



FOR SALE | CALL FOR OFFERS

7,237± SF FORMER O'CHARLEY'S RESTAURANT

 7030 MILLER LANE
DAYTON, OH

 HIGHLY VISIBLE
LOCATION

NEW ASKING PRICE: \$1,950,000

HIGHLIGHTS

- Directly off I-75 just south of I-75 & I-70 Interchange
- Excellent signage visibility (92,000+ VPD)
- Located in a strong commercial corridor with a good mix of national retailers, service uses & hospitality
- Adjacent to Walmart & Sam's Club
- Nearby national retailers include: Chick-fil-A, Chipotle, Cracker Barrel, Golden Corral, Hooters, IHOP, McAlister's Deli, Olive Garden, Outback Steakhouse, Red Robin, Sam's Club, Scene 74 Movie Theater, Smashburger, Walmart

DETAILS

This stand-alone O'Charley's restaurant is located just six miles from Dayton International Airport and is prime for reuse or redevelopment. Situated within a strong retail corridor, the site offers a premium outlot placement within a Walmart/Sam's Club anchored shopping center.

This highly visible property along I-75 benefits from over 92,000 VPD.

BUILDING	7,237± SF
SITE	2.17± AC
BUILT	1998
ZONING	C
PARKING	160 Spaces
TAXES (2022)	\$54,672





7030 MILLER LANE, DAYTON, OH

SALE INFORMATION

CONDITIONS

The property is being sold “as-is, where-is”.

OFFER SUBMISSION

All offers should be submitted to Chet Evans at cevans@hilcoglobal.com. It is encouraged for offers to be submitted before the bid deadline.

ON-SITE INSPECTIONS

By Appointment - Please reach out to a HRE representative to schedule a tour.

INFORMATION

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these due diligence documents, buyers will need to register at HRE’s website. Once registered, buyers can login to their account and access the “Documents” tab for further property and sale information.

CONTACT

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