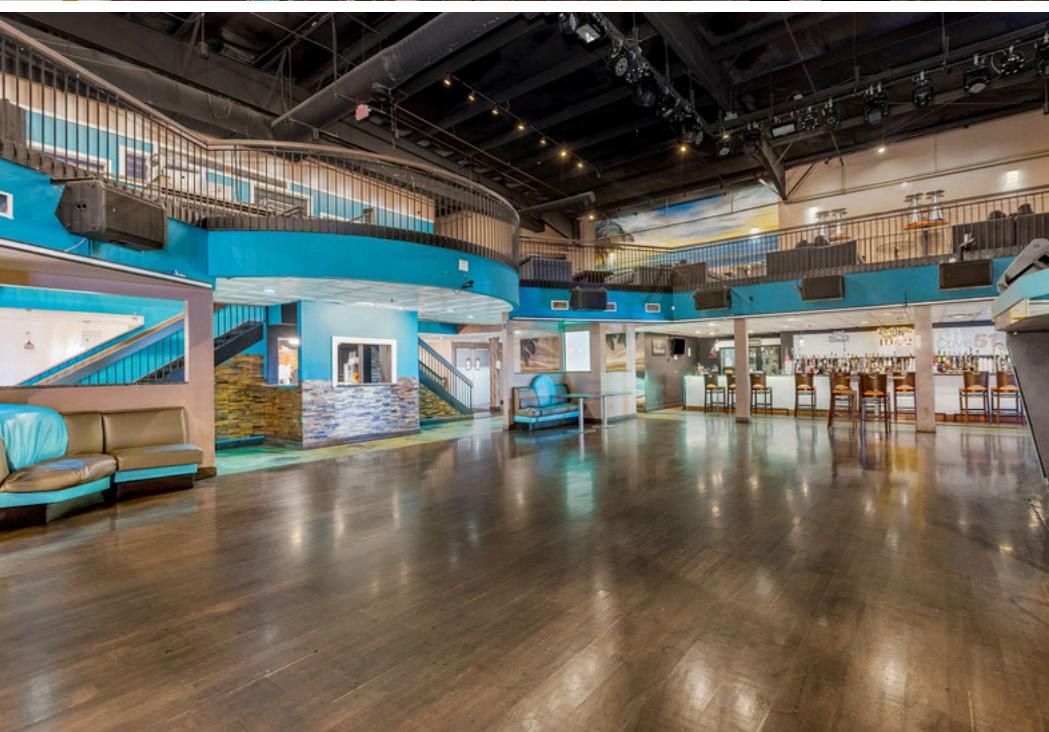
Total for Lighting Package: \$66,798.00

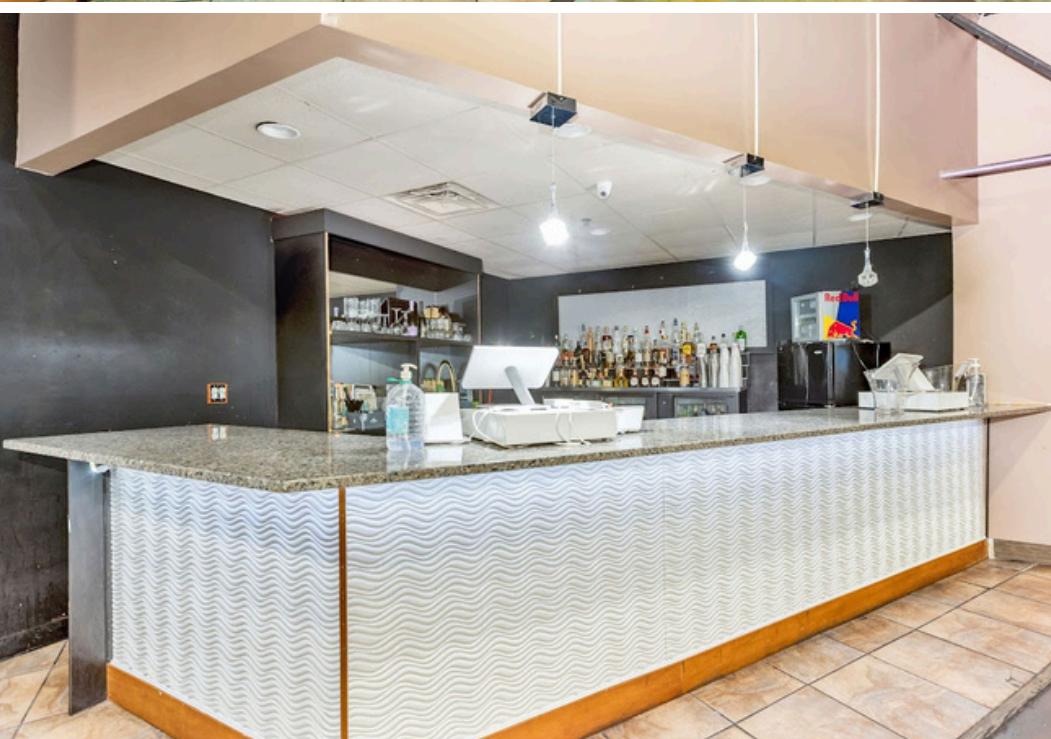
ADDITIONAL ITEMS

- TV Pricing:
 - 55" — \$600
 - 65" — \$1,100
 - 75" — \$2,400
- Lighting Package for 2nd Dance Floor — \$5,000.00
- Lighting Upstairs Dance Floor — \$5,000.00

TOTAL VALUE: \$244,651.00







1 MILE

3 MILE

5 MILE

POPULATION

3,552

36,547

141,187

**AVERAGE HOUSEHOLD
INCOME**

\$77,577

\$86,615

\$98,934

**NUMBER OF
HOUSEHOLDS**

1,458

15,134

57,341

MEDIAN AGE

38.1

38.4

39.8

**TOTAL
BUSINESSES**

645

4,793

12,649

TOTAL EMPLOYEES

9,631

78,282

167,458

SHARONVILLE

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Located in northern Hamilton County, approximately 15 miles north of downtown Cincinnati
- Direct access to major highways including I-75 and I-275
- Well-established commercial hub with strong infrastructure and regional connectivity
- Characterized by a mix of corporate offices, industrial facilities, hospitality uses, and stable residential neighborhoods

COMMERCIAL DEVELOPMENTS

- Continued growth surrounding the Sharonville Convention Center District
- Increasing reinvestment along Chester Road and the Entertainment District corridor
- Rising interest in mixed-use and service-oriented redevelopment projects due to strong visibility and traffic counts

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Home to numerous corporate headquarters, manufacturing operations, logistics hubs, and professional services
- High daytime population supported by business parks and commercial centers
- Active commercial nodes along Chester Road, Downtown Sharonville, and the Convention Center area
- Diverse business mix including restaurants, entertainment venues, hotels, specialty retail, and service providers
- Business-friendly environment with consistent commercial investment and strong regional accessibility



Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

**FORTUNE
500**

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report

**TRYFON CHRISTOFOROU**

MANAGING PARTNER

(513) 490-6881

TRYF@3CRE.COM

SINA DANESH

SENIOR COMMERCIAL ADVISOR

(513) 824-5406

SINA@3CRE.COM



3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.



LEARN MORE