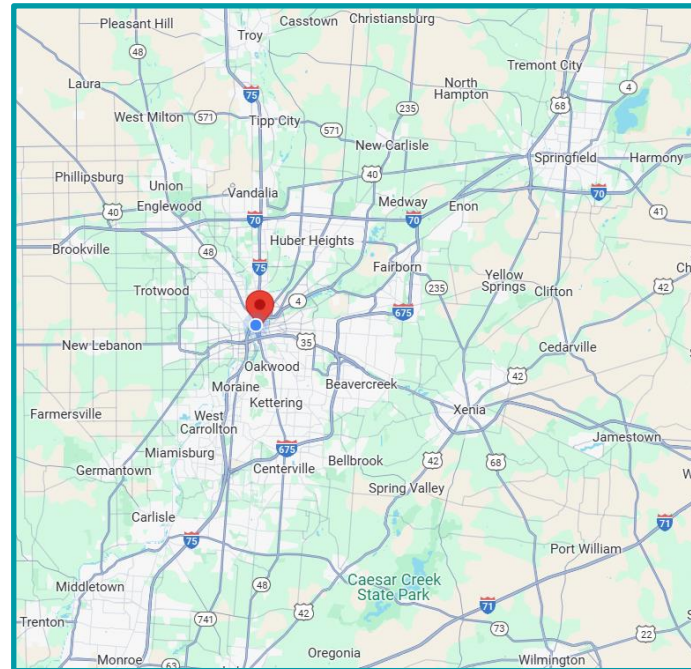




**PROPERTY HIGHLIGHTS:**

- **14,800 SF Freestanding Fully Built Out Restaurant for Sale – Includes all FF&E!**  
Parcel #: R72-00206-0015; Do not disturb business
- **Versatile Space:** First Floor- Full Kitchen, Bar, Dining Area and Outdoor Patio Seating. Second Floor- Full Bar, Large Open Area, great for large gatherings, events, and banquets. Third Floor- Large Open Space for storage and a Basement which houses a large walk-in cooler and dry storage area. Freight Elevator that services all floors!
- **High Traffic Area:** Situated in Downtown Dayton Central Business District - 1 block from the Schuster Center, Victoria Theater, and The Dayton Dragons Baseball Stadium with ample parking.
- **Easy Access:** Located in the heart of Dayton, Ohio approximately 1 mile from Interstate 75 with over 133,048 cars per day and .8 miles to US-35 with over 61,177 cars per day.
- **Prime Location:** Located within the Designated Outdoor Refreshment Area (DORA) with excellent curb appeal.
- **For Sale:** \$1,300,000 building, land, all FF&E, D5 liquor license with Sunday sales!

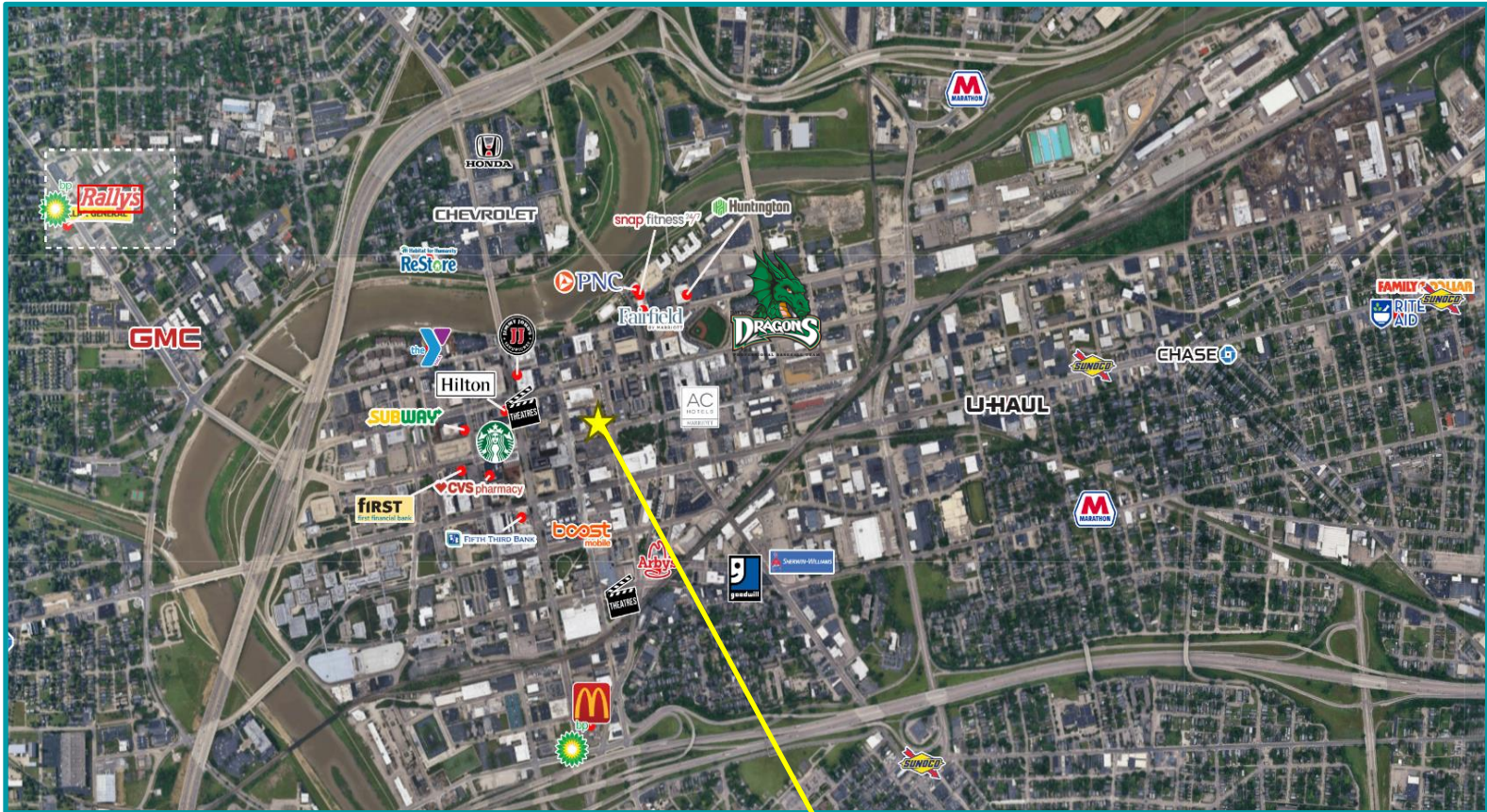


**For More Information, Please Contact:**

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Mobile: 937.470.3002  
kgray@equity.net

**Tracey Herron | Sr. V.P. of Sales & Leasing**  
Mobile: 937.216.4636  
therron@equity.net

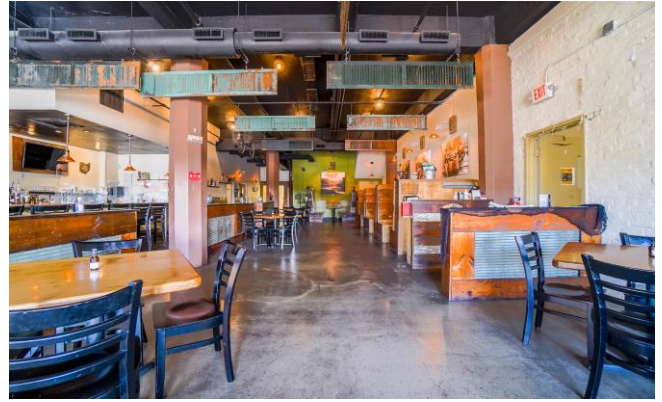
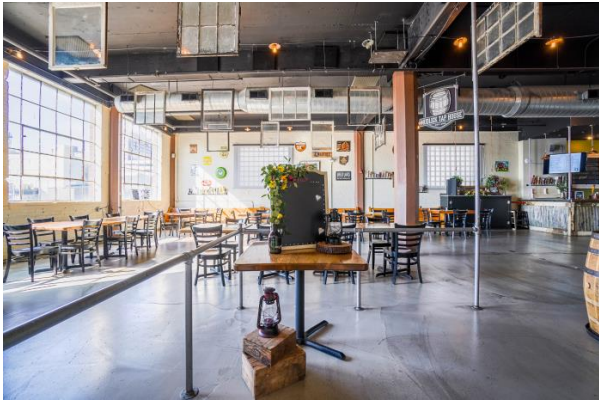




DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,000	98,000	211,744
Average HH Income	\$81,054	\$72,404	\$79,249
Daytime Employee Population	34,011	70,247	126,618

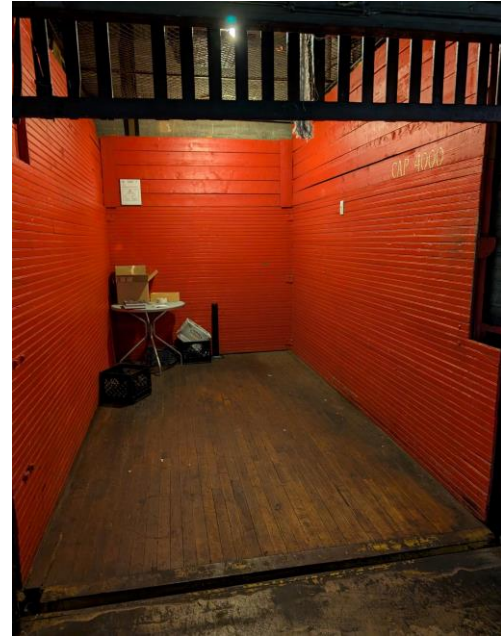


- First Floor- Full Kitchen, Bar, Dining Area and Outdoor Patio Seating



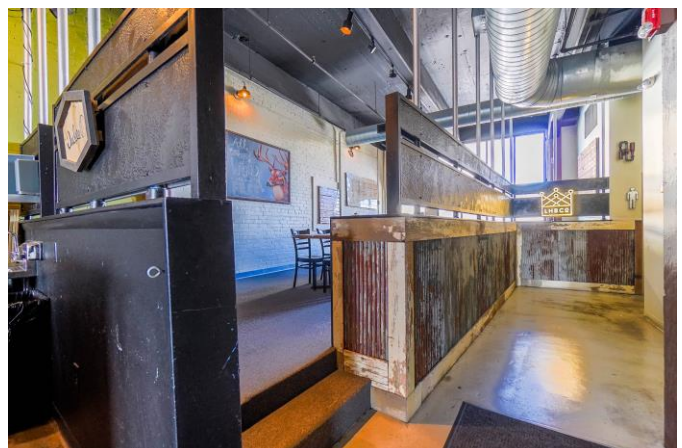
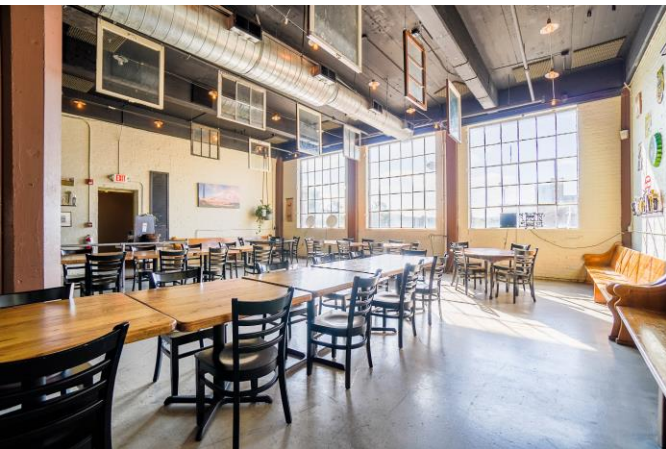
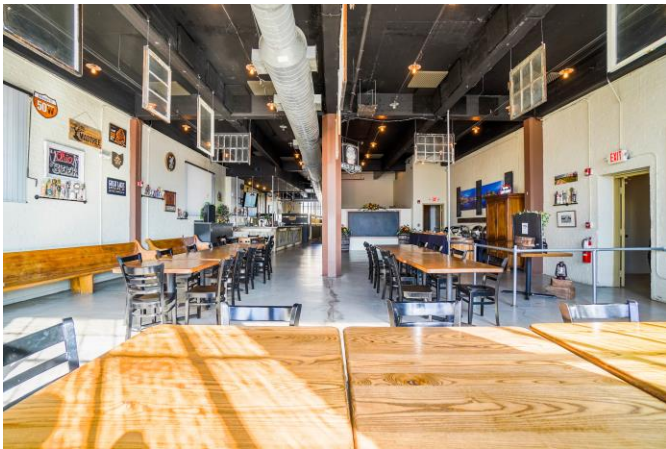


**Turn-Key Kitchen and Elevator Servicing all Floors**



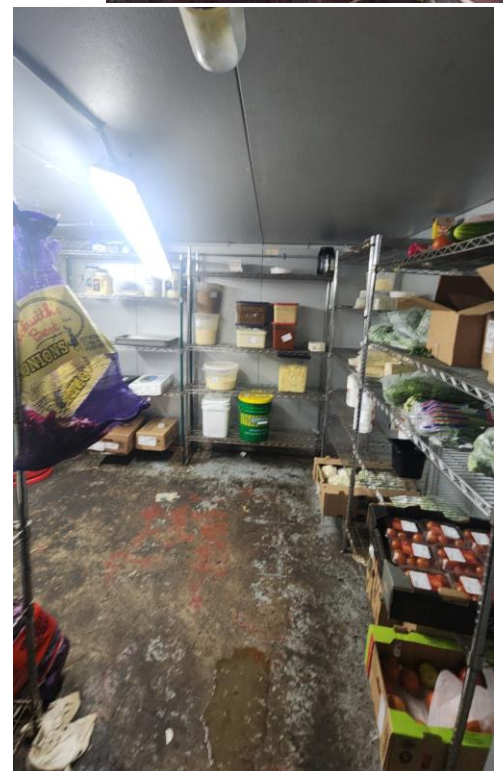
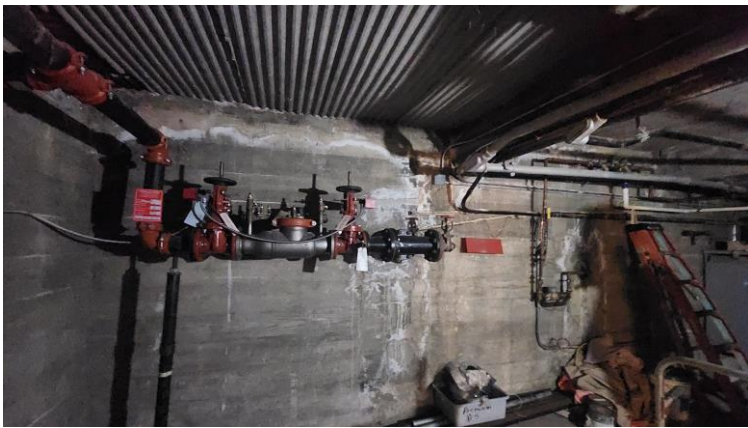
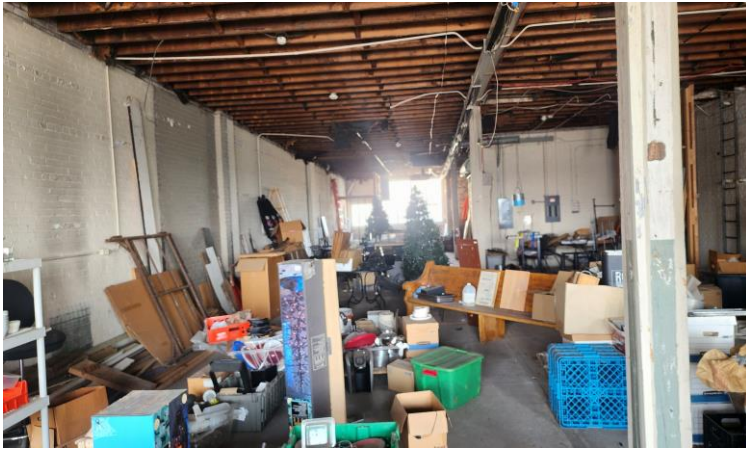


Second Floor- Full Bar, Large Open Area, great for large gatherings, events, and banquets





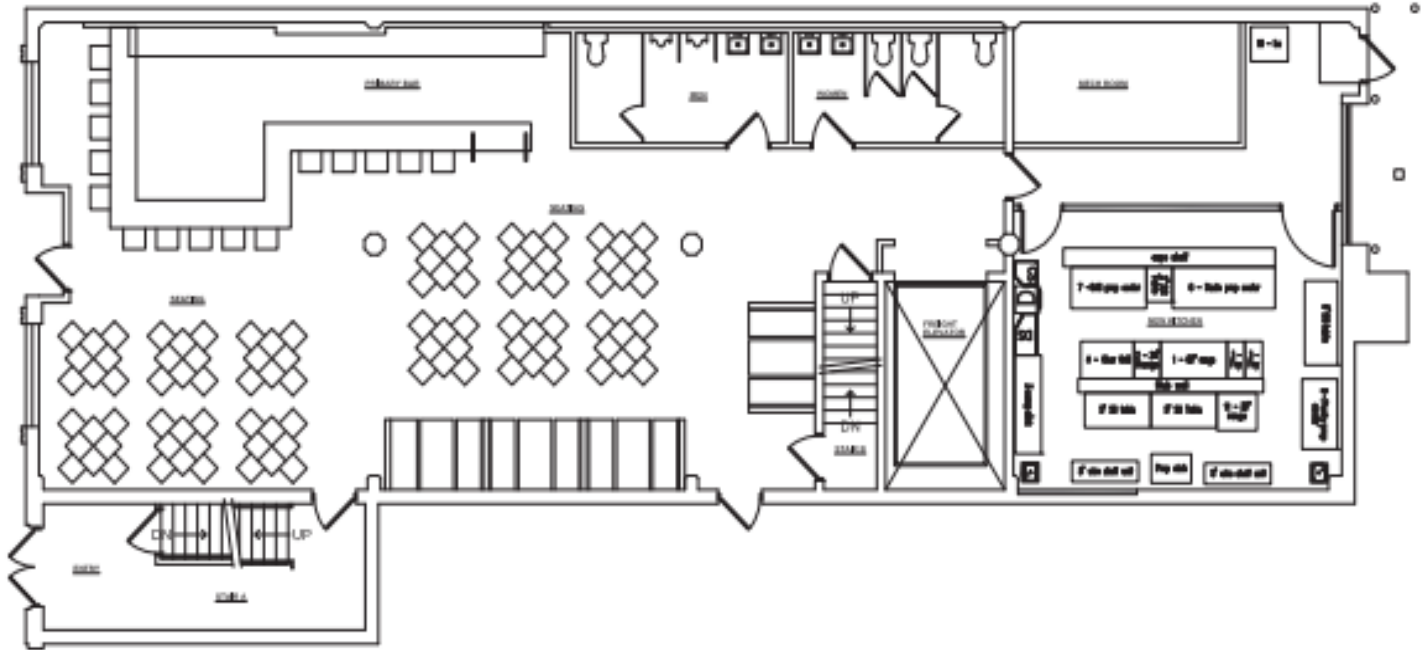
Third Floor Storage and Basement Area with Large Walk-In Cooler and Dry Storage Area





## First and Second Floor Drawings

### FIRST FLOOR



### SECOND FLOOR

