

- **Confidential Restaurant Sublease Opportunity – Not for Public Sharing**
- **Do Not Disturb Employees**

PROPERTY HIGHLIGHTS

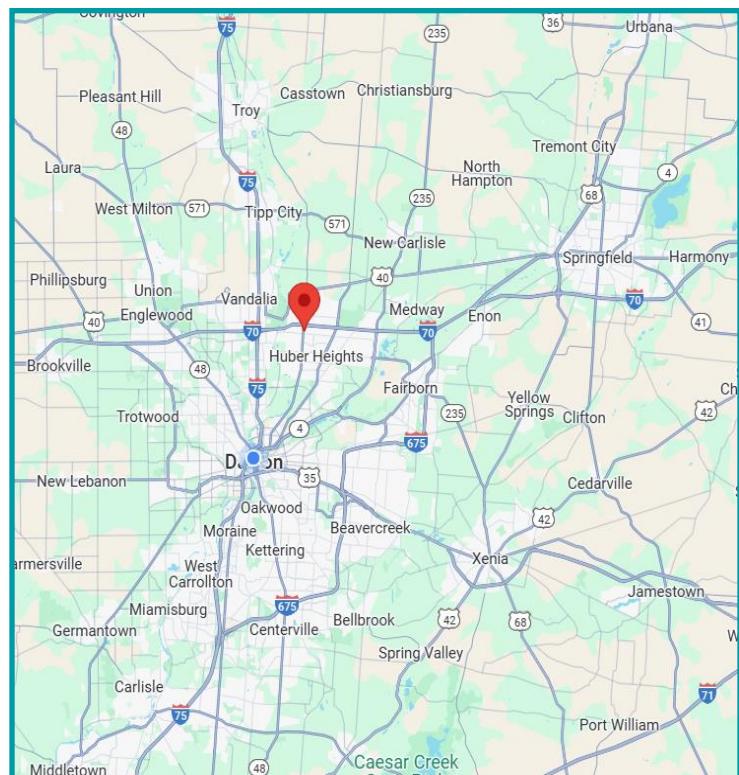
A well-located, built-out restaurant space is available for **private sublease** in Huber Heights. This opportunity is being offered **off-market** at the request of the current tenant and is intended for serious inquiries only.

Key Details:

- **Size:** 3,468 sq ft
- **Rent:** Competitive/sub-market rates – \$37.00NNN
- **Type:** Restaurant space – kitchen, dining area, and possibility for fixtures to remain
- **Location:** Prime
- **Term:** Remainder of current lease term with options (call for details)

Important:

- This is a confidential offering
- All inquiries must go through the Equity leasing agents
- Site visits by appointment only; do not approach staff or current operator



For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,454	49,967	91,889
Average HH Income	\$101,897	\$113,815	\$113,470
Daytime Employee Population	3,841	17,186	45,301