

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **5,800 SF Former Frisch's Restaurant on 1.66 acres — available for sale or lease**
- High visibility on heavily traveled Roosevelt Blvd
- Conveniently located just minutes from I-75
- Nearby retailers include:
Aldi, Planet Fitness, Burlington, Gabe's, Kroger and Meijer.
- Nearby dining includes:
Bob Evans, O'Charley's, Cancun Mexican Bar and Grill, Buffalo Wild Wings, Chipotle, Sonic, Rapid Fire Pizza, Tropical Smoothie and Olive Garden.

TRAFFIC COUNTS

- 35,662 (25) VPD: Roosevelt Blvd
- 11,513 (24) VPD: Cincinnati Dayton Rd
- 130,749 (25) VPD: I-75

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,872	39,423	93,830
HOUSEHOLDS	3,101	16,667	37,077
AVG HH INCOME	\$81,832	\$91,853	\$91,202
EMPLOYEES	3,082	12,746	27,273



CONTACT

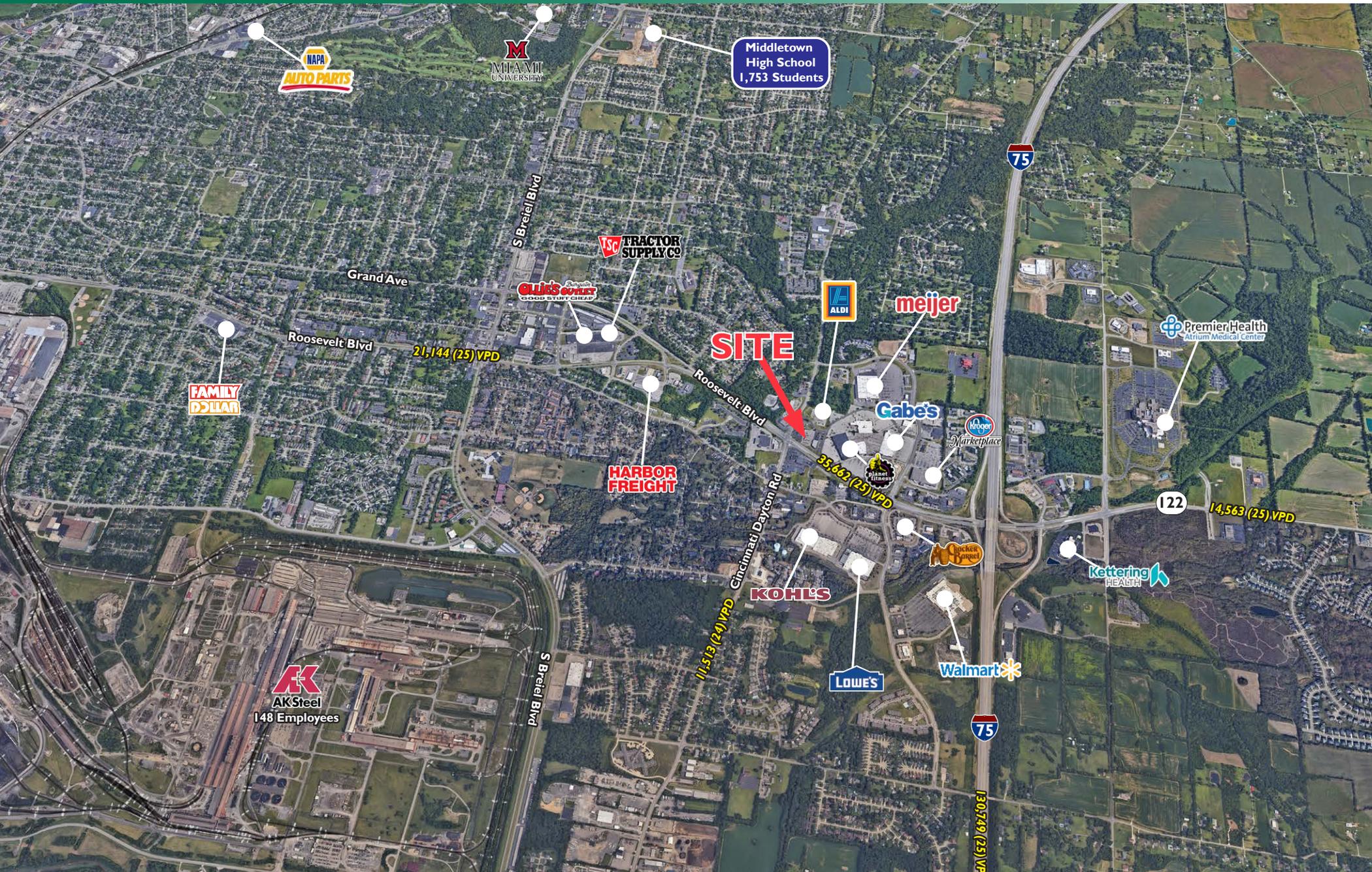
JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Building

3560 S DIXIE HWY | MIDDLETOWN, OH 45342



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

Former Frisch's Building

3560 S DIXIE HWY | MIDDLETOWN, OH 45342

