



\$1,404,540

8.00% CAP RATE

**714 LILA AVE
MILFORD, OH 45150**



Freestanding Full-Service Restaurant | High-Visibility Milford Location Within The Cincinnati MSA
Established Regional Casual Dining Brand | Long-Term NNN Lease With 2% Annual Increases And
Zero Landlord Responsibilities | Backed By A High Net Worth Personal Guaranty

Marcus & Millichap
NFB GROUP

WHY INVEST?



Freestanding Casual Dining Restaurant Prime Cincinnati MSA Infill Location Established Milford Trade Area

- **Strategically Located in the City of Milford**, A Well-Established Eastern Cincinnati Suburb, With Convenient Access To U.S. Route 50 And Proximity To I-275, Providing Strong Connectivity Throughout The Greater Cincinnati MSA And Consistent Local And Commuter Traffic
- **Freestanding, Full-Service Casual Dining Restaurant** Offering Excellent Street Visibility, Convenient Ingress/Egress, And Dedicated Onsite Parking To Support Dine-In, Bar, And Takeout Traffic
- **Positioned Within A Stable, Infill Trade Area** Characterized By Established Residential Neighborhoods, Local Businesses, And Civic Uses That Drive Repeat Visitation And Dependable Daily Traffic
- **Surrounded By Established Retail, Dining, And Community Anchors**, Including Grocery, Service Retail, And Nearby Employment Nodes That Strong Lunch, Dinner, And Weekend Demand
- **Surrounded By A Dense, High Income Residential & Employment Base** Providing A Steady Customer Mix Of Local Residents, Commuters, And Nearby Workers Supporting Consistent Year-Round Sales



Long-Term NNN Income Built-In Annual Rent Growth High Net Worth Personal Guaranty

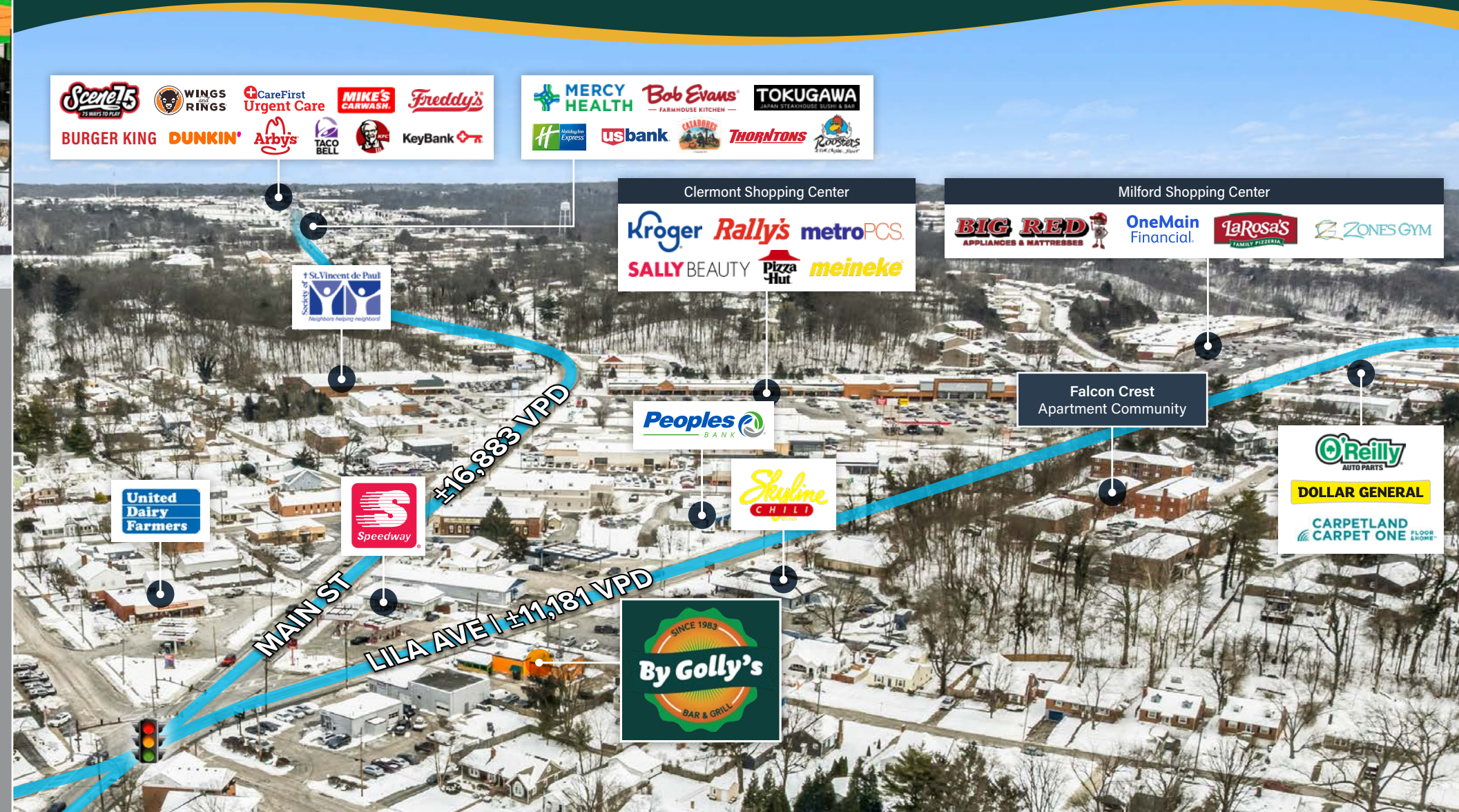
- **Long-Term Triple-Net (NNN) Lease Structure**, With Zero Landlord Responsibilities, Delivering Passive, Predictable Cash Flow Throughout The Remaining Term
- **10-Year Triple-Net (NNN) Lease Commenced August 15, 2024**, Reflecting Long-Term Tenant Commitment To The Site With Approximately 9 Years Of Term Remaining
- **Two (2) Five-Year Renewal Options**, Allowing For Up To 10 Additional Years Of Occupancy And Extended Income Potential
- **Lease Backed By A High Net Worth Personal Guaranty**, Enhancing Credit Strength And Investment Security



Experienced Multi-Concept Operator Established Regional Dining Brand Proven Full-Service Restaurant Model

- **Operated By Epic Eats Restaurant Group**, An Experienced Multi-Concept Restaurant Operator With A Proven Track Record Of Executing Scalable, Neighborhood-Oriented Casual Dining Concepts

- **Established Regional Casual Dining Brand — By Golly's Bar & Grill** Is A Well-Recognized Neighborhood Bar And Grill Concept Known For Consistent Execution, Broad Menu Appeal, And Strong Local Customer Loyalty Across Its Operating Markets
- **Proven Full-Service Dining Model**, Featuring A Diverse American Bar & Grill Menu And Full-Service Bar, Driving Repeat Visitation, Consistent Dine-In Traffic, And Durable Unit-Level Performance Through Community Engagement And Everyday Relevance



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 714 Lila Ave, Milford, OH 45150
Concept:	By Golly's Bar & Grill
Guarantor:	High Net Worth Personal Guarantee
Price:	\$1,404,540
Cap Rate:	8.00%
*NOI:	\$112,363
Building Size (SF):	±5,592 SF
Lot Size (AC):	±0.30 Acres
Year Built:	2009

*Rent and Cap Rate reflects the scheduled increase effective August 2026. Seller to credit any difference at closing.

LEASE TERMS

Lease Commencement:	8/15/2024
Lease Term Expiration:	8/14/2034
Term Remaining:	±9 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$9,364
Annual Base Rent:	\$112,363
Rental Increases:	2% Annually
Renewal Options:	2 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$1,404,540

LISTING PRICE

8.00%

CAP RATE

±9 YRS

LEASE TERM

\$112,363

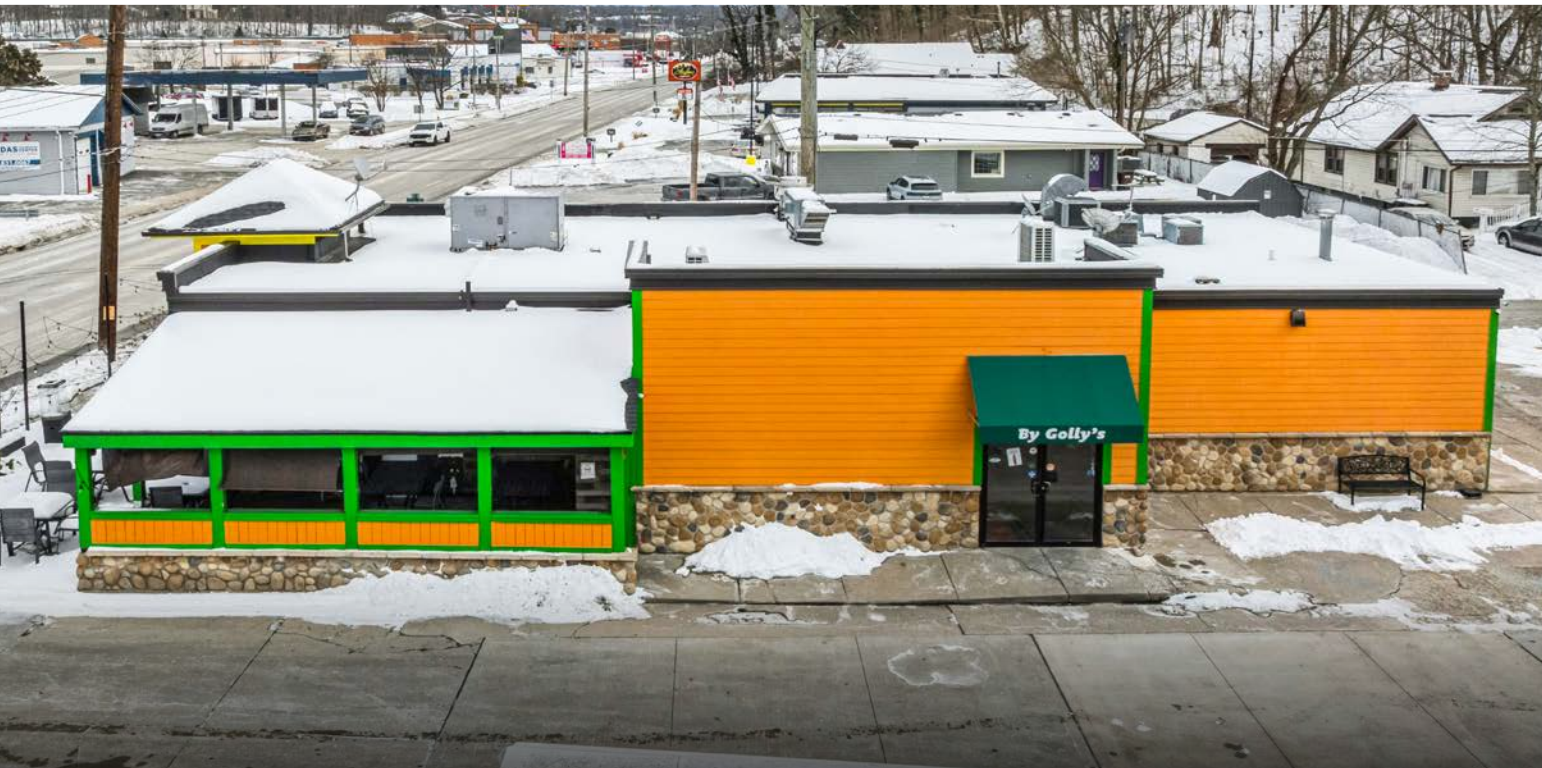
*NOI

NNN

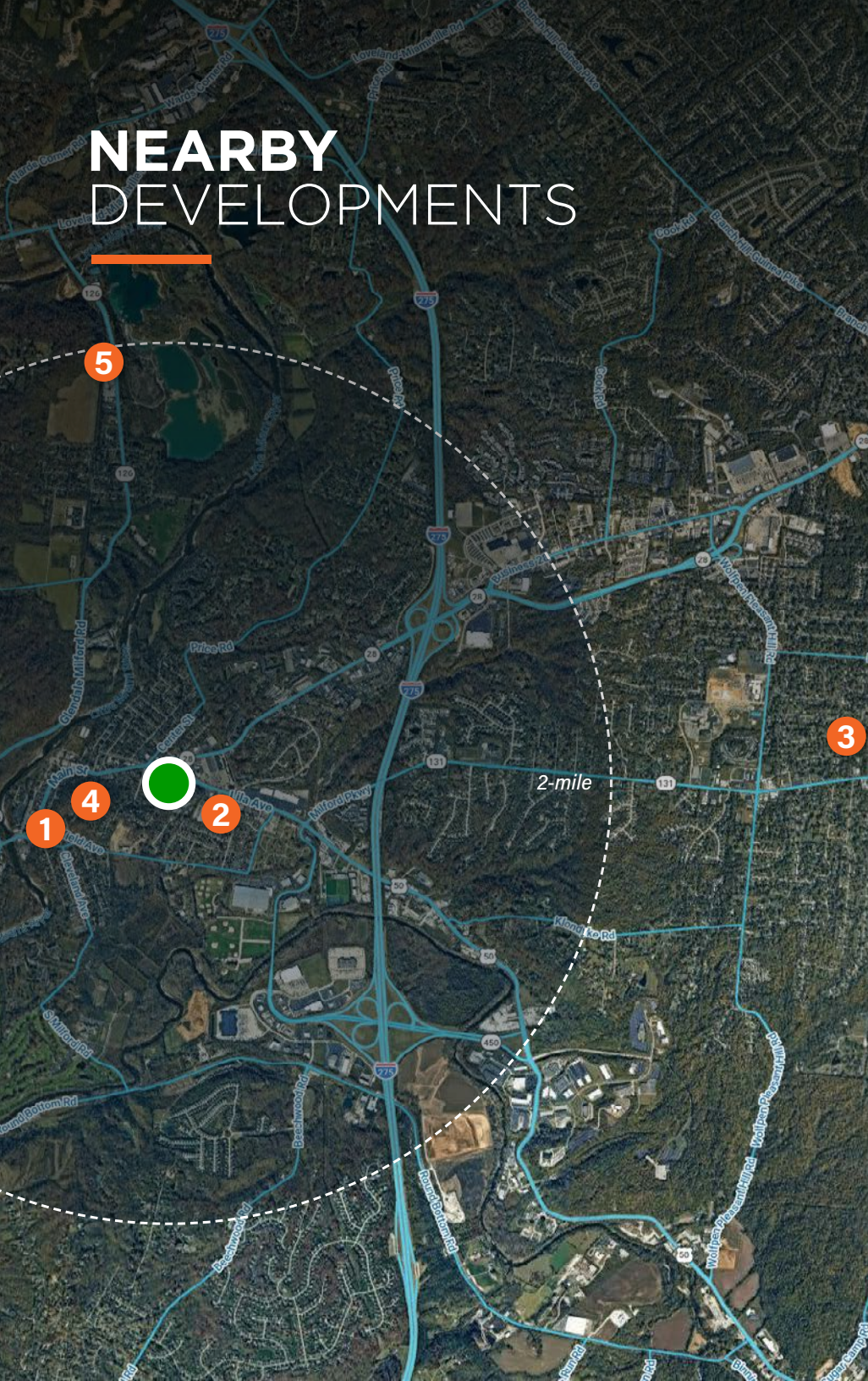
LEASE TYPE

±5,592

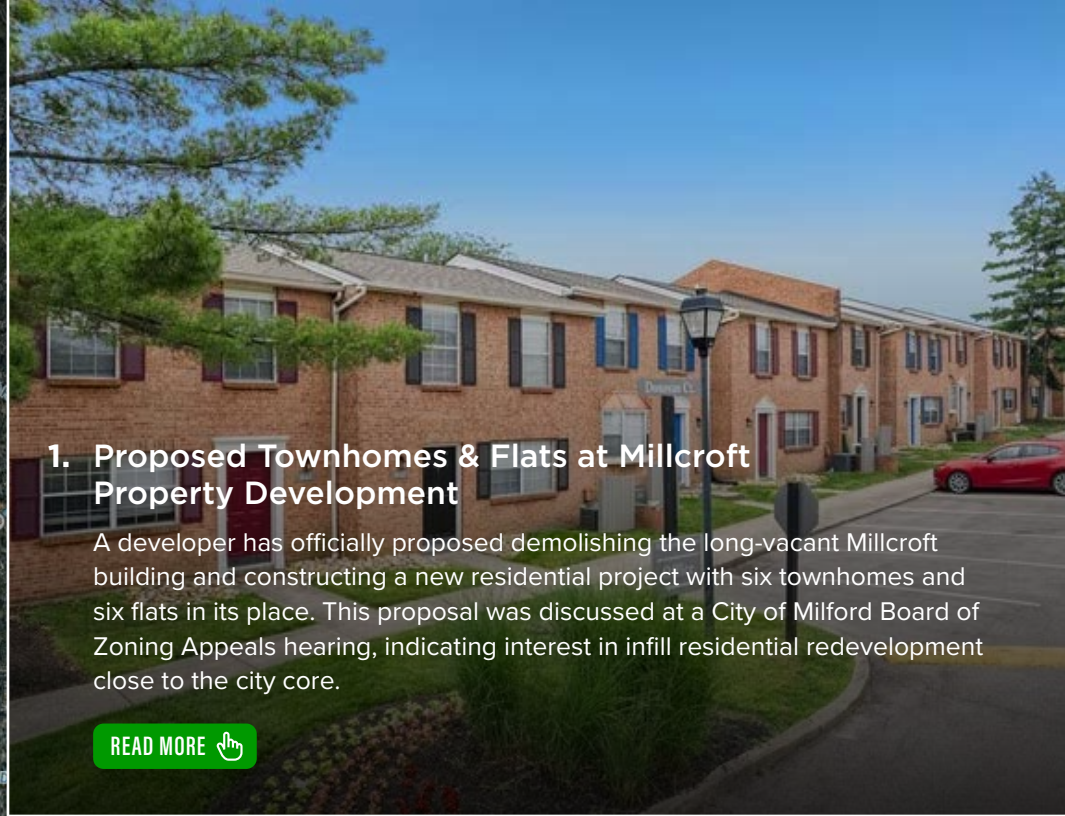
BUILDING SIZE







NEARBY DEVELOPMENTS



1. Proposed Townhomes & Flats at Millcroft Property Development

A developer has officially proposed demolishing the long-vacant Millcroft building and constructing a new residential project with six townhomes and six flats in its place. This proposal was discussed at a City of Milford Board of Zoning Appeals hearing, indicating interest in infill residential redevelopment close to the city core.

[READ MORE](#)



2. New Main & Lila Street Improvement Project

Milford's budget planning documents show an upcoming Main & Lila Street improvement project with approximately \$1.6 M in public infrastructure investment. Street enhancements often precede or accompany redevelopment and support future private projects by improving access, utilities, and aesthetics along the corridor.

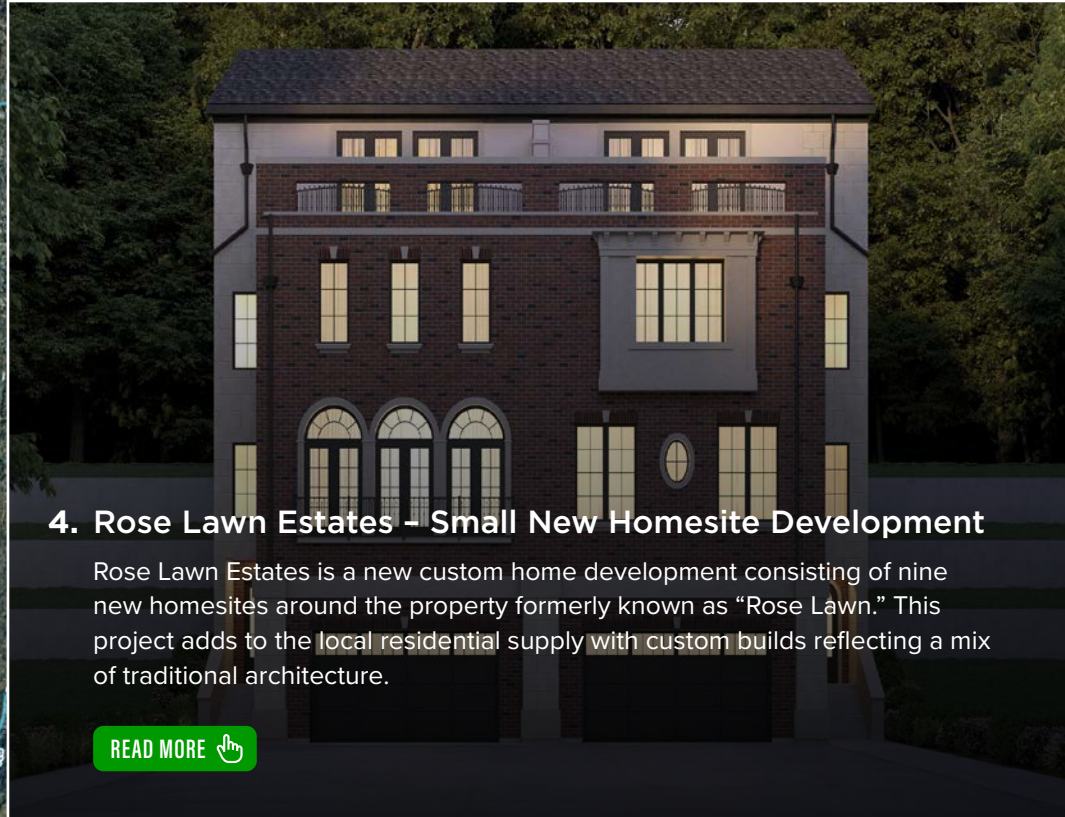
[READ MORE](#)



3. New and Expanding Residential Communities — Parkview & Grove Park

Multiple new home communities are active around Milford, including Parkview by Fischer Homes and Grove Park by M/I Homes, showing ongoing residential building activity in the region. While not directly on Lila Ave, these communities reflect continued housing demand and subdivision development nearby.

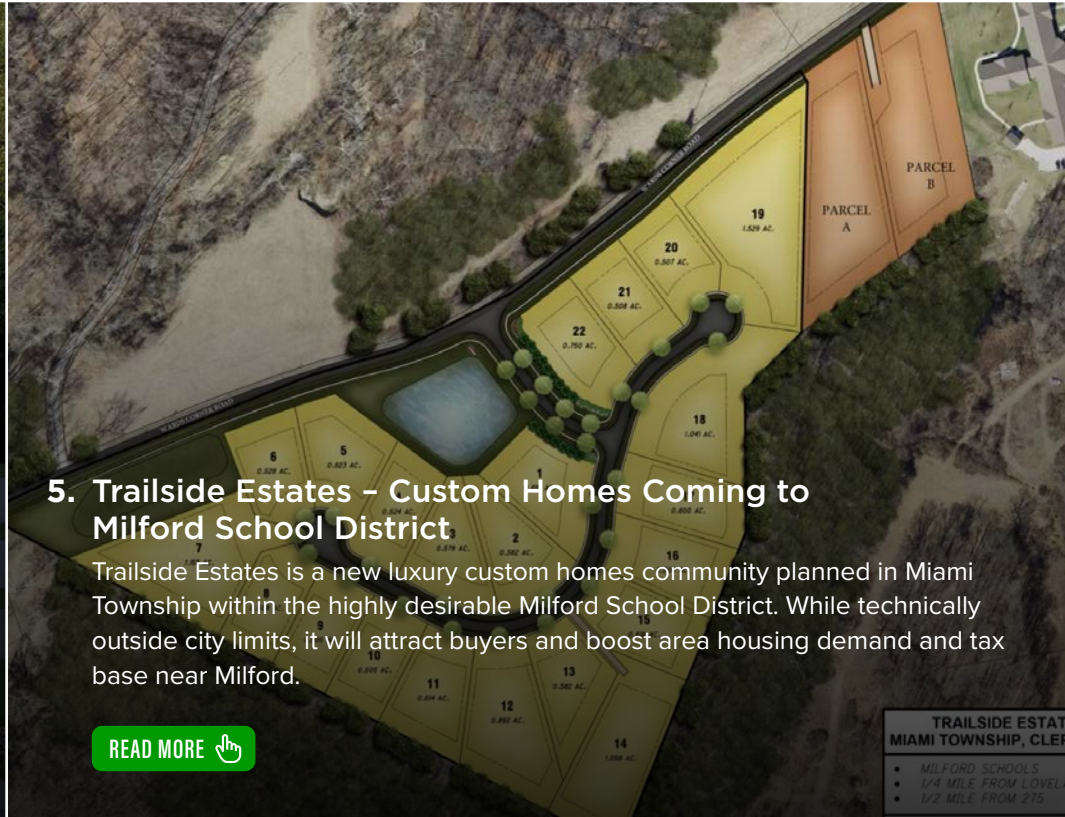
[READ MORE](#)



4. Rose Lawn Estates - Small New Homesite Development

Rose Lawn Estates is a new custom home development consisting of nine new homesites around the property formerly known as "Rose Lawn." This project adds to the local residential supply with custom builds reflecting a mix of traditional architecture.

[READ MORE](#)



5. Trailside Estates - Custom Homes Coming to Milford School District

Trailside Estates is a new luxury custom homes community planned in Miami Township within the highly desirable Milford School District. While technically outside city limits, it will attract buyers and boost area housing demand and tax base near Milford.

[READ MORE](#)

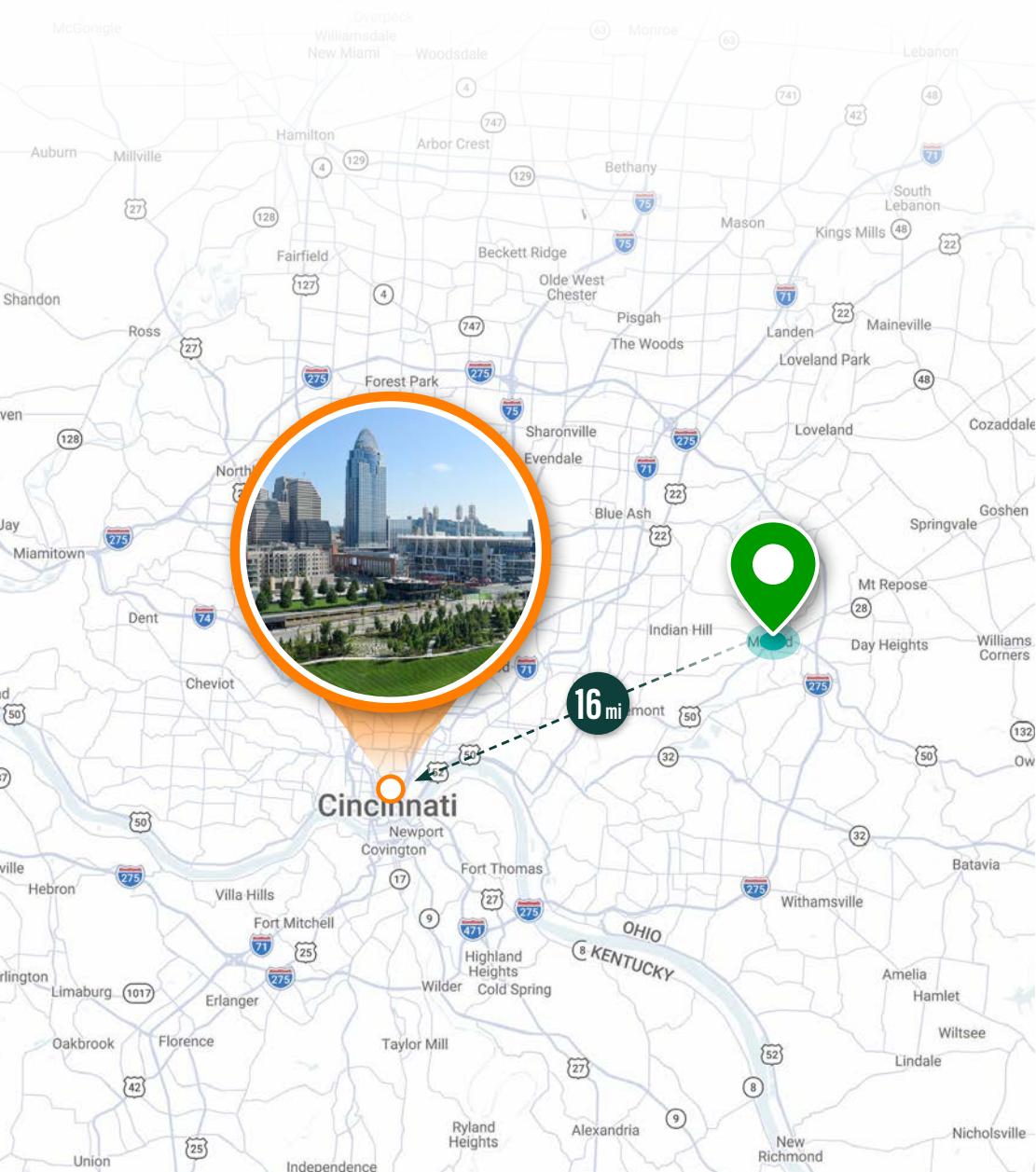


6. City Planning & Economic Development Initiatives (2026)

Milford city leaders are planning updates to zoning and land-use rules to increase housing supply and support economic development, including reviewing the comprehensive plan and extending the Downtown Development District. These policy actions enhance long-term growth prospects.

[READ MORE](#)

CINCINNATI MSA



Cincinnati, located along the Ohio River at the crossroads of Ohio, Kentucky, and Indiana, serves as a major economic and cultural hub of the Midwest. With a metropolitan population of approximately 2.3 million, the Cincinnati MSA is supported by a large, diversified employment base anchored by consumer goods, healthcare, advanced manufacturing, logistics, finance, and professional services. Long recognized as a center for corporate leadership and industrial production, the region has evolved into a modern, business-friendly economy, with global headquarters, research institutions, and healthcare systems playing a central role in long-term economic stability.

Often recognized for its affordability, livability, and strong regional identity, Cincinnati blends historic architecture with steady reinvestment and urban revitalization. The city is known for its distinct neighborhoods, preserved 19th-century building stock, and a revitalized downtown and riverfront. Ongoing public- and private-sector investment has fueled residential growth, mixed-use development, and infrastructure improvements, while a comparatively low cost of living and operating environment continues to attract residents, employers, and investors seeking value relative to larger coastal and Sun Belt markets.

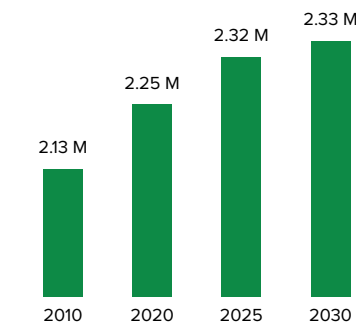


Best City for Staycations
WalletHub, 2025

Best Place For Young Professionals in the U.S.
Forbes, 2024

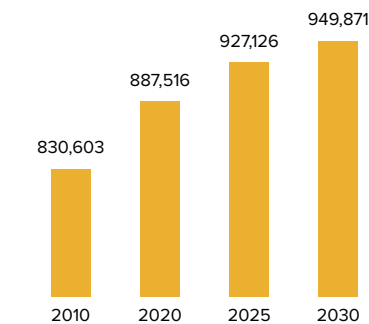
CINCINNATI MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, CINCINNATI



CINCINNATI MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, CINCINNATI



POPULATION
2.32M
within MSA

AVG. HH INCOME
\$116,971
within MSA

DAYTIME POPULATION
1.61M
within MSA

The Cincinnati MSA is supported by a strong mix of cultural, recreational, and institutional anchors, including the Cincinnati Art Museum, Cincinnati Symphony Orchestra, a vibrant professional sports presence, and a highly stable healthcare and education sector. The Ohio River waterfront and regional park system support year-round tourism and lifestyle activity, while institutions such as Cincinnati Children’s Hospital Medical Center and the University of Cincinnati provide consistent employment, talent attraction, and economic stability that underpin steady household incomes and durable consumer spending.

LARGEST EMPLOYERS



Cincinnati’s economy is further supported by a diverse mix of Fortune 500 headquarters, manufacturing operations, logistics infrastructure, and regional tourism. The metro’s professional sports presence—anchored by the Cincinnati Bengals, Cincinnati Reds, and FC Cincinnati—along with major venues and downtown event districts, drives year-round visitation and ancillary spending. Combined with convention activity, cultural festivals, and continued reinvestment across the urban core and surrounding suburbs, the Cincinnati MSA presents a compelling foundation for long-term investment, stable retail demand, and sustained growth across neighborhood-serving and experiential uses.



Founded as a locally rooted neighborhood restaurant, By Golly's Bar & Grill has established a long-standing reputation as a casual dining destination known for generous portions, approachable comfort food, and a welcoming, community-driven

atmosphere. The menu features a broad selection of classic American bar-and-grill favorites—including burgers, sandwiches, wings, salads, and hearty entrées—designed to appeal to a wide demographic and support repeat visitation. With a relaxed dining environment and a full-service bar, By Golly's functions as both an everyday dining option and a social gathering place, drawing consistent traffic from families, professionals, and game-day crowds alike.

The concept's durability is rooted in its emphasis on consistency, value, and familiarity rather than trend-driven offerings. By Golly's prioritizes dependable execution, a diverse menu mix, and an approachable price point, allowing it to perform across economic cycles and changing consumer preferences. Its neighborhood-oriented positioning encourages strong customer loyalty, frequent repeat visits, and steady sales volumes, reinforcing its role as a reliable, community-serving restaurant concept within its respective trade areas.

By Golly's Bar & Grill is owned and operated by Epic Eats Restaurant Group, an experienced multi-concept restaurant group focused on operating scalable, consumer-facing dining brands. Epic Eats provides centralized operational oversight, marketing support, and disciplined growth strategies that enhance unit-level performance and long-term brand stability. Backed by Epic Eats' restaurant management expertise and commitment to operational consistency, By Golly's is well positioned to sustain strong local engagement, predictable traffic patterns, and continued relevance as a dependable casual dining destination.



IN THE NEWS



[FULL ARTICLE](#)

EPIC EATS RESTAURANT GROUP DEBUTS \$1.4M NKY PROJECT

January 29, 2026 | *Cincinnati Business Courier*

Epic Eats Restaurant Group is continuing its regional expansion with a new dual-brand development in Union, Kentucky, part of the 62-acre Union Promenade project. The group has opened its sixth By Golly's Bar & Grill location—a family-friendly burger bar—and plans to debut its fourth The Works Pizza Co. next to it, with both restaurants sharing facilities and contributing to the mixed-use destination's dining offerings. By locating both concepts adjacent to one another at a major Route 42 development...

FAST-GROWING RESTAURANT GROUP BEHIND BY GOLLY'S AND THE WORKS...

September 23, 2025 | *Cincinnati Business Courier*

Epic Eats Restaurant Group, a Cincinnati-based operator behind concepts such as By Golly's Bar & Grill and The Works Pizza Co., has launched a new catering and events division as part of its broader growth strategy. The initiative allows the group to offer full-service catering—both on-site and off-site—leveraging its existing restaurant brands to serve corporate events, private gatherings, and large-scale functions throughout the Greater Cincinnati region. By expanding beyond...



[FULL ARTICLE](#)

EXCLUSIVELY LISTED BY



JASON FEFER

(310) 909-2394

jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

(310) 909-2374

tyler.bindi@marcusmillichap.com
CA 02116455

ROBERT NARCHI

(310) 909-5426

robert.narchi@marcusmillichap.com
CA 01324570

MICHAEL GLASS

Ohio Broker

500 Neil Ave, Suite 100
Columbus, OH 43215
(614) 360-9800

Marcus & Millichap
NFB GROUP

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAH1050023