

For Sale

Turn-key Retail Property - 1,025 SF Available



961 E. High St.

Hicksville, OH, 43526

Highlights

- **73-Year Community Staple** – Operating continuously since 1952
- **Turnkey & Move-In Ready** – Fully equipped with commercial-grade Taylor soft serve machines, flat top grill, fryers, dairy-free Dole Whip line, updated POS with online ordering, and a heated building for extended seasonal revenue (all equipment conveys)
- **Unmatched Local Market Position** – The only independent food and ice cream destination in Hicksville... *McDonald's is the only competition!*
- **Untapped Revenue Potential** – Opportunities to expand through ethnic-inspired menus, seasonal specialty offerings, or a craft beer and dessert float concept, gaining momentum in Columbus and Cincinnati markets
- **A Rare Small-Town Opportunity** – Affordable entry into an established, cash-flowing operation with a built-in customer base, community goodwill, and the kind of Main Street visibility that draws locals back season after season

Price Summary

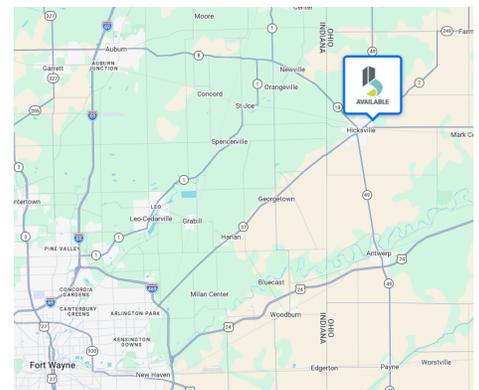
Contact Broker

Size Summary

1,025 sqft

Lot Size

0.13 Acres



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Building Information

Building Size	1,025 SF
Ceiling Height	8 ft
Year Built	1952; Renovated 2022
Tenancy	Single-tenant
Roof	Metal; Well maintained over history
Lighting	Various
Construction	Wood frame
Heat	Gas
A/C Type	Window unit
Grade-Level Doors	(2) 3 ft x 7 ft

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	Commercial-Retail
Lot Size	0.13 Acres
APN #	E060008003101
Frontage	175 ft on High Street
Visibility	Excellent
Access	Excellent
Curb Cuts	Yes

Utilities & Amenities

Gas Supplier	Ohio Gas Company
Water / Sewer	City of Hicksville
Power Type	Contact Broker
Power Supplier	AEP Ohio
ADA Accessible	Yes

Parking

Parking Type	Surface; Paved
# of Parking Spots	10

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1459	4623	6182
Total Households	590	1840	2375
Average Household Income	\$71,100	\$82,706	\$86,738
Traffic Count	4,840 VPD	(E. High St.)	

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A Hicksville Legend. A Turnkey Opportunity. A Community Waiting for You.

Since 1952, Dari Delite has been the heartbeat of Hicksville — loved through every name change, every decade, and three generations of loyal customers. When closure threatened in 2024, regional TV and newspapers ran the story. That's not a business. That's a community institution. Your ONLY competition is McDonald's ice cream! Hicksville deserves better!

Positioned at the prime corner of State Routes 49 and 2, directly across from Hicksville High School, this fully equipped turnkey operation is the only independent food and ice cream destination in town. Top-of-the-line Taylor soft serve machines, updated equipment, dairy-free Dole Whip, online ordering, and a heated building for year-round revenue — everything comes with the sale.

The upside is where it gets exciting. Bring an ethnic flair food menu paired with the traditional grill menus, a farm-to-cone local concept, or that coastal flavor you discovered on vacation. With the right licensing, a craft beer-and-dessert float concept — already generating buzz in Columbus and Cincinnati — could unlock a new evening revenue stream in a market with no competition.



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Location

Located in the heart of Hicksville, **Dari Delite** represents a rare opportunity to acquire a well-known community landmark with decades of multigenerational brand loyalty and the kind of regional media recognition that simply cannot be replicated. The property occupies a highly visible, high-traffic corner at the intersection of Ohio SR 49 and Ohio SR 2, delivering exceptional daily exposure while benefiting from its strategic location directly across from Hicksville High School—a built-in driver of consistent after-school, weekend, and game-night foot traffic. This positioning provides dependable seasonal demand and strong community engagement, while also presenting a compelling opportunity for future growth. With the appropriate licensing, a new owner could unlock an additional evening revenue stream in a market that currently has no direct local competition, creating the potential to extend operating hours, capture untapped nighttime demand, and further strengthen the property's role as a destination gathering spot for residents and visitors alike.



Area Map

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