

**RESTAURANT FOR SALE**

**1805 W 1st St**

**1805 W 1ST ST**

Springfield, OH 45504

**PRESENTED BY:**

**JACOB BOWER**

O: 770.992.5112

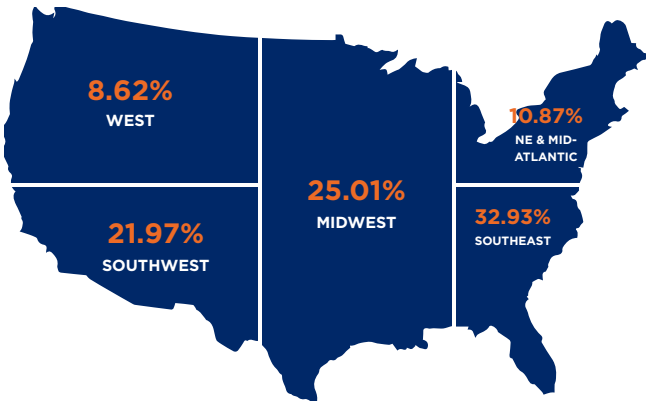
[jacob.bower@svn.com](mailto:jacob.bower@svn.com)

GA #414707





SVN<sup>®</sup>  
transaction volume  
USA | 2023



\$14.9B

TOTAL VALUE OF SALES & LEASE  
TRANSACTIONS

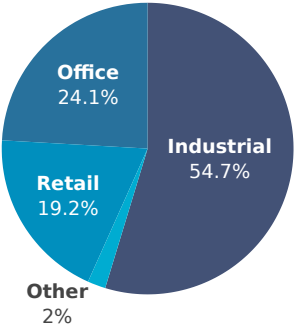
TRANSACTION VOLUME  
united states national distribution\*

- CORE SERVICES
- Sales
  - Leasing
  - Property Management
  - Corporate Services
  - Accelerated Sales
  - Capital Markets
  - Tenant Representation

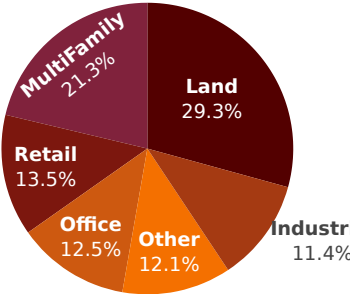
- SPECIALTY PRACTICES
- Hospitality
  - Industrial
  - Land
  - Multifamily
  - Office
  - Retail
  - Special Purpose
  - Capital Markets

PRODUCT TYPE  
national distribution by product volume\*\*\*

Leasing\*\*

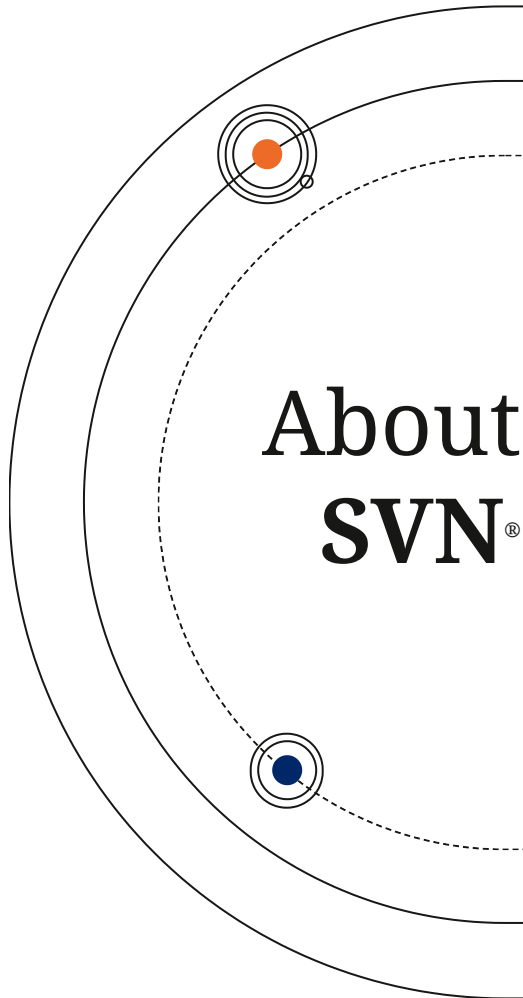


Sales



\*DATA BASED ON US SALES  
\*\*Leasing includes both Landlord and Tenant Representation.  
\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446  
©2025 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®  
Logos are registered service marks of SVN International. All SVN® offices are  
independently owned and operated





**THE SVN® ORGANIZATION** is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

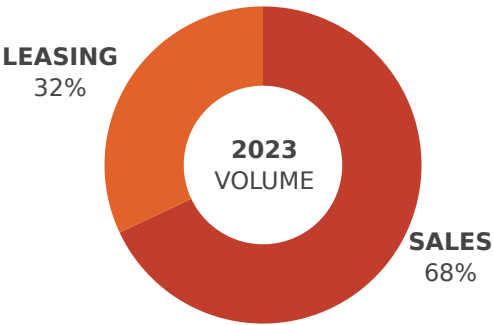
We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

**200+**  
OFFICE OWNERS

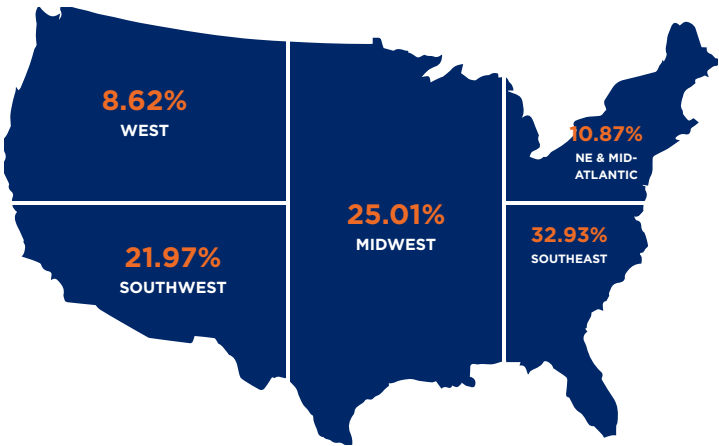
**2,200**  
ADVISORS & STAFF

**\$14.9B**  
TOTAL VALUE OF SALES & LEASE  
TRANSACTIONS



svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446  
©2025 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®  
Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated





**TRANSACTION VOLUME**  
united states national distribution\*

**CORE SERVICES**

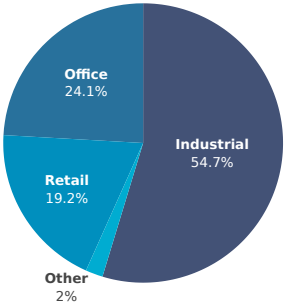
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

**SPECIALTY PRACTICES**

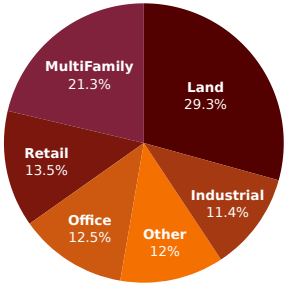
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

**PRODUCT TYPE**  
national distribution by product volume\*\*\*

**Leasing\*\***



**Sales**

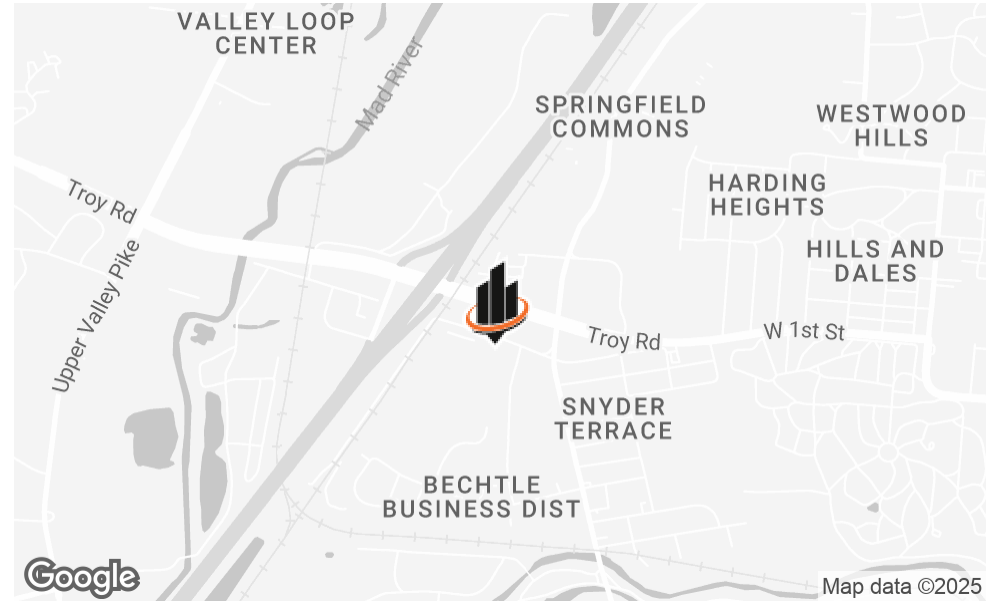


\*DATA BASED ON US SALES  
\*\*Leasing includes both Landlord and Tenant Representation.  
\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446  
©2025 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®  
Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated



## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$2,495,000
YEAR BUILT	1999
LOT SIZE:	1.67 Acres
BUILDING SIZE:	10,620 SF
TRAFFIC PER DAY	27,000 (Troy Road)
PARKING SPOTS	160

## PROPERTY DESCRIPTION

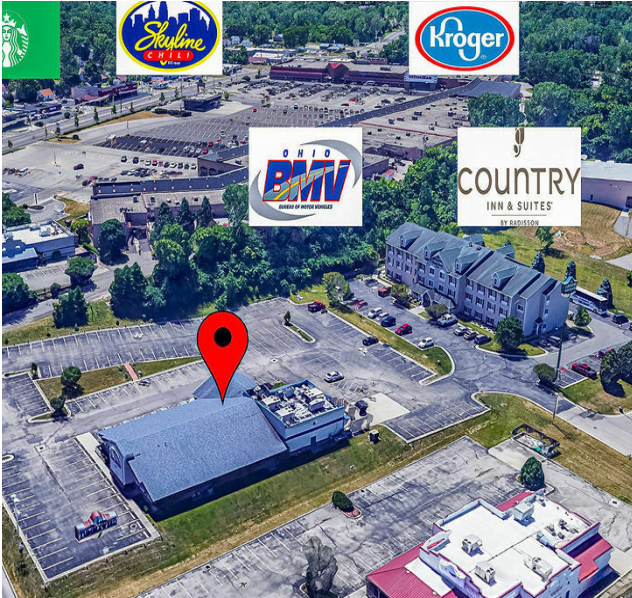
For sale is a 10,620 Square foot restaurant building on 1805 West 1st Street, Springfield, Ohio, 45504, on 1.67 acres of land. The building was built in 1999 and has a Bar/lounge configuration with a wood frame construction. The building is in great shape and the roof is a newer pitch roof construction. The land use code is 430, allowing a restaurant, cafeteria as well as a bar. The building is set up as a restaurant with a full kitchen, but could easily be an event center or other retail use as well. Reach out to Jacob Bower at (678) 308-8742 if you have any questions.

## PROPERTY HIGHLIGHTS

- 10620 SF building on 1.67 acres, built in 1999
- 160 parking spaces with easy ingress/egress
- High visibility corner location off Highway 68
- Wood frame and pitch roof design

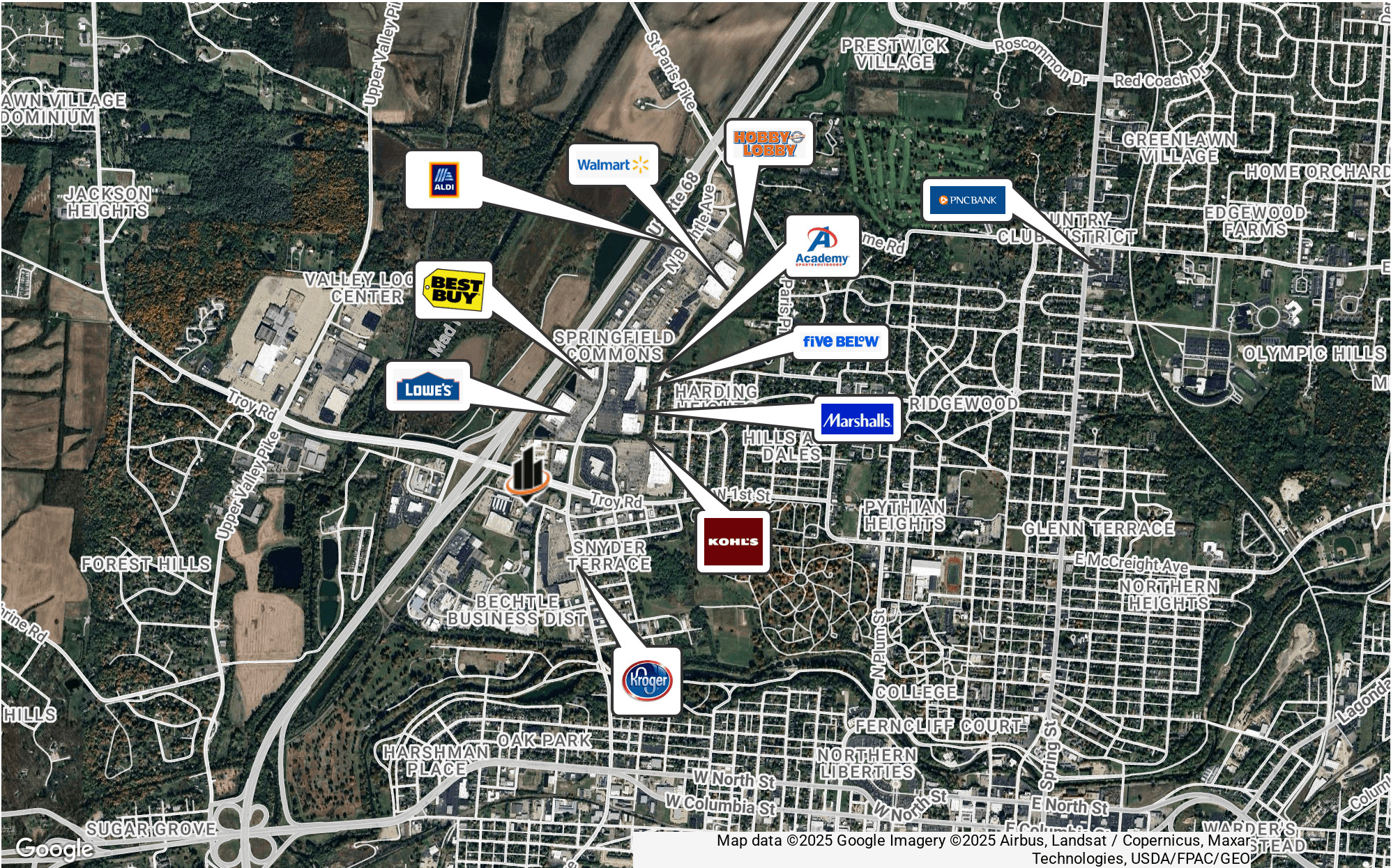


ADDITIONAL PHOTOS





AERIAL MAP





ADVISOR BIO 1



JACOB BOWER

Associate Advisor

jacob.bower@svn.com  
Direct: 770.992.5112 | Cell: 678.308.8742

GA #414707

PROFESSIONAL BACKGROUND

Jacob Bower is an Advisor with SVN | Second Story, working across multiple asset types including multifamily, industrial, retail, office, and land throughout Metro Atlanta. He is involved in both sales and leasing transactions and is dedicated to helping clients make informed investment decisions that align with their long-term goals.

Jacob’s background in business and wealth management gives him a strong foundation for understanding the financial considerations behind every deal. As an originator, Jacob is also proud to offer qualified intermediary services to help clients successfully navigate the 1031 Exchange process. Known for his enthusiasm, teamwork, and client-first approach, Jacob is committed to delivering value and maintaining lasting relationships.

Before joining SVN | Second Story, Jacob earned his real estate license while studying at the University of Georgia. He gained experience with several residential firms before transitioning into commercial real estate, where he’s found his ideal fit with the SVN team. Outside of work, Jacob enjoys playing tennis and exploring his love of music.

NOTABLE TRANSACTIONS

Represented the seller of a 10,000 SF former Ryan’s Steakhouse in Marietta, GA, including equipment, which sold for \$2,300,000 after three months on the market and closed in 21 days.

SVN | Second Story Real Estate Management  
3755 Mansell Road  
Alpharetta, GA 30022