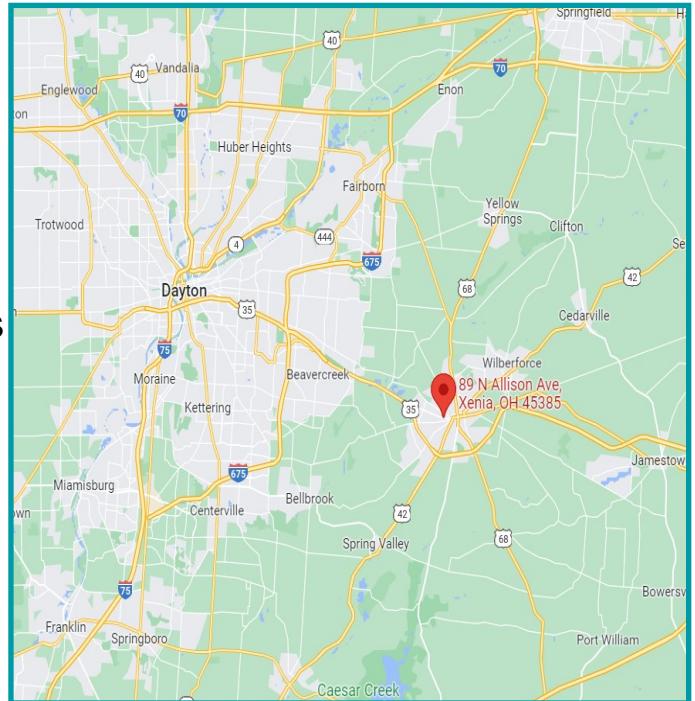




PROPERTY HIGHLIGHTS

- 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:

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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

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

