

For Sale



Vacant Restaurant

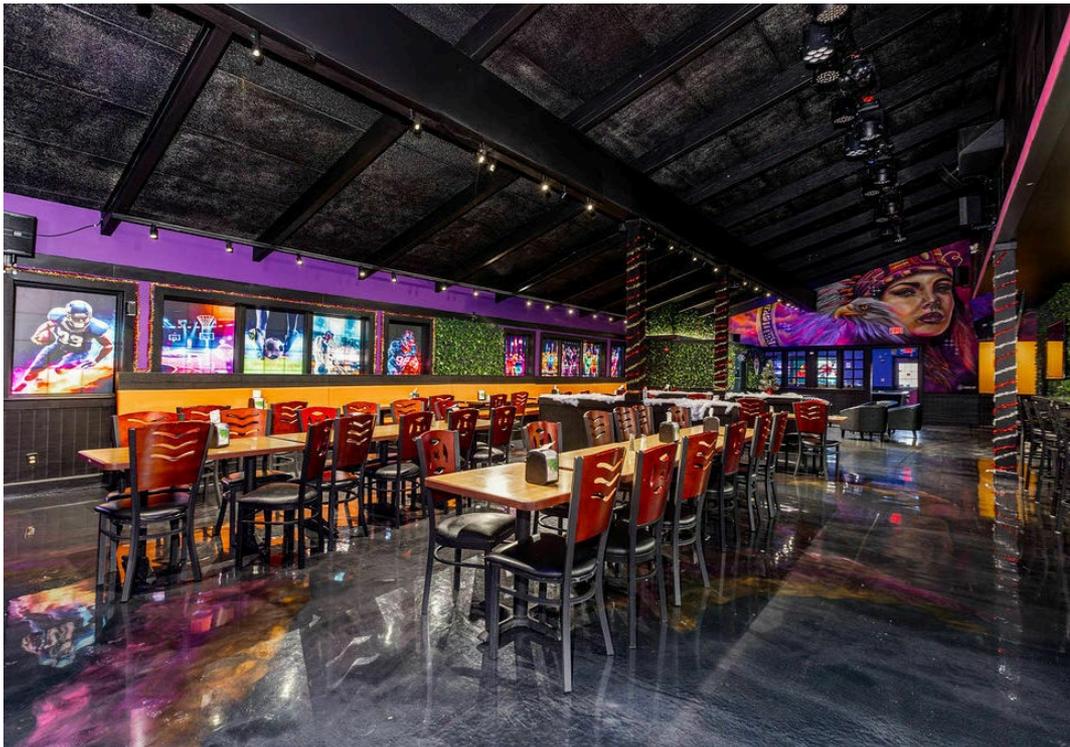
1805 W 1st Street • Springfield, OH 45504



SVN | Second Story is pleased to present the opportunity to acquire a freestanding restaurant property located along one of Springfield's most traveled commercial corridors. Situated within the Northeast Dayton Submarket of the broader Cincinnati/Dayton region and near the intersection of Troy Road and N Bechtle Avenue, the property benefits from strong visibility, convenient access, and approximately 27,000 vehicles per day along Troy Road.

The property was originally built and operated as a Ryan's Steakhouse for 9 years followed by a Bay Breeze Seafood for 10 years and is currently a Food Fusion restaurant. The property will be delivered vacant at sale, providing flexibility for an owner-user, operator, or developer. With a land use code permitting restaurant, cafeteria, and bar uses, the site is well positioned for continued food-service operations or repositioning to other retail or specialty concepts.

Featuring durable masonry construction, a newer pitched roof, and a large paved parking field, the corner-located site supports a wide range of uses while benefiting from surrounding shopping, dining, and service retailers that drive consistent area demand.



**1805 W 1st Street
Springfield, OH 45504**



The Offering

Sale Price \$2,495,000

Property Summary

Market Area Northeast Dayton

Building Size ±10,620 SF

Occupancy Vacant Upon Sale

Year Built 1999

Lot Size ±1.67 AC

Parking 160 Spaces

Land Use Code (430) restaurant, bar, cafeteria

Daily Traffic 27,000 (Troy Road)

Investment Highlights

High-Traffic Retail Corridor

- Positioned off Troy Road/N Bechtle Avenue with ±27,000 VPD

Strong Access & Visibility

- Corner location with excellent ingress/egress

Restaurant Infrastructure

- Full kitchen, bar/lounge configuration, interior porch/patio
- Wood-frame construction, newer pitched roof

Flexible Use Potential

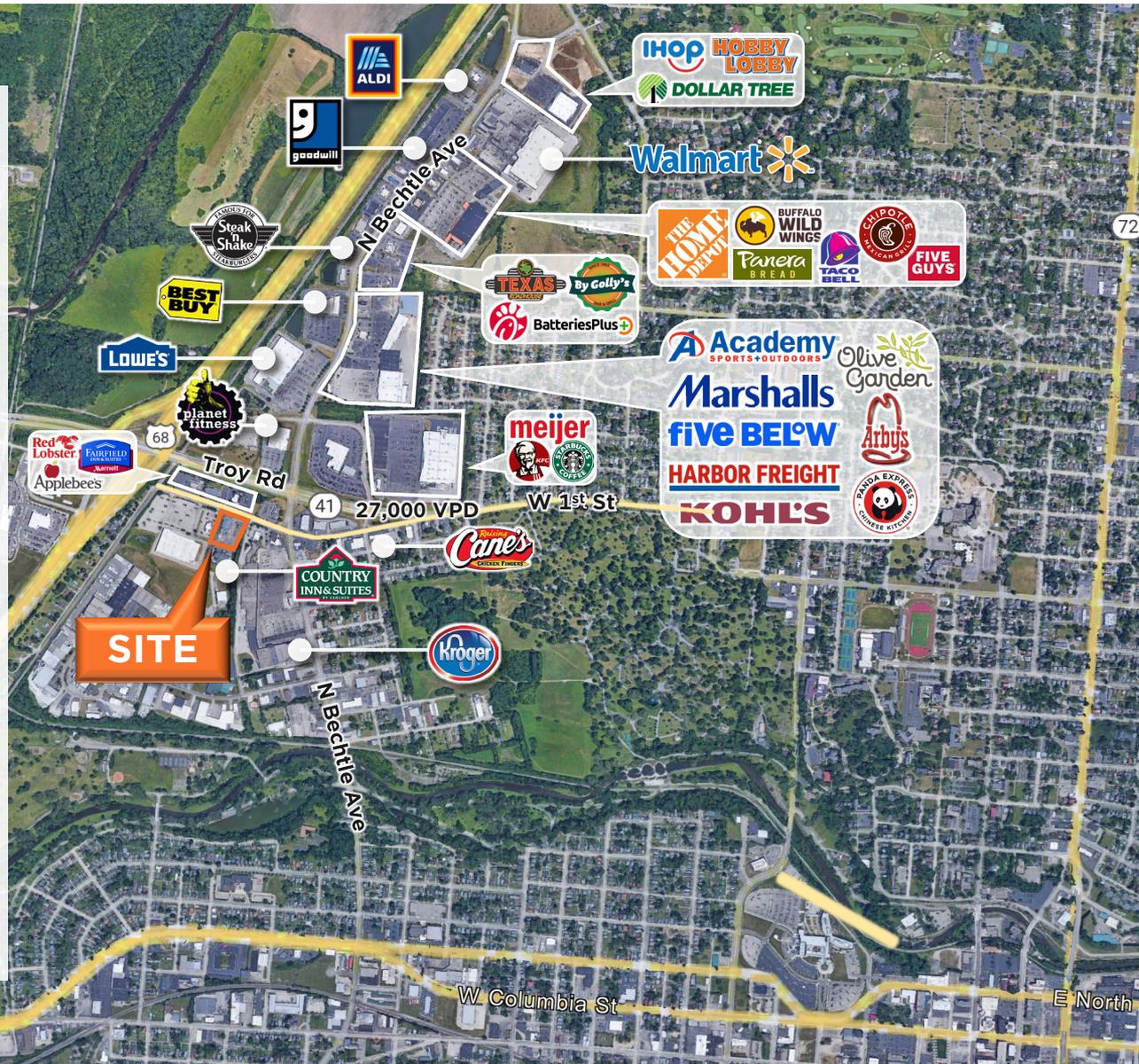
- Land Use Code 430 supports restaurant, cafeteria, bar, and various retail/event uses

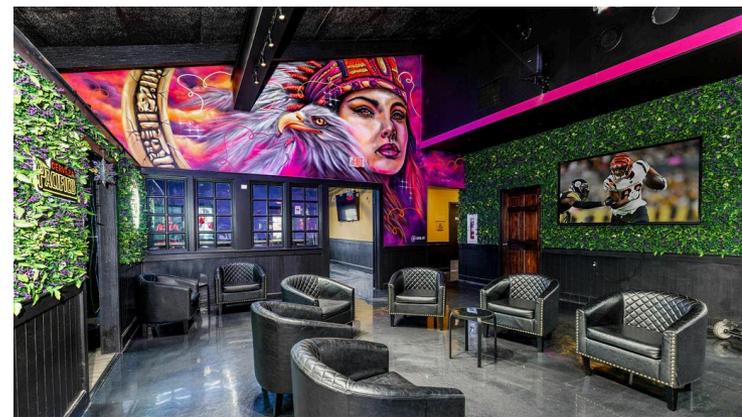
Extensive Parking

- Approx. 160 dedicated surface spaces

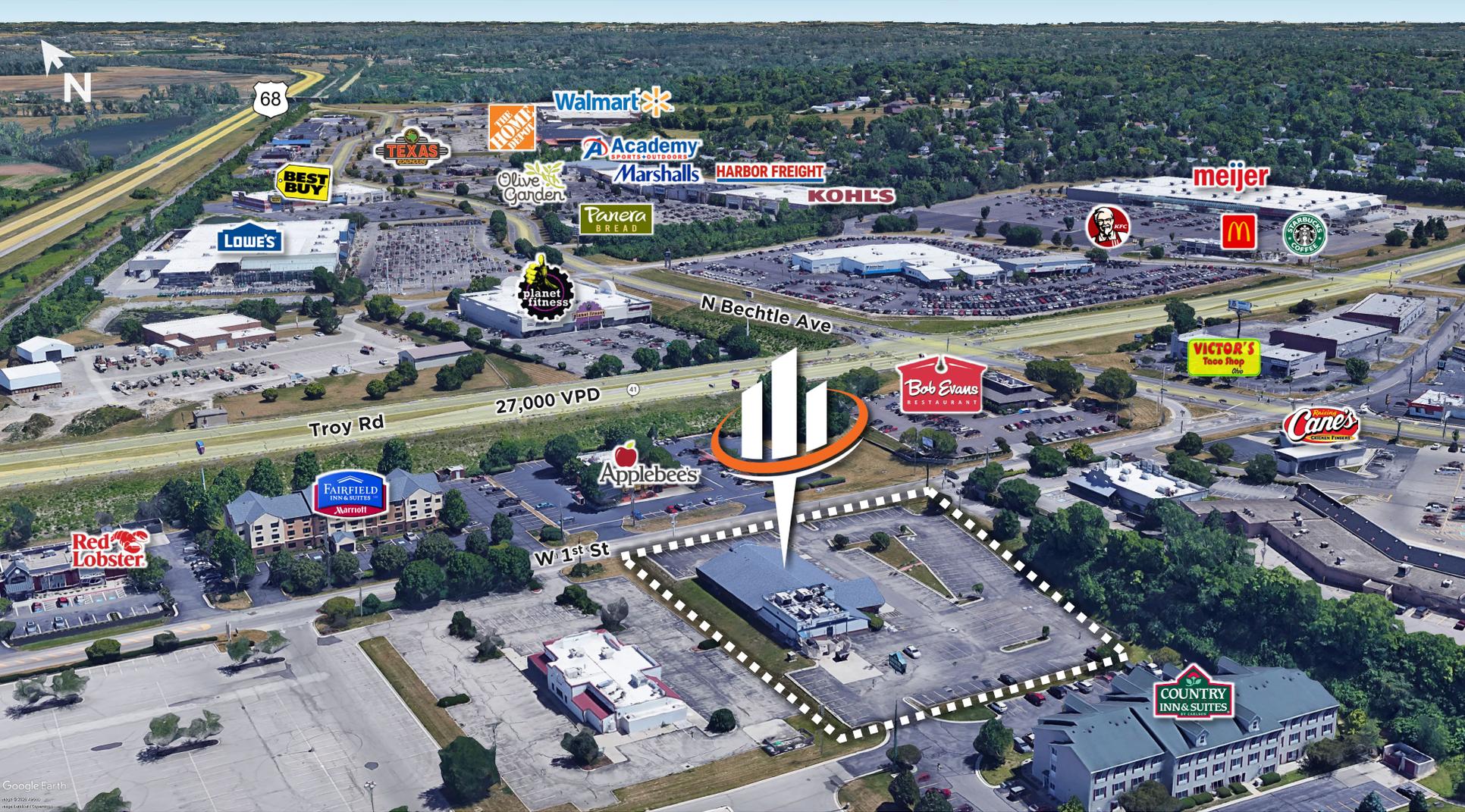
Submarket Advantage

- Located in the Northeast Dayton Submarket within the Cincinnati/Dayton region
- Surrounded by established commercial activity





Northwest-Facing Aerial View



Google Earth
10/27/9 2:22:45 AM
Legal Disclaimer



Southwest-Facing Aerial View



Demographics



POPULATION

1 MILE 3 MILES 5 MILES

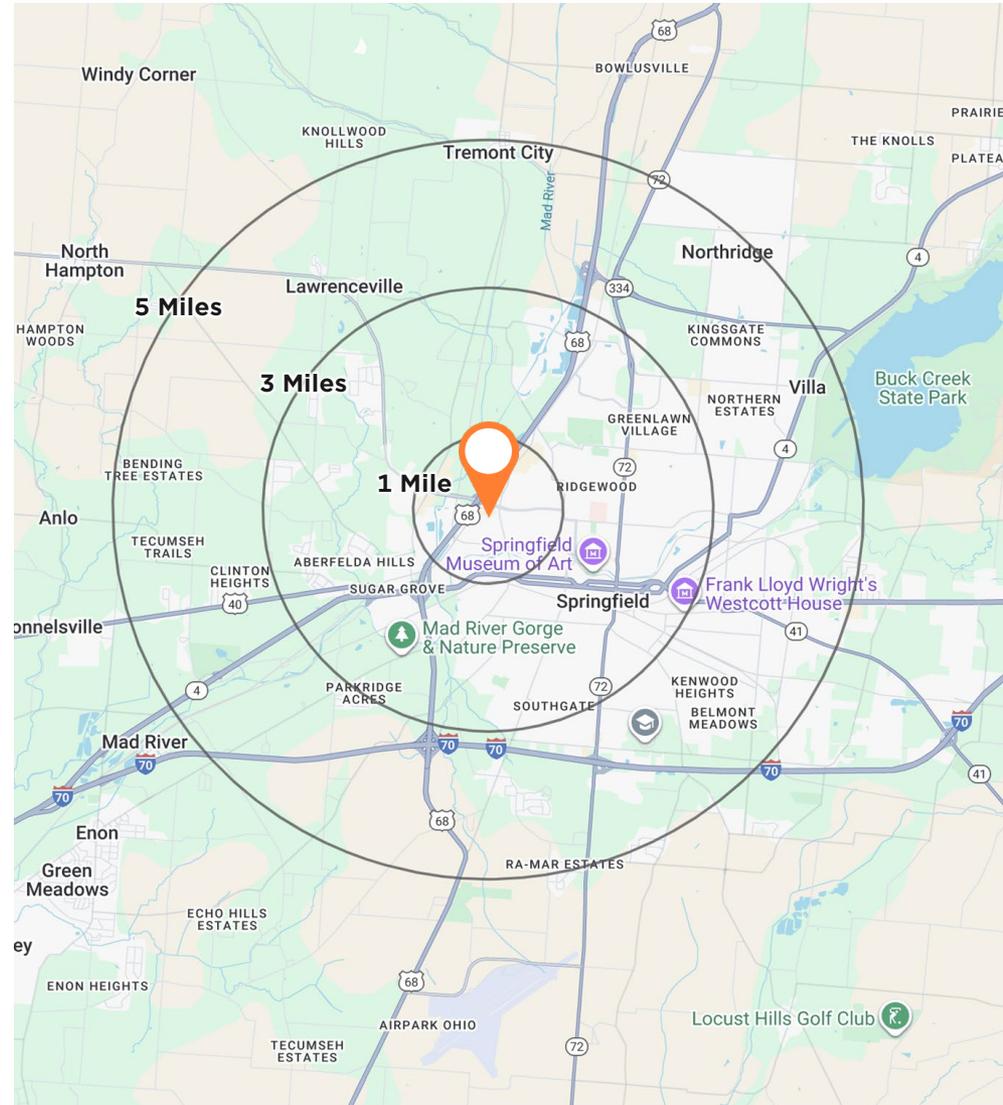
| | | | |
|-------------------------|-------|--------|--------|
| Total Population | 3,130 | 44,382 | 85,922 |
| 2029 Projection | 3,090 | 44,586 | 85,793 |
| Median Age | 39.7 | 38.2 | 40.1 |

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

| | | | |
|---------------------------|-----------|-----------|-----------|
| Total Households | 1,318 | 17,757 | 35,563 |
| Persons Per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$64,763 | \$63,206 | \$66,733 |
| Median House Value | \$124,257 | \$126,388 | \$133,889 |

Demographics data derived from: AlphaMap & CoStar





EXCLUSIVELY LISTED BY:

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