



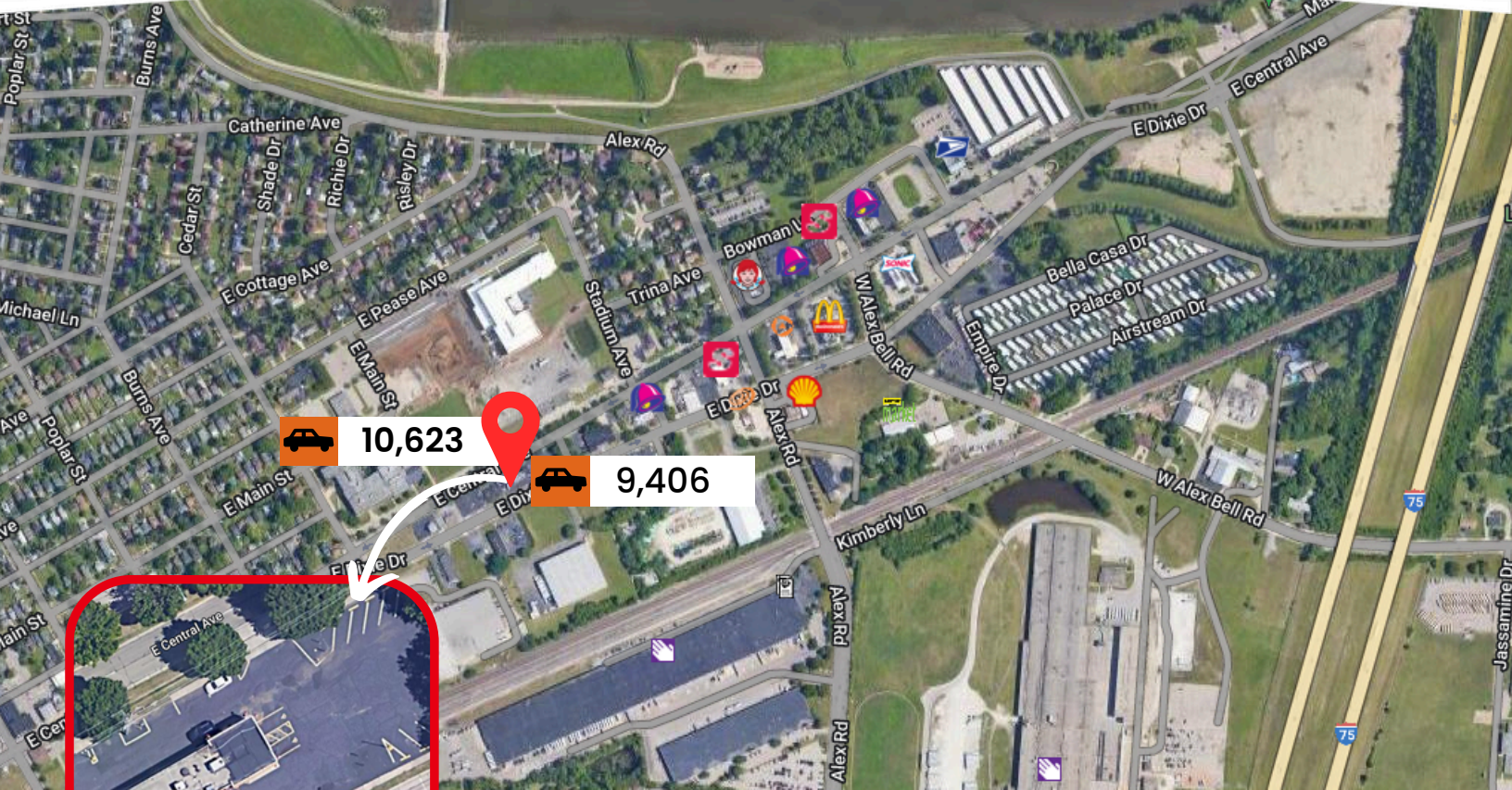
**FOR SALE or LEASE**

**501 E DIXIE DRIVE  
WEST CARROLLTON, OH**

## Property Highlights

- 1930 SF RESTAURANT BUILDING ON .52 ACRES
- BUILT IN 1971 AND IN GREAT CONDITION
- HIGH TRAFFIC COUNTS & EXCELLENT VISIBILITY
- ENTRANCE FROM E DIXIE DRIVE AND E CENTRAL AVENUE
- LARGE PRIVATE PARKING LOT – COULD POSSIBLY BE SPLIT PROVIDING ROOM TO CONSTRUCT ANOTHER BUILDING
- CLOSE TO SCHOOL, I-75, 741, RESTAURANTS, RETAIL, RESIDENTIAL, HOSPITAL, AND MORE

**Offered For Sale at: \$385,000**  
**Offered For Lease at: \$3,000 mo**



**501 E DIXIE DRIVE  
WEST CARROLLTON, OH 45449**

**FOR  
SALE  
OR  
LEASE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,524	117,020	477,896
HOUSEHOLDS	11,565	50,418	197,947
HH INCOME	\$67,370	\$81,639	\$78,419

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