

FORMER FRISCH'S

663 JUSTICE COURT
LOVELAND, OH 45140

AVAILABLE FOR LEASE OR SALE

HIGHLIGHTS

- Former Frisch's restaurant located in Loveland, OH off of I-275 and Wards Corner Road
- 5,631 SF on 1.11 acres
- Easily accessible off I-275
- Access to traffic signal
- Highway pylon panel
- Restaurants in the area include Midwest Best BBQ, Gold Star Chili and others

TRAFFIC COUNTS

- 6,012 VPD along Wards Corner Road
- 87,757 VPD on I-275

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	2,964	33,621	109,777
Households	1,066	12,644	42,793
Average HH Income	\$220,192	\$180,679	\$165,751
Daytime Employees	1,735	8,112	42,867

CONTACT: 513-784-1106

Jason Gibson
jgibson@anchor-associates.com

Aaron Bell
abell@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242
513-784-1106

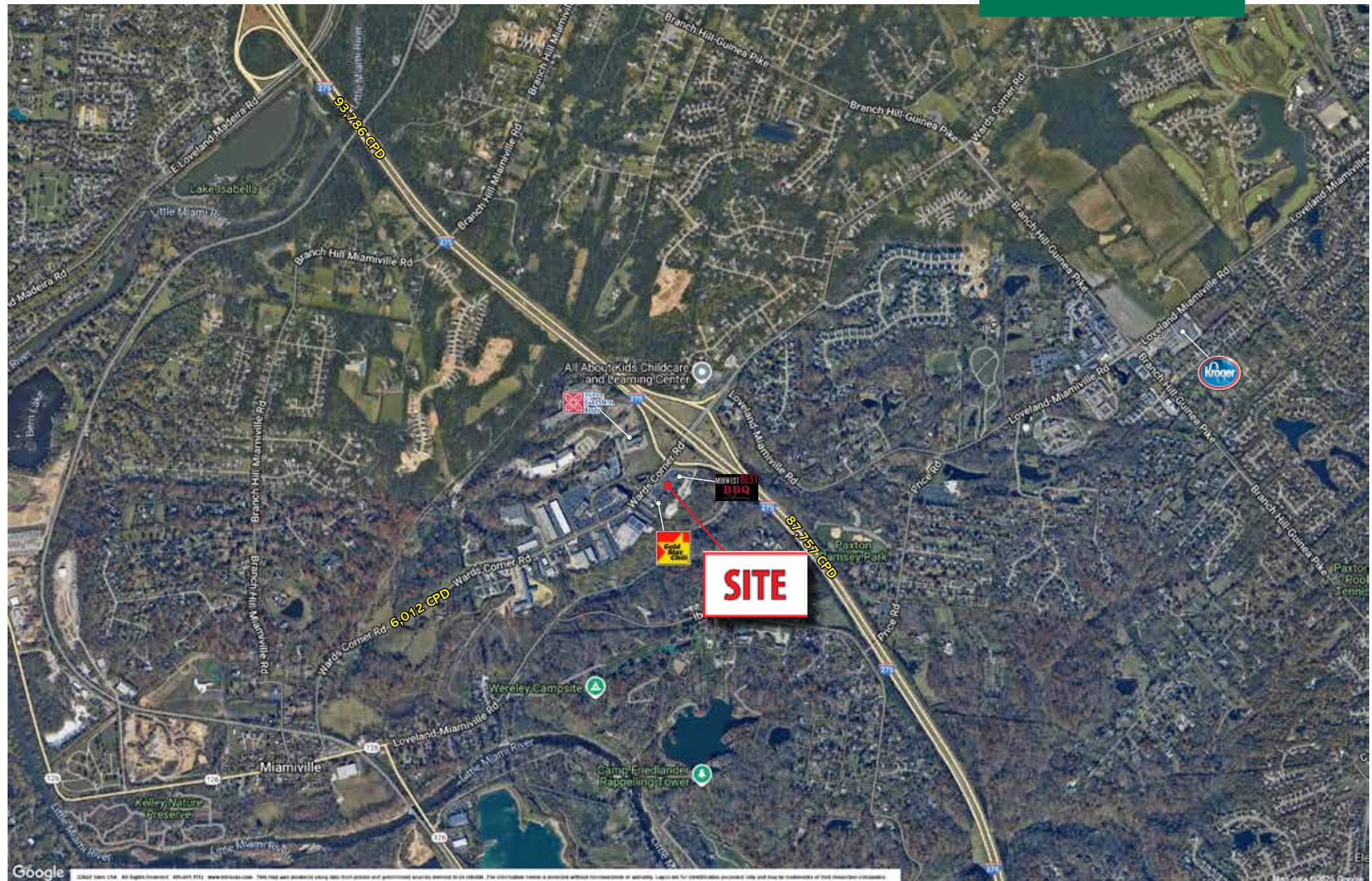
www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Anchor ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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EASEMENT NOTES For Fidelity National Title Insurance Company Title Commitment No. 5068999 dated February 3, 2015.

13. Easement to The Cincinnati Gas and Electric Company, filed for record December 19, 1940, in Misc. Book 8, Page 40, of the Clermont County Records. DOES NOT AFFECT SITE.

14. Easement to Cincinnati and Suburban Bell Telephone Company, filed for record September 24, 1951, in Misc. Book 12, Page 581, of the Clermont County Records. UNABLE TO LOCATE. CANNOT READ DOCUMENT.

15. Easement for Highway Purposes to the State of Ohio, filed for record March 25, 1969, in Deed Book 473, Page 391, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

16. Easement for Highway Purposes to the State of Ohio, filed for record January 7, 1970, in Deed Book 482, Page 351, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

17. Restrictions, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record February 10, 1986, in Deed Book 717, Page 436, of the Clermont County Records. EASEMENTS NOT LOCATED ON THIS SITE.

18. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed December 30, 1988 and recorded in Misc. Book 49, Page 261, of the Clermont County Records. First Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed August 15, 1989 and recorded in Deed Book 781, Page 172, of the Clermont County Records. Second Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed June 5, 1989 and recorded in Deed Book 773, Page 775, of the Clermont County Records. Third Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed July 13, 1994 and recorded in Official Record 530, Page 1, of the Clermont County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.

19. Declaration of Reciprocal Easements and Restrictive Covenants filed June 20, 1990 and recorded in Official Record 33, Page 560, of the Clermont County Records. AFFECTS SITE, SIGN EASEMENT AS SHOWN HEREON.

Amendment to Declaration of Reciprocal Easements and Restrictive Covenants filed June 22, 1990 and recorded in Official Record 47, Page 137, of the Clermont County Records.

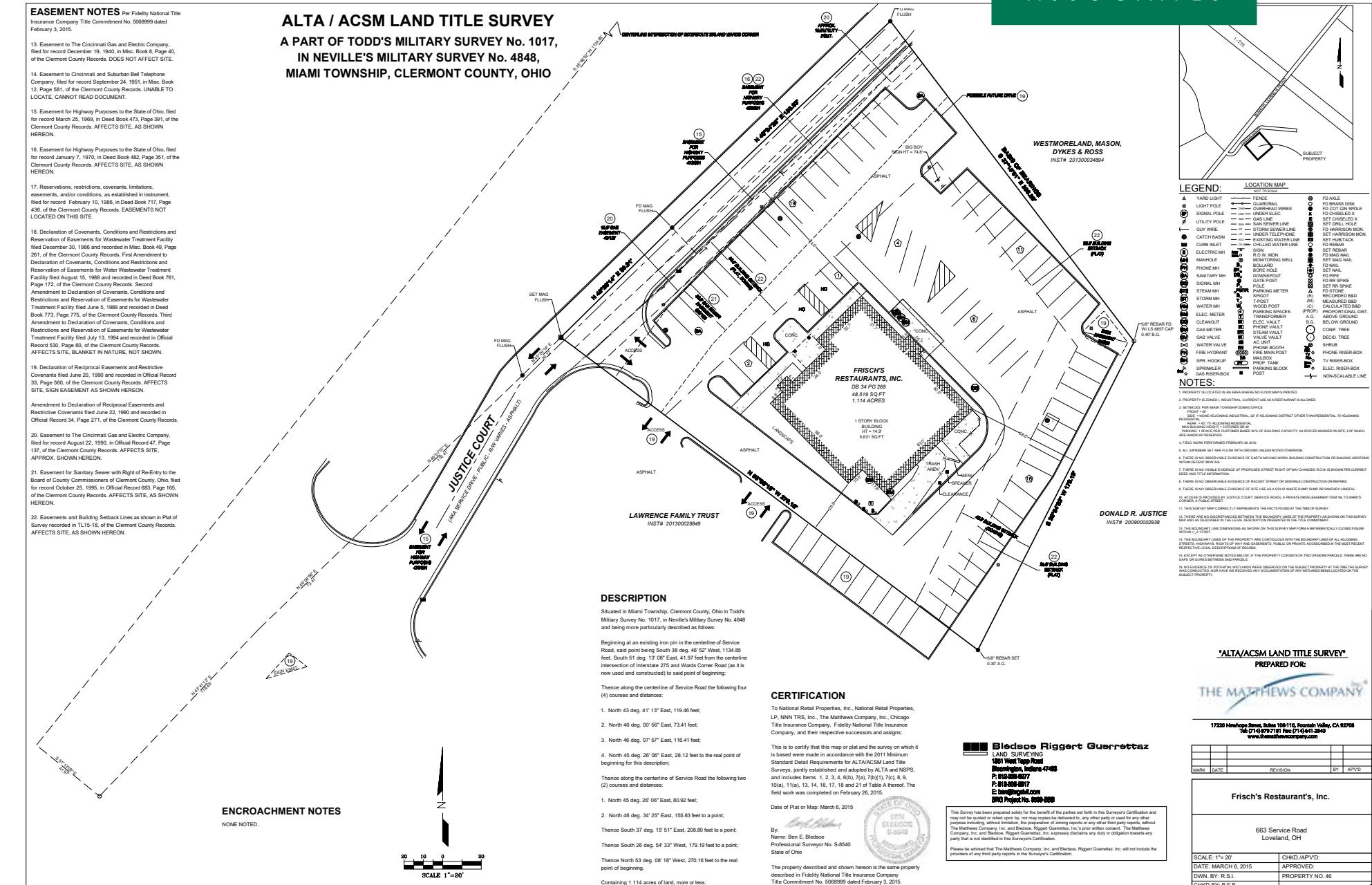
20. Easement to The Cincinnati Gas and Electric Company, filed for record August 22, 1990, in Official Record 47, Page 137, of the Clermont County Records. AFFECTS SITE, APPROX. SHOWN HEREON.

21. Easement for Sanitary Sewer with Right of Re-Entry to the Board of County Commissioners of Clermont County, Ohio, filed for record October 25, 1995, in Official Record 683, Page 165, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

22. Easements and Building Setback Lines as shown in Plat of Survey recorded in TL15-18, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

ALTA / ACSM LAND TITLE SURVEY

A PART OF TODD'S MILITARY SURVEY No. 1017,
IN NEVILLE'S MILITARY SURVEY No. 4848,
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO



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