

## 9,974 SF FORMER RESTAURANT FOR SALE OR LEASE

8870 Kingsridge Drive, Dayton, OH 45458



### PROPERTY SPECIFICATIONS

|                  |                                                |
|------------------|------------------------------------------------|
| Building SF      | 9,974 SF                                       |
| Site Size        | 1.92 Acres                                     |
| Parking          | 80 Parking stalls on-site                      |
| Year Built/Reno. | 2000/2008                                      |
| Parcel ID #      | K45 02604 0138                                 |
| Zoning           | B-3 - Business District<br>(Montgomery County) |

### PROPERTY HIGHLIGHTS

- Hard corner site located directly in front of the Dayton Mall
- Convenient access to both I-75 and I-675
- Formerly a Golden Corral, and Yami Grill Hibachi & Sushi
- Pylon Signage available



**CLICK HERE FOR  
ZONING REGULATIONS**

## PROPERTY PHOTOS



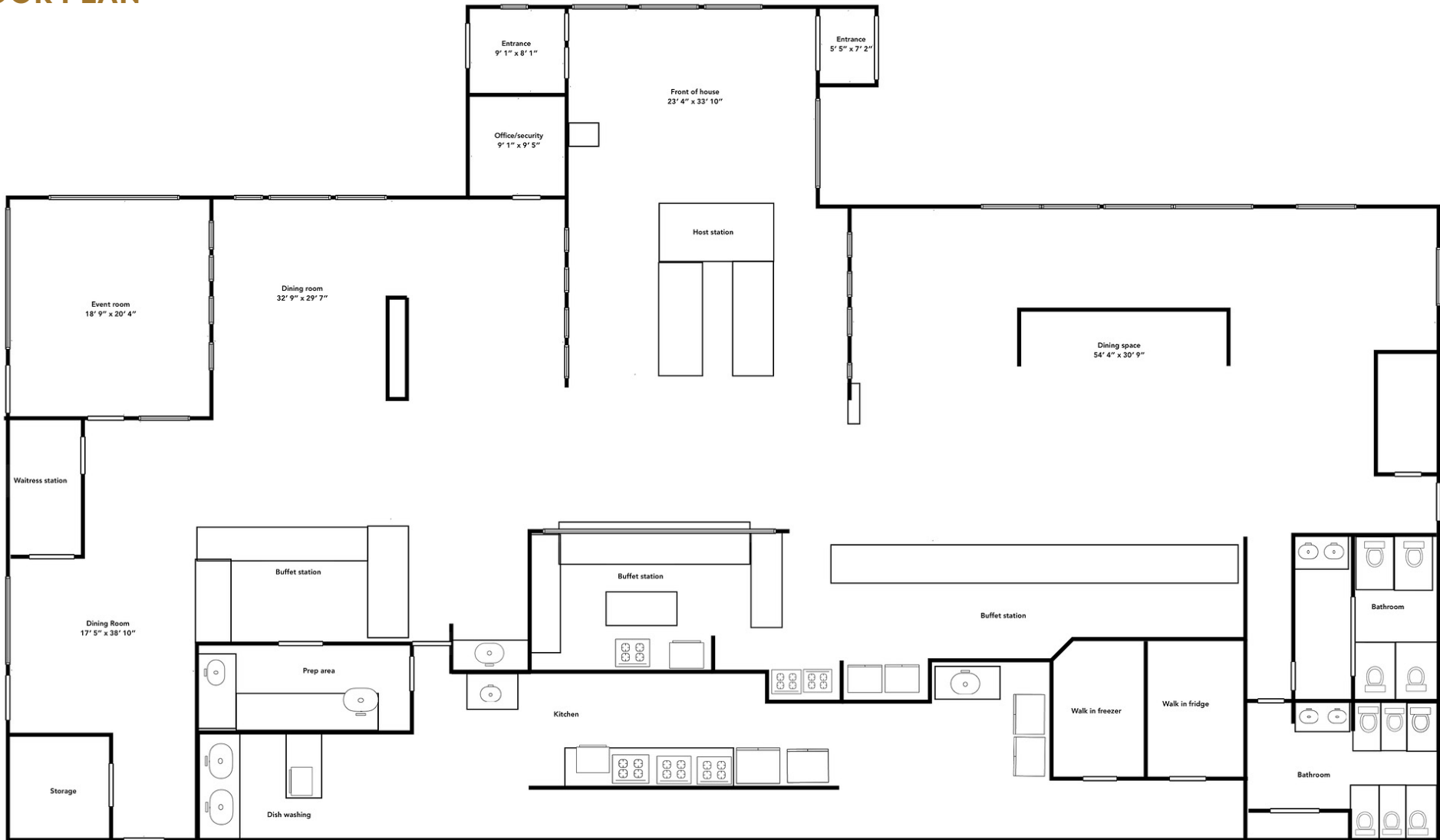
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**kw** ADVISORS  
KELLERWILLIAMS. REALTY

STEPHANIE GOLDEN | [STEPHANIE@CUROBRKG.COM](mailto:STEPHANIE@CUROBRKG.COM) | 513.379.0542  
XIAOJIE ZAVON | [SHAUSELLS@KW.COM](mailto:SHAUSELLS@KW.COM) | 513.259.3058

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## FLOOR PLAN



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# 8870 KINGSRIDGE DRIVE DAYTON, OHIO

## TRAFFIC COUNTS

|                           |        |       |         |
|---------------------------|--------|-------|---------|
| Kingsridge Dr             | 12,215 | I-675 | 63,900  |
| Lyons Rd                  | 14,721 |       |         |
| Miamisburg Centerville Rd | 22,038 | I-75  | 102,981 |

## DEMOGRAPHICS

|                  | 3 MILES  | 5 MILES  | 7 MILES  |
|------------------|----------|----------|----------|
| Population       | 65,760   | 151,407  | 245,311  |
| Households       | 29,422   | 64,575   | 103,328  |
| Median HH Income | \$85,605 | \$90,968 | \$92,587 |
| Total Businesses | 2,101    | 4,019    | 6,624    |
| Total Employees  | 32,255   | 60,334   | 99,925   |

Demographics provided by STI Popstats 2025

### NEARBY HOTELS



### SOUTHLAND 75 SHOPPING CENTER



### DAYTON MALL



### SOUTH TOWNE CENTRE



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