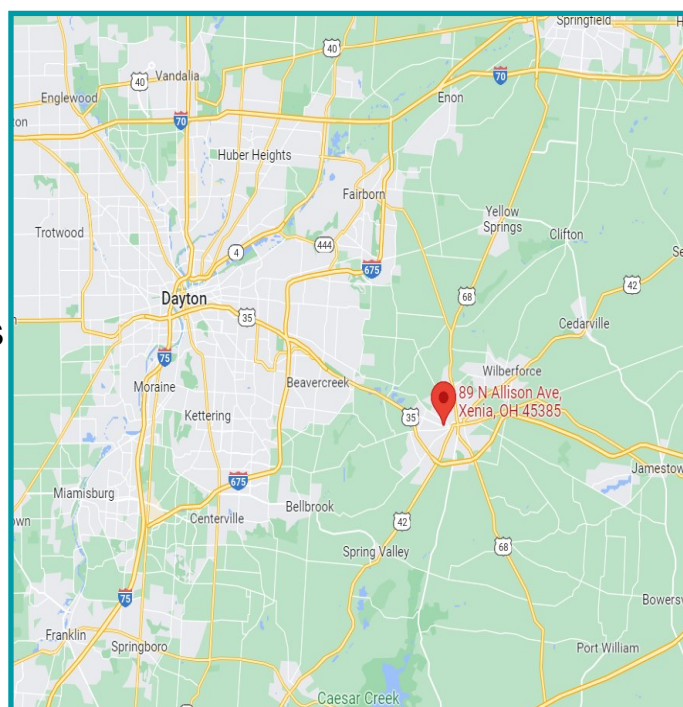




PROPERTY HIGHLIGHTS

- Restaurant Space For Lease
- 4,945 SF inline space former Restaurant with large hood
- New Management and Ownership
- Join MVP Liquidation, NAPA Auto Parts, Goodwill, Rent A Center and other surrounding retail and restaurants in the heart of the major Xenia Retail Trade Area
- Conveniently located off N Allison Ave just off West Main Street, the major thoroughfare and connection access from St. Rt. 35 to I-675
- For Lease at \$8.00 PSF NNN (\$4.00)
- Restaurant Space For Lease : \$6.00 PSF + NNN (\$4.00) - **Below Market Rent * free rent and special incentives for leases that are 7-10 years**



For More Information, Please Contact:

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

TRADE AREA MAP / AERIAL MAP



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|-----------|
| Population | 8,475 | 28,385 | 40,177 |
| Average HH Income | \$69,076 | \$85,034 | \$107,884 |
| Daytime Population | 5,797 | 12,386 | 16,364 |

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

4,945SF former Restaurant—15' hood, sinks & walk-in coolers

