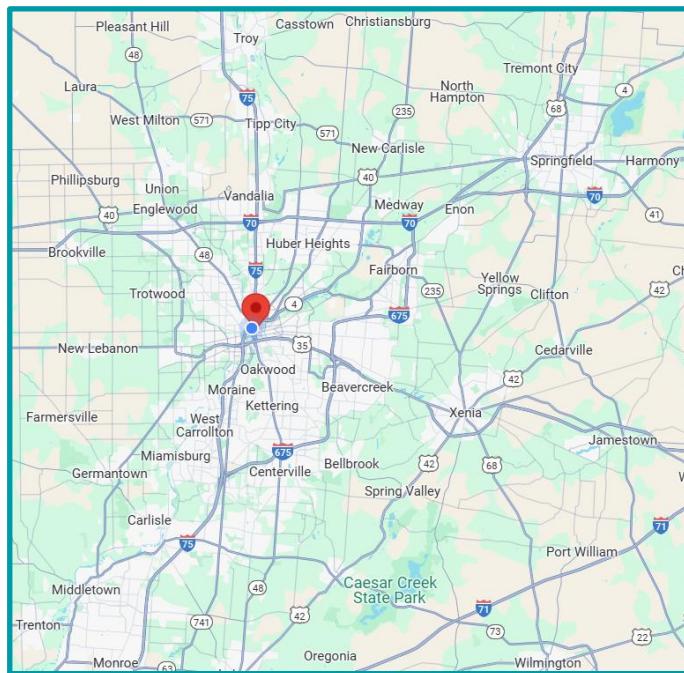




PROPERTY HIGHLIGHTS:

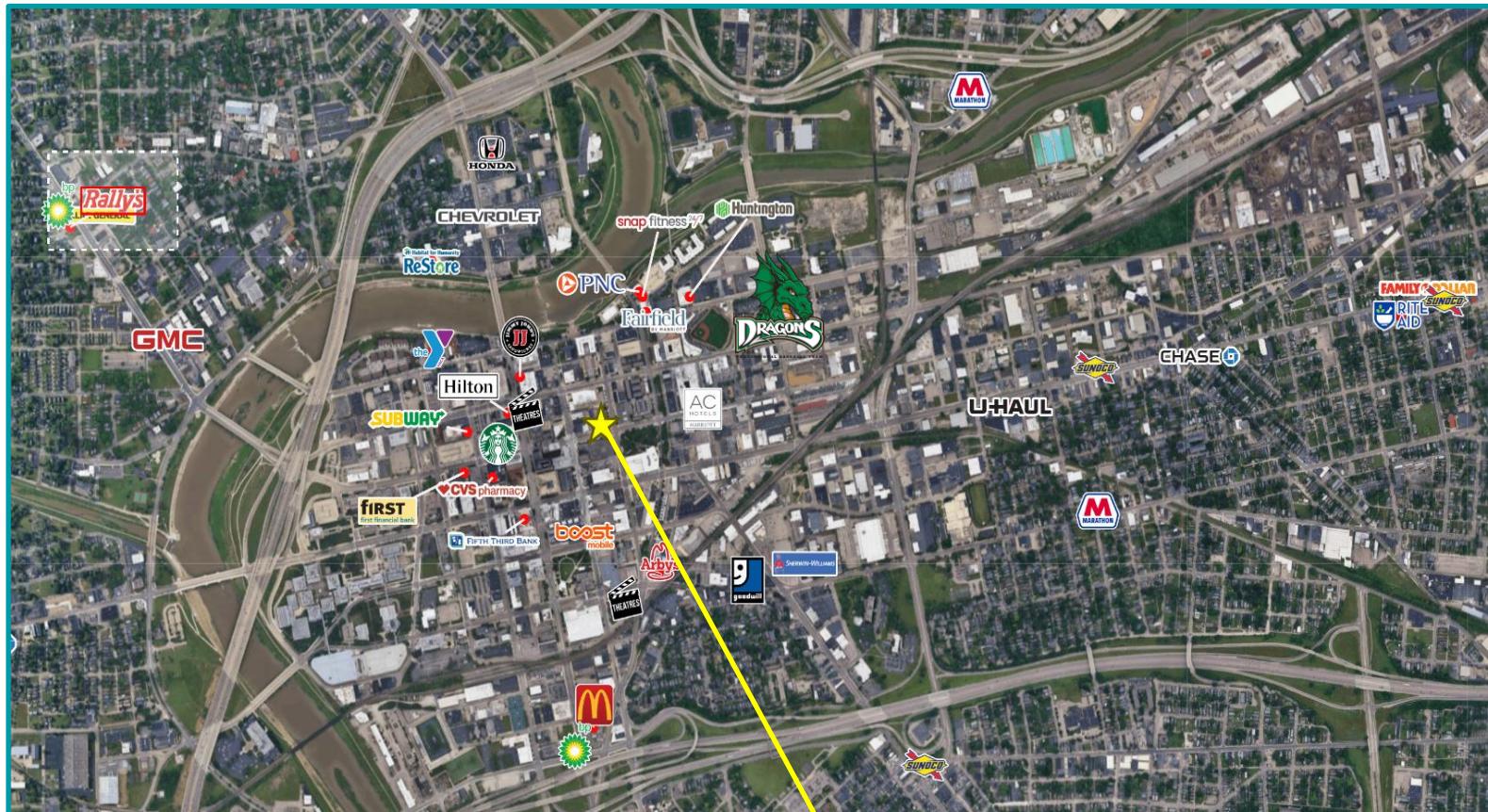
- **14,800 SF Freestanding Fully Built Out Restaurant for Sale – Includes all FF&E!**
Parcel #: R72-00206-0015; Do not disturb business
- **Versatile Space:** First Floor- Full Kitchen, Bar, Dining Area and Outdoor Patio Seating. Second Floor- Full Bar, Large Open Area, great for large gatherings, events, 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:

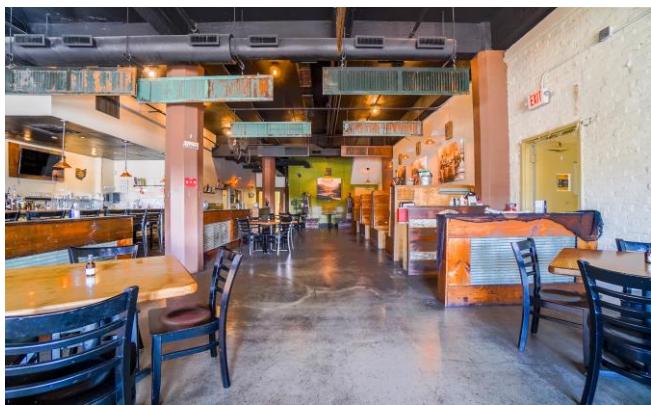
Kelly Gray | Vice President, CCIM
Mobile: 937.470.3002
kgray@equity.net

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 |

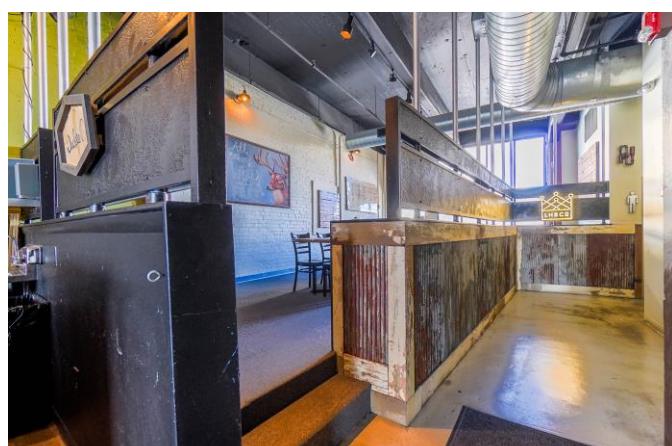
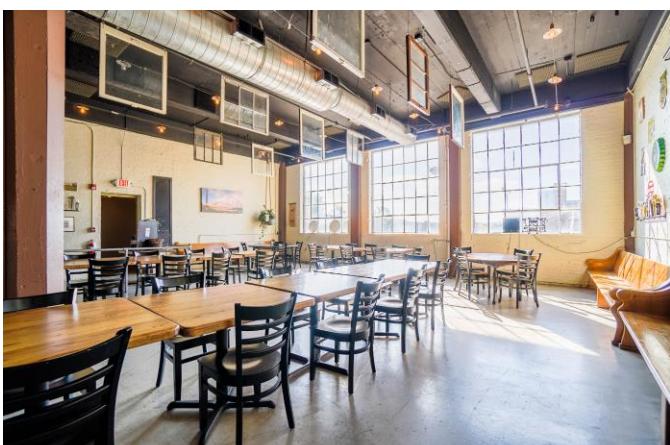
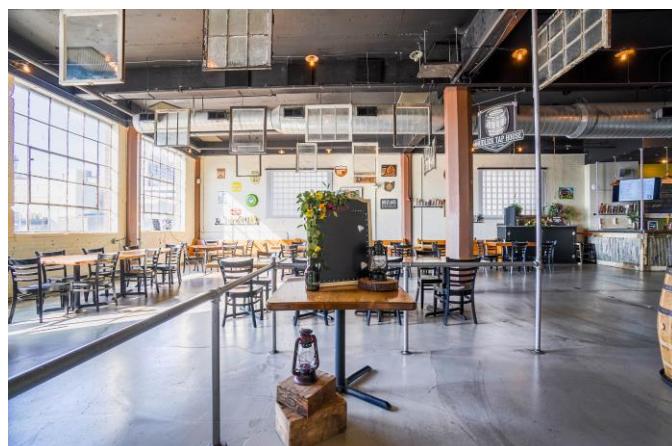
- First Floor- Full Kitchen, Bar, Dining Area and Outdoor Patio Seating



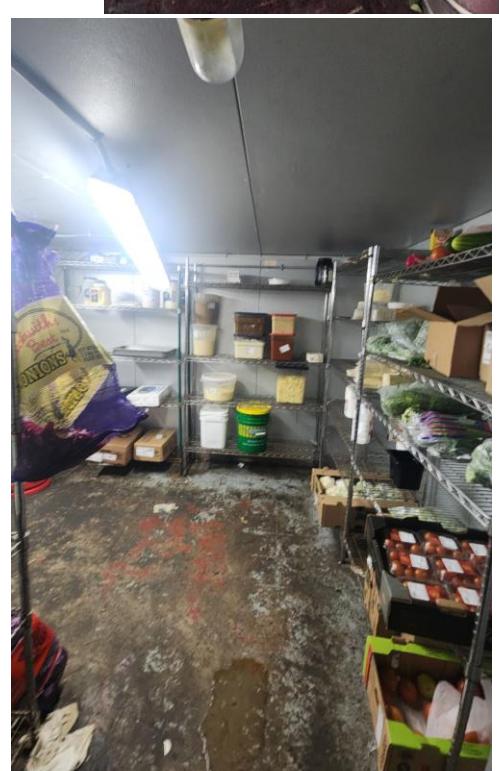
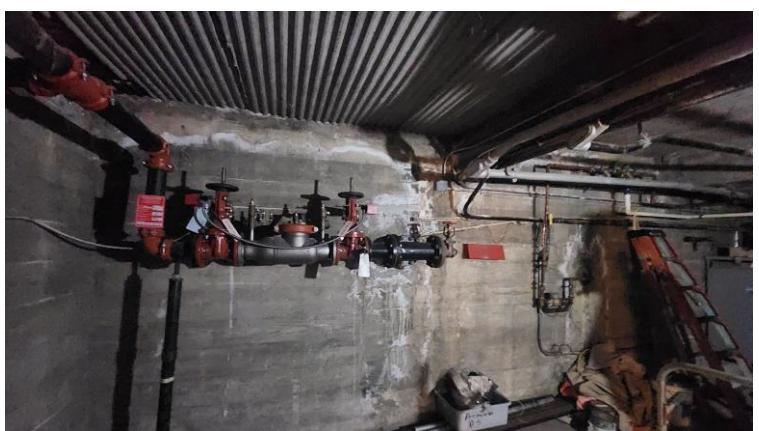
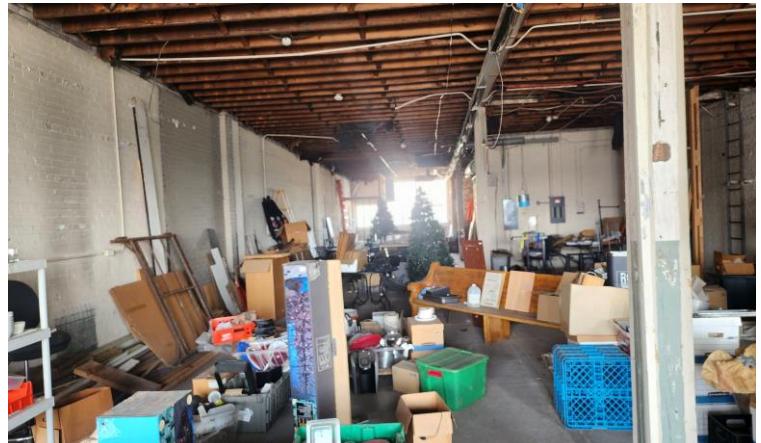
Turn-Key Kitchen and Elevator Servicing all Floors

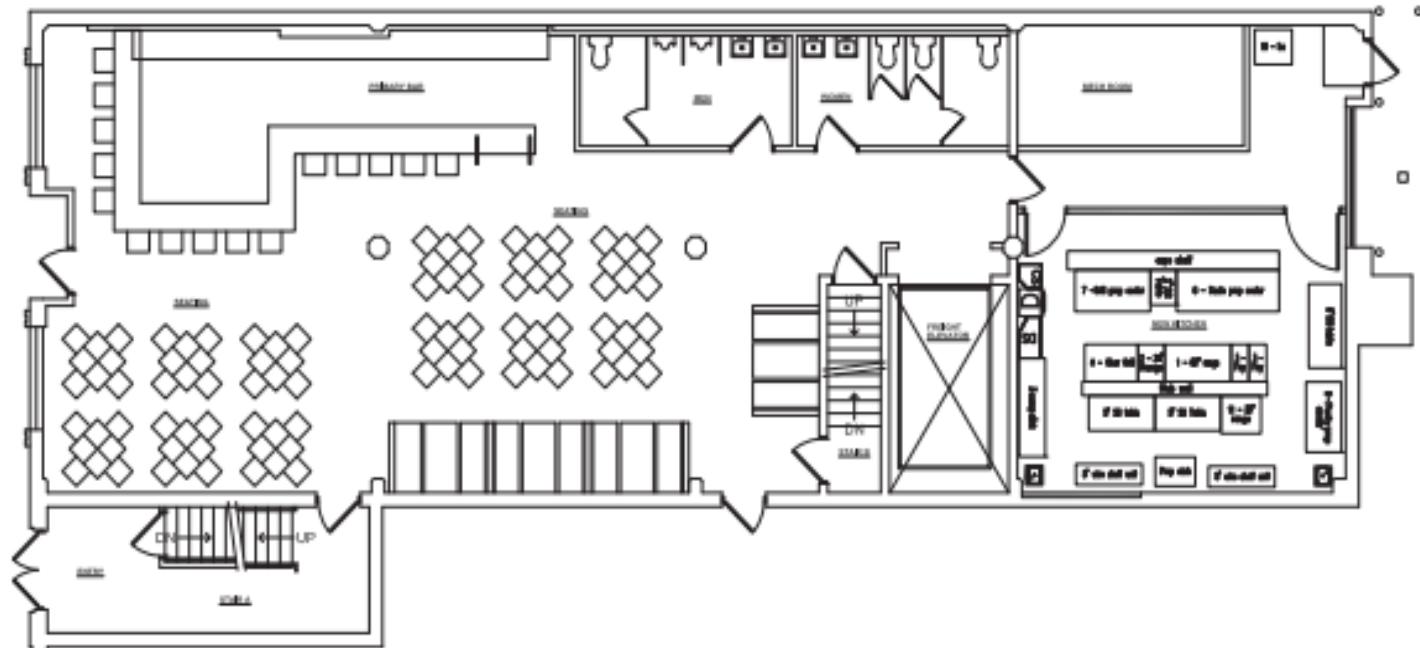


Second Floor- Full Bar, Large Open Area, great for large gatherings, events, and banquets



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



First and Second Floor Drawings**FIRST FLOOR****SECOND FLOOR**