



FORMER  
FREESTANDING  
RESTAURANT  
FOR SALE / LEASE

10290 Mason Montgomery Road  
Cincinnati, OH 45249

**NAI Bergman**

4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242  
513.769.1700 | [bergmancommercial.com](http://bergmancommercial.com)



## Former Freestanding Restaurant

12090 Mason Montgomery Road Cincinnati, Ohio 45249

### Property Highlights

- High visibility retail building
- 9,952 SF +/-
- 1.88 AC
- Fully equipped kitchen
- Ample Parking
- Minutes from I-71 along strong retail corridor
- 11,000 +/- VPD

Sale Price:	\$2,750,000
Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	9,952 SF

### For More Information

#### Michael Bergman

O: 513 322 6309  
mbergman@bergman-group.com | OH #BRKM.2020007859

#### Gueorgui Chikov

O: 513 322 6317  
gchikov@bergman-group.com | OH #SAL.2017002265

#### Kristina Skurow

O: 513 322 6308  
kskurow@bergman-group.com | OH #SAL.2023006557

For Sale & Lease  
9,952 SF | \$2,750,000  
Retail Space



## GOLDEN STAR BUFFET

12090 MASON RD., CINCINNATI

**GENERAL NOTES:**

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE VERIFIED WITH THE ENGINEER.

ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ALL WIRE, CONDUITS, ETC. TO BE CONCEALED IN CEILING OR BEHIND DRYWALL.

EQUIPMENT SUPPLIER & GENERAL CONTRACTOR TO COORDINATE & PROVIDE SUPPORT BLOODING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT.

ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

ALL HANGING OR NON VISIBLE EQUIPMENTS AND SUBSURFACE CONDITIONS ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

**SCOPE OF WORK:**

- INSTALL 2 NEW LOW PARTITION WALLS AS SHOWN ON PLAN.
- INSTALL NEW GAS COOKING EQUIPMENT UNDER EXISTING KITCHEN EXHAUST HOOD.
- INSTALL EXISTING FIRE SUPPRESSION NOZZLES ACCORDING TO NEW EQUIPMENT LAYOUT UNDER KITCHEN EXHAUST HOODS BY LICENSED FIRE SUPPRESSION CONTRACTOR.

**CODE REVIEW:**

OHIO BUILDING CODE 2017	A-2, RESTAURANT
OHIO MECHANICAL CODE 2017	GOLDEN STAR BUFFET
OHIO PLUMBING CODE 2017	A-2, RESTAURANT
NATIONAL ELECTRICAL CODE 2017	GOLDEN STAR BUFFET
2001 ICC/ANSI A117.1	V.B

EXISTING BUILDING USE GROUP: A-2, RESTAURANT

NEW BUILDING USE GROUP: A-2, RESTAURANT

TYPE OF CONSTRUCTION: GOLDEN STAR BUFFET

ACTUAL AREA AND HEIGHT: 1400 SF

AREA OF EXISTING BUILDING: 1500 SF

AREA OF WORK: 10'-0"

APPROX. HEIGHT: 10'-0"

**INDEX OF DRAWINGS**

SHEET #	DESCRIPTION
1	FLOOR PLAN & EQUIPMENT LAYOUT AND SCHEDULES
2	ENLARGE PARTIAL FLOOR PLAN, DETAIL & GAS LINE DETAILS

**EQUIPMENT SCHEDULE**

DESCRIPTION	ELECTRIC		PLUMBING (IN)		GAS LINE		SIZE (IN)	MANUFACTURER	MODEL NO.	REMARKS
	V/PH	CW	LANDS	IN	CW	IN				
1) GEMERE STOVE				1/2"	1/2"	1 1/2"	35,000 BTU	EM	NR-200	NEW
2) GAS COOKER				1/2"	1/2"	35,000 BTU	EM	NR-200	NEW	
3) EQUIPMENT STAND							24x24x24	ADVANCE FABCO	FC-244	NEW
4) FOOD PREPARATION TABLE	120V	120V	0-3"				72.3x36.3x1/8x36.3x4	EM	1750-77-B	NEW
5) FOOD PREPARATION TABLE	120V	120V	0-6"				48.3x36.3x1/8x36.3x4	EM	1750-48-B	NEW
6) EXISTING EXHAUST HOOD							15'-0"	CAPTIVARI	43C-	EXISTING
7) DEEP FRYER				3/4"	1/2"	1/2"	24.1x30.5x30x47.5x32	EM	43C-	EXISTING
8) EXISTING EXHAUST HOOD							4'-4"	CAPTIVARI	78148	NEW
9) GAS COOKER				3/4"	1/2"	1/2"	48x24x24	ADVANCE FABCO	FC-244	NEW
10) EQUIPMENT STAND							48x24x24	ADVANCE FABCO	FC-244	NEW
11) KITCHEN EXHAUST HOOD							15'-0"	CAPTIVARI	43C-	EXISTING

CONTRACTOR SHALL CONNECT ALL GAS EQUIPMENT TO NEW 2" GAS LINE. ALL EQUIPMENT SHALL BE A.C.A. HPF AND IS APPROVED, WHEN APPLICABLE.

**FLOOR PLAN & EQUIPMENT LAYOUT**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- EXISTING WALL
- NEW MASONRY WALL FULL HEIGHT
- NEW WALL FULL HEIGHT
- NEW WALL 4' HIGH
- NEW WALL 7'-10" HIGH
- EXIST. ALUM. FRAMED GLASS WALL
- WALK-IN REF. / FREEZER WALL
- WALL OR DOOR TO BE REPELISHED
- FLOOR DRAIN W/ STRAINER & TRAP
- FLOOR DRAIN W/ TRAP
- PORTABLE FIRE EXTINGUISHER
- INSULATED DOOR AND WALL OF WALK-IN COOLER/FREEZER

**Morton Engineering & Consulting**  
INC. - Birmahy, Indiana  
11/14/21

12002 Duly Rd.  
Cincinnati, OH 45249  
P: 614-451-2468

**GOLDEN STAR BUFFET**  
12090 MASON RD.  
CINCINNATI, OH 45249

PROJECT NO. \_\_\_\_\_  
ISSUE DATE 6.29.2021  
REVIEW 7.3.2021  
REVISED 6.8.2021

FLOOR PLAN & EQUIPMENT LAYOUT AND SCHEDULES

SHEET NO. 2



12090 MASON RD., CINCINNATI

### GENERAL NOTES:

CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE VERIFIED WITH THE ENGINEER.  
ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.  
ALL PIPES, CONDUITS, ETC. TO BE CONCEALED IN CEILING OR BEHIND DRYWALL.  
EQUIPMENT SUPPLIER & GENERAL CONTRACTOR TO COORDINATE & PROVIDE SUPPORT BLOCING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT.  
ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.  
ALL UNNOTED OR NON VISIBLE EASEMENTS AND SUBSURFACE CONDITIONS ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

### SCOPE OF WORK:

- INSTALL 2 NEW LOW PARTITION WALLS AS SHOWN ON PLAN.
- INSTALL NEW GAS COOKING EQUIPMENT UNDER EXISTING KITCHEN EXHAUST HOOD.
- MOVE EXISTING FIRE SUPPRESSION NOZZLES ACCORDING TO NEW EQUIPMENT LAYOUT UNDER KITCHEN EXHAUST HOODS BY LICENSED FIRE SUPPRESSION CONTRACTOR.

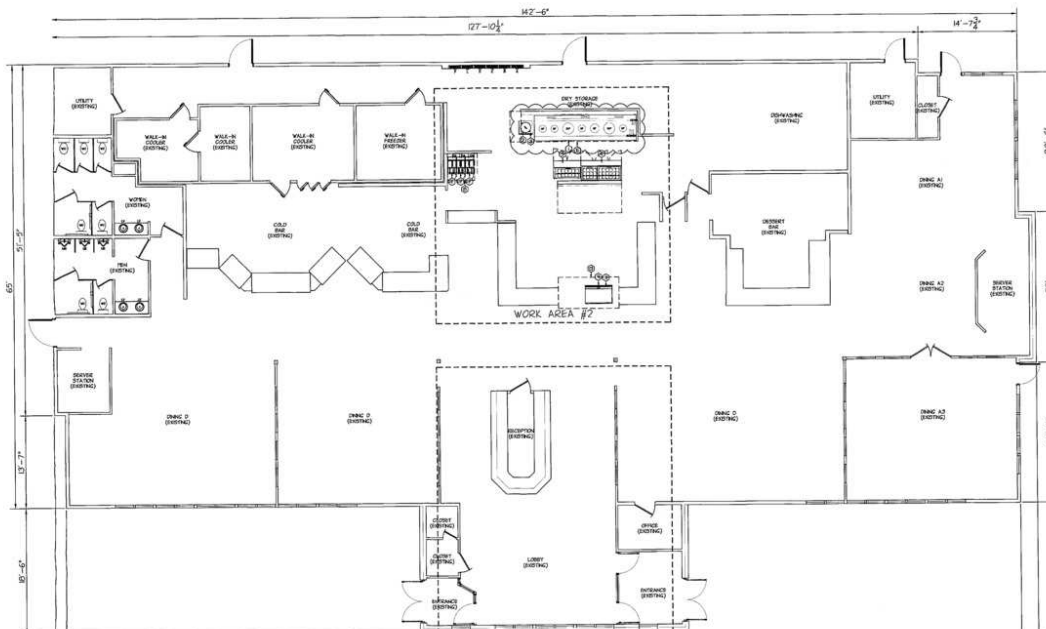
### CODE REVIEW:

OHIO BUILDING CODE 2017	A-2, RESTAURANT
OHIO MECHANICAL CODE 2017	GOLDEN STAR BUFFET
OHIO PLUMBING CODE 2017	
NATIONAL ELECTRIC CODE 2017	
2009 ICC/ANSI A117.1	
EXISTING BUILDING USE GROUP:	A-2, RESTAURANT
NEW BUILDING USE GROUP:	GOLDEN STAR BUFFET
TYPE OF CONSTRUCTION:	V B
ACTUAL AREA AND HEIGHT:	
AREA OF EXISTING BUILDING:	9800 SF.
AREA OF WORK:	1500 SF.
APPROX. HEIGHT:	10'-0"

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
1	FLOOR PLAN & EQUIPMENT LAYOUT AND SCHEDULES
2	ENLARGE PARTIAL FLOOR PLAN, DETAIL & GAS LINE DETAILS

EQUIPMENT SCHEDULE									
Q	DESCRIPTION	ELECTRIC	PLUMBING (in)	GAS LINE	SIZE (in)	MANUFACTURER	MODEL NO.	REMARKS	
		V/PH	EW	AMP/PS	I.W.	C.W.	W	N	RTM
1	GASLINE STOVE				1 1/2				100,000
2	SICE COOKER				1/2				35,000
3	EQUIPMENT STAND								48x24x24
4	HOOD PREPARATION TABLE	15/1	195	10.3					72-3/8x30-1/8x36-3/4
5	HOOD PREPARATION TABLE	15/1	195	10.3					48-3/8x30-1/8x36-3/4
6	KITCHEN EXHAUST HOOD				3/4				17'-3"x4'
7	DEEP FRYER				3/4	105,000	15	1/8x30	9/30x47-9/32
8	KITCHEN EXHAUST HOOD				4"x4"				CAPTIVARIS
9	GAS COOKER				3/4	108,000	48x31	1/2x15	1/4"
10	(REMOVED)								
11	EQUIPMENT STAND								48x24x24
12	(REMOVED)								
13	KITCHEN EXHAUST HOOD				4"x4"				CAPTIVARIS

CONTRACTOR SHALL CONNECT ALL GAS EQUIPMENT TO NEW 2" GAS LINE.  
ALL EQUIPMENT SHALL BE A/C, NSF AND UL APPROVED, WHERE APPLICABLE.



REVISIONS  
J.M.  
REV. B-21003123

LEGEND:	
(Solid line)	EXISTING WALL
(Dashed line)	NEW MASONRY WALL, FULL HEIGHT
(Dotted line)	NEW WALL, FULL HEIGHT
(Horizontal lines)	NEW WALL, 4' HIGH
(Vertical lines)	NEW WALL, 2'-6" HIGH
(Diagonal lines)	EXIST. ALUM. FRAMED GLASS WALL
(Wavy lines)	WALK-IN REF. / FREEZER WALL
(Dashed-dotted line)	WALL OR DOOR TO BE DEMOLISHED
(Square with dot)	FLOOR DRAIN W/ STRAINER & TRAP
(Circle with dot)	FLOOR DRAIN W/ TRAP
(Circle with cross)	AVAILABLE FIRE EXTINGUISHER

**Morton** Engineering & Consulting  
Ohio, Kentucky, Indiana  
10509 Dally Rd.  
Pickerington, OH 43147  
P: 614-450-2688

PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
REVISION \_\_\_\_\_

GOLDEN STAR BUFFET  
12090 MASON RD.  
CINCINNATI, OH 45249

FLOOR PLAN & EQUIPMENT LAYOUT AND SCHEDULES

For Sale & Lease  
 9,952 SF | \$2,750,000  
 Retail Space



For Sale & Lease  
 9,952 SF | \$2,750,000  
 Retail Space

Population	1 Mile	3 Miles	5 Miles
Total Population	7,026	67,322	146,153
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,779	26,288	56,620
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$153,673	\$156,362	\$153,872
Average House Value	\$485,893	\$440,794	\$424,243

Demographics data derived from AlphaMap

