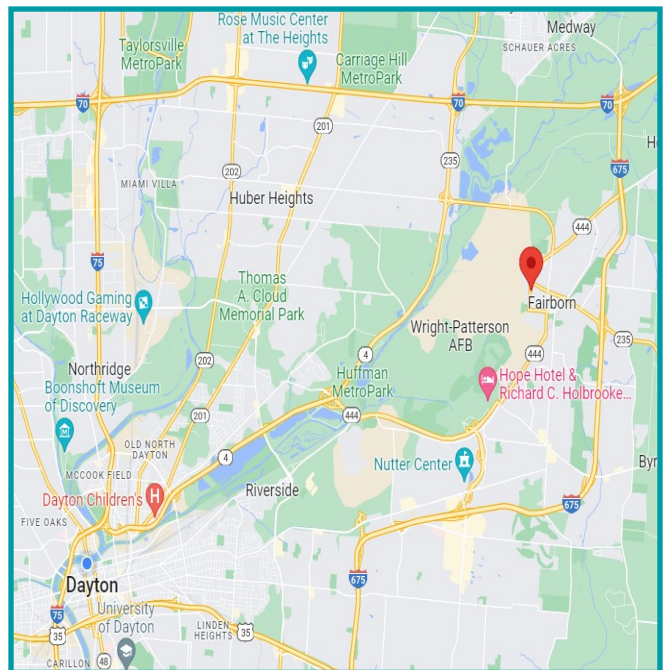




PROPERTY HIGHLIGHTS

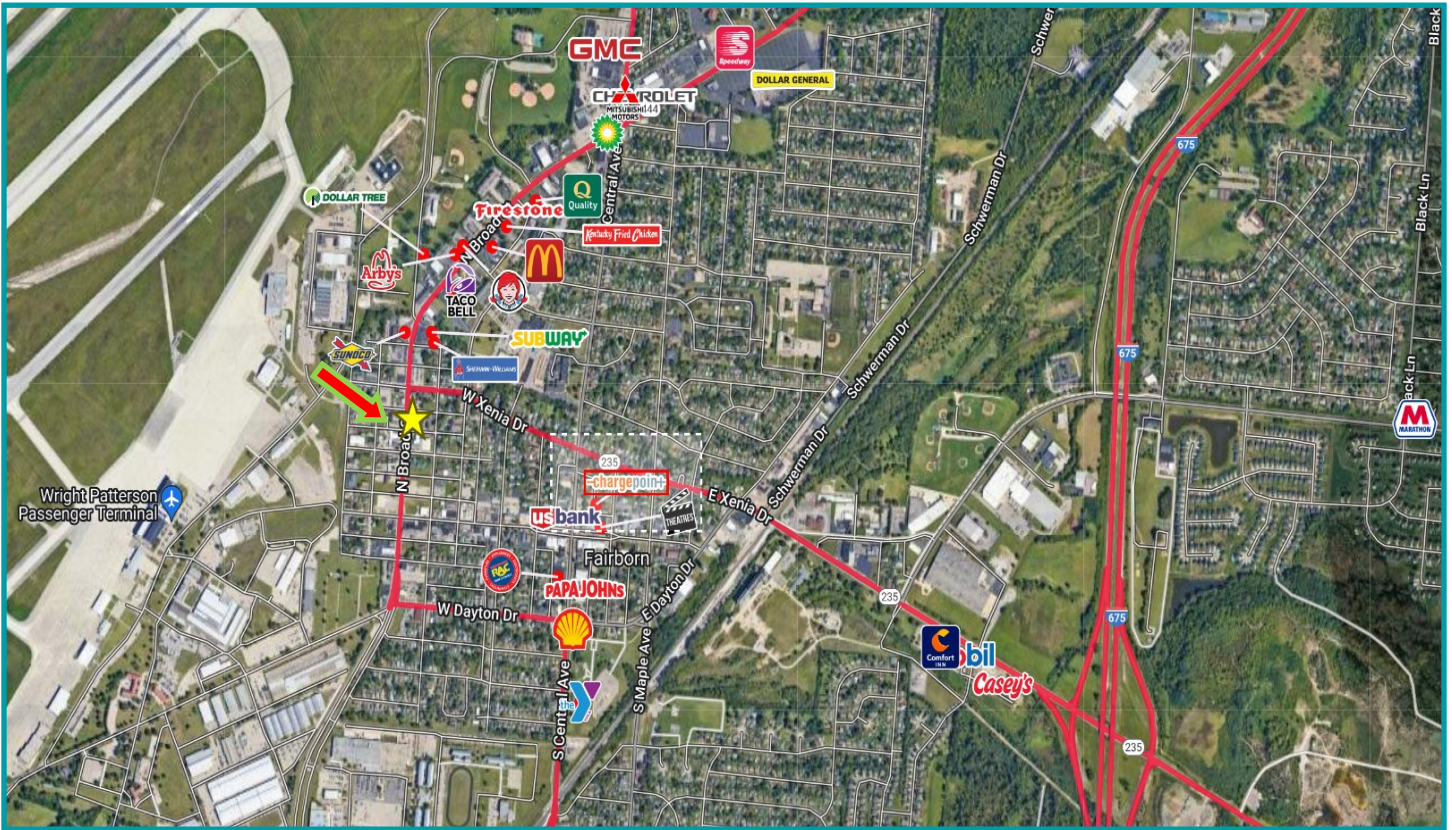
- Investment Property (restaurant) for sale
- Honey Toast Breakfast and Brunch – owner has 5 restaurants
- New 5 year lease expires 1/31/2029
- Tenant has two options to renew with rental increases
- 2,826 SF Freestanding Restaurant with drive thru
- Built in 2019; Approximately 0.385 acres; Parcel # A02000100020001700
- Located across from Wright Patterson Air Force Base with over 31,000 employees and the 1A commissary gate
- Over 34,613 cars per day on I-675 and 8,470 cars per day on Broad St.
- For Sale - \$900,000 – 9% cap rate

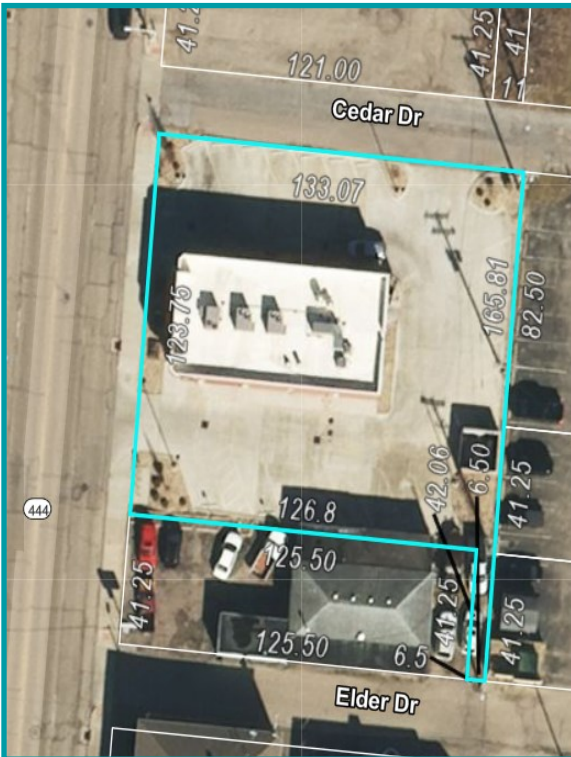
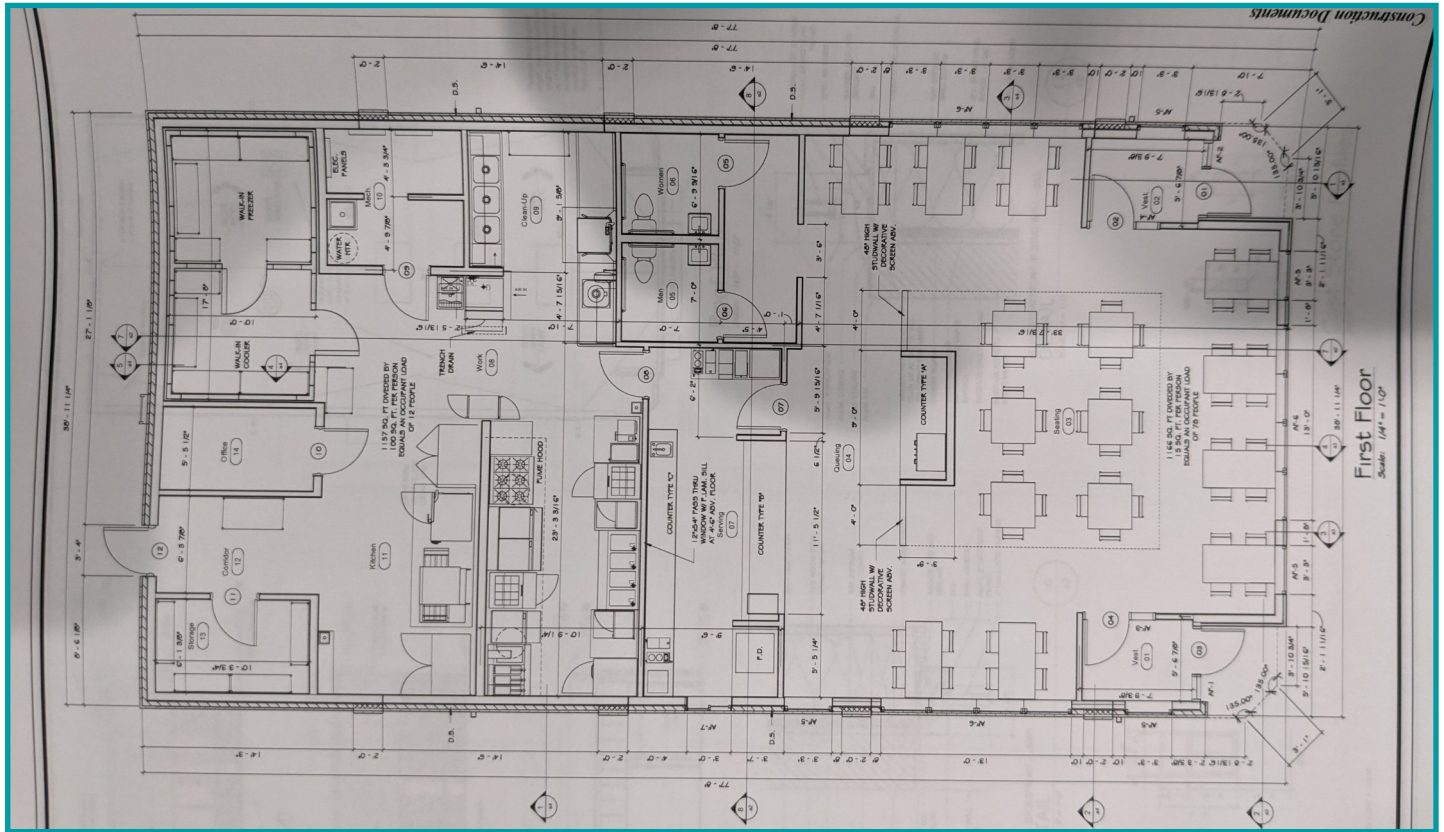


For More Information, Please Contact:

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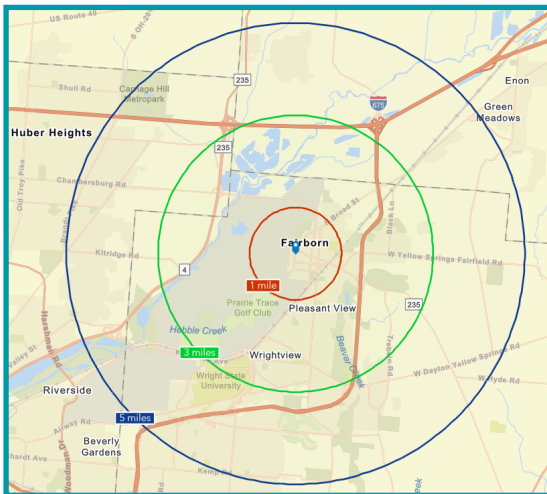
Tracey Herron | Sr. V.P. of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net







DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,683	27,971	78,321
Average HH Income	\$75,189	\$81,864	\$104,714
Daytime Population	4,043	11,179	39,394