



SUBLEASE OPPORTUNITY

160 S
PATTERSON
BLVD

Dayton | OH | 45402

CBRE



PROPERTY OVERVIEW

Position your restaurant concept in the heart of Downtown Dayton, surrounded by office users, civic institutions, entertainment venues, and dense urban residential development. This second-generation restaurant sublease opportunity offers strong visibility, walkability, and access to a built in daytime and evening customer base.

3,436 SF

OF WELL-DESIGNED, FUNCTIONAL RESTAURANT SPACE

SECOND-GENERATION RESTAURANT SPACE

*PROMINENT FRONTAGE ALONG S PATTERSON BLVD WITH EXPOSURE TO
DAILY COMMUTER, PEDESTRIAN, AND DOWNTOWN TRAFFIC*

DOWNTOWN VISIBILITY

*PROMINENT FRONTAGE ALONG S PATTERSON BLVD WITH EXPOSURE TO
DAILY COMMUTER, PEDESTRIAN, AND DOWNTOWN TRAFFIC*

URBAN ACCESSIBILITY

*EASILY ACCESIBLE TO I-75, US-35, AND DAYTONS CENTRAL BUSINESS
DISTRICT*

PROXIMITY TO EMPLOYERS AND VENUES

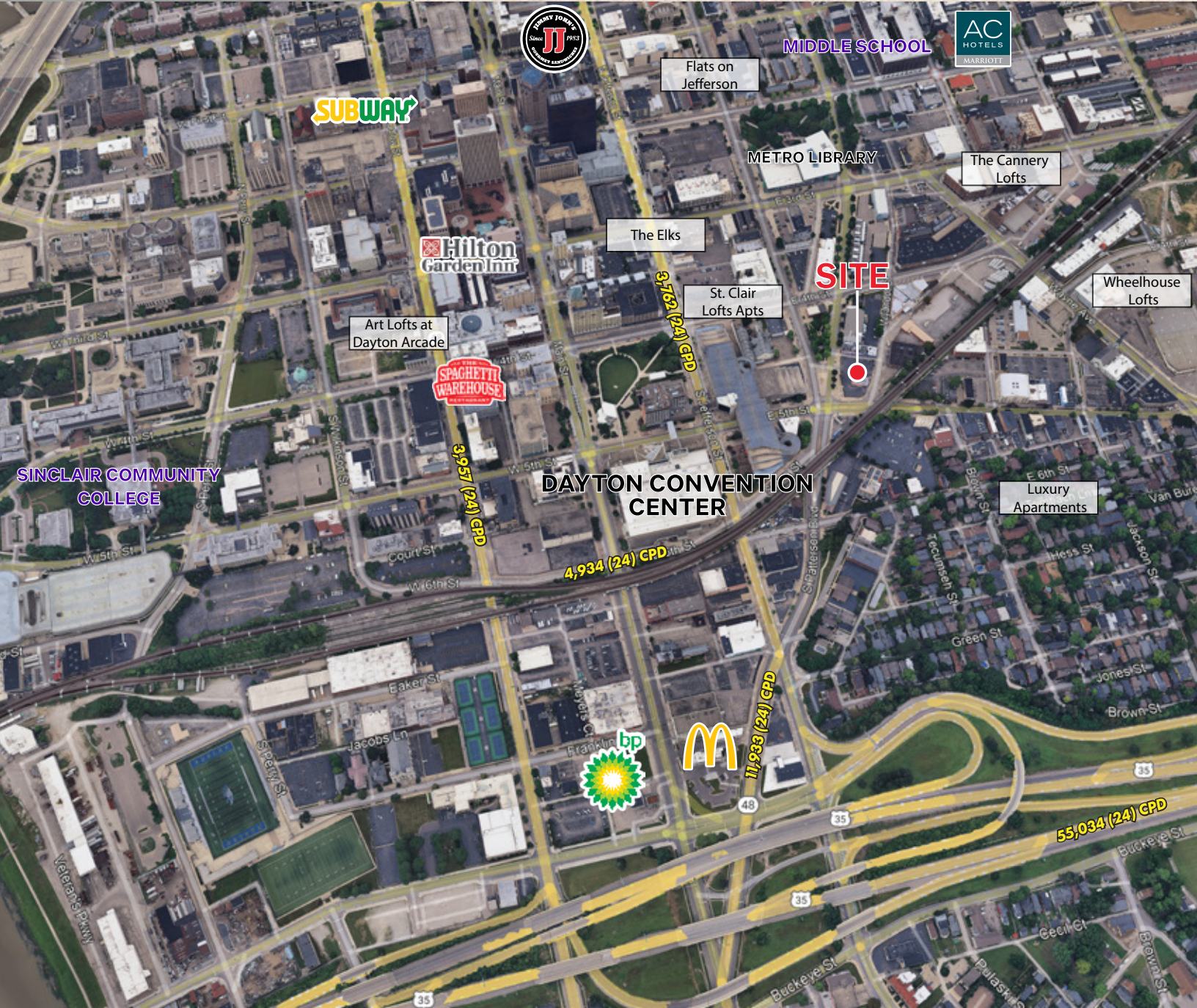
*NEAR MAJOR OFFICE USERS, GOVERNMENT BUILDINGS, HOTELS AND
DOWNTOWN ATTRACTIONS*

SIGNAGE OPPORTUNITIES

*BUILDING SIGNAGE AVAILABLE TO ENHANCE BRAND PRESENCE WITHIN THE
DOWNTOWN CORE*

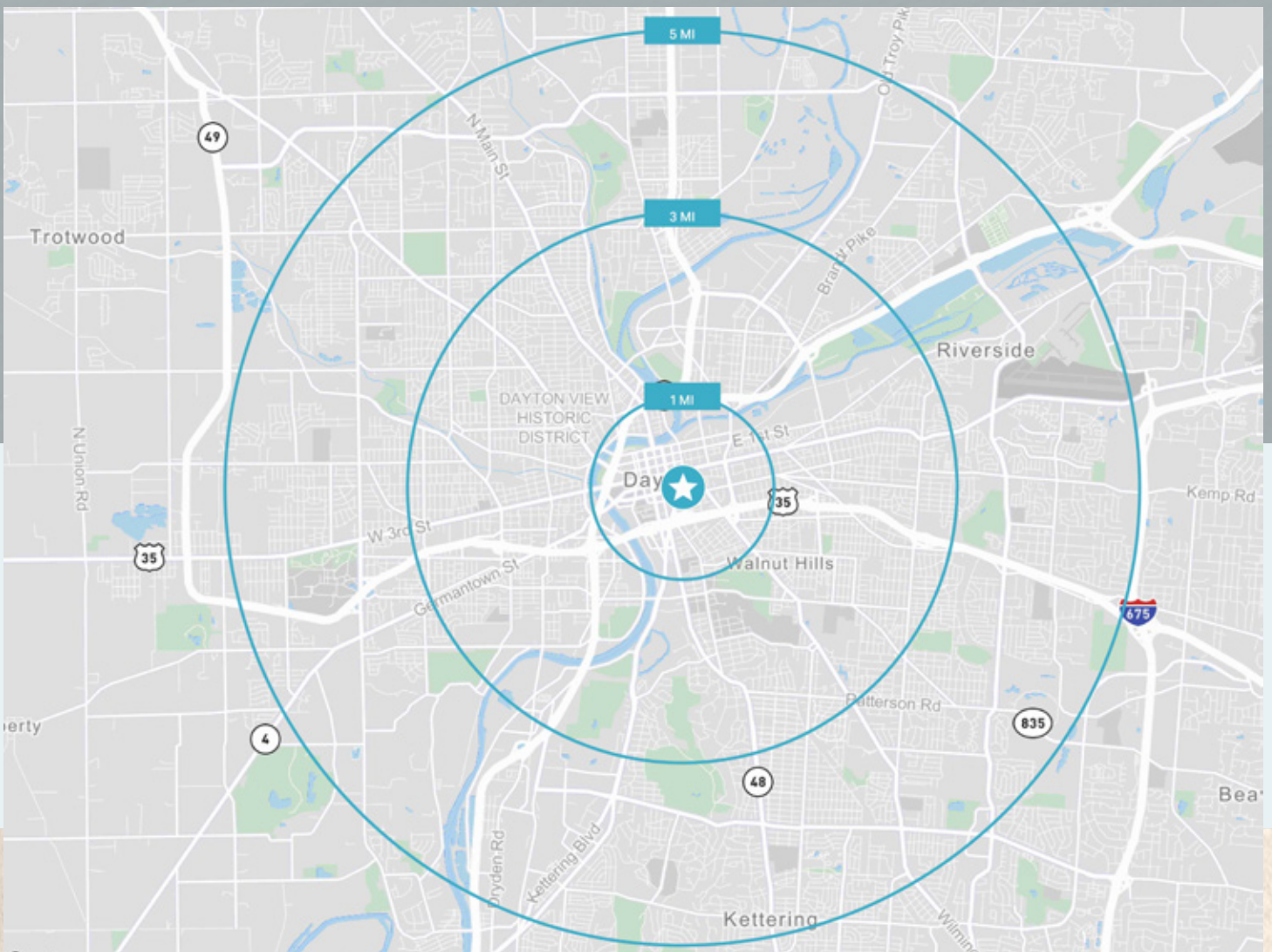
A wide-angle aerial photograph of a city, likely London, showing a large river (the Thames) flowing through the center. A prominent bridge (Tower Bridge) is visible in the distance. The city is surrounded by green spaces and urban development. The image is split vertically: the left half is a solid dark grey, and the right half is a textured, light beige color. The word "AERIAL" is written in a large, black, serif font across the center of the image, spanning both halves.

AERIAL



\$22 PSF
Taxes- \$19,351

- A downtown restaurant location with built-in foot traffic
- Reduced upfront investment through second generation space
- Visibility within Dayton's central business district
- An urban infill opportunity with diversified demand drivers



DEMOGRAPHICS

1, 3, 5 Mile Radius

Demos	1 Mile	3 Miles	5 Miles
POPULATION	9,332	98,857	214,570
HH INCOME	\$70,151	\$67,296	\$69,653
AGE	37.3	35.2	37.2
EDUCATION	67%	57.9%	59.5%
DAYTIME POPULATION	36,129	124,993	242,542
BUSINESSES	1,715	4,104	7,752

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