



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 ACCESSIBLE TO I-75, US-35, AND DAYTON'S CENTRAL BUSINESS DISTRICT*

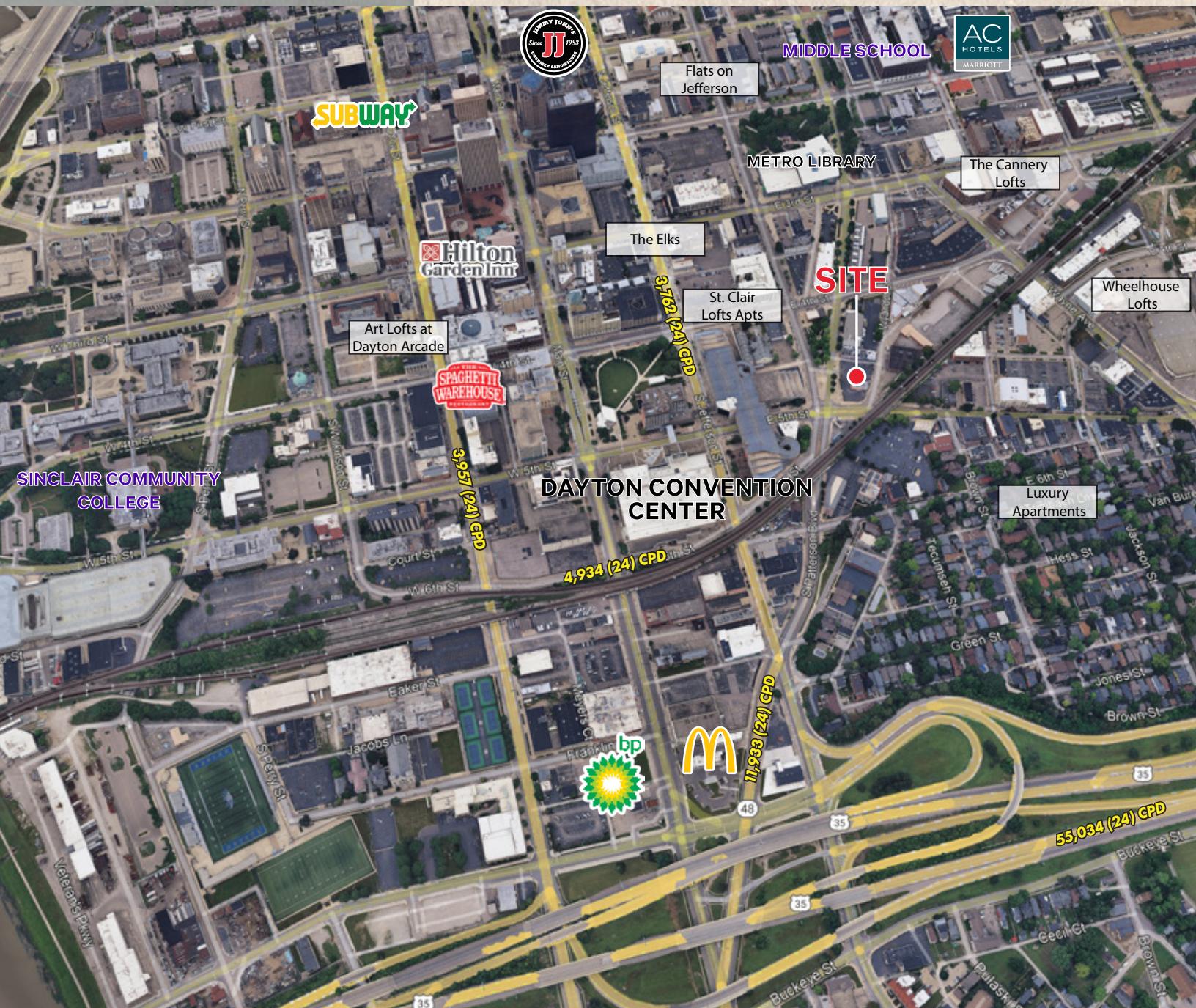
### PROXIMITY TO EMPLOYERS AND VENUES

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

### SIGNAGE OPPORTUNITIES

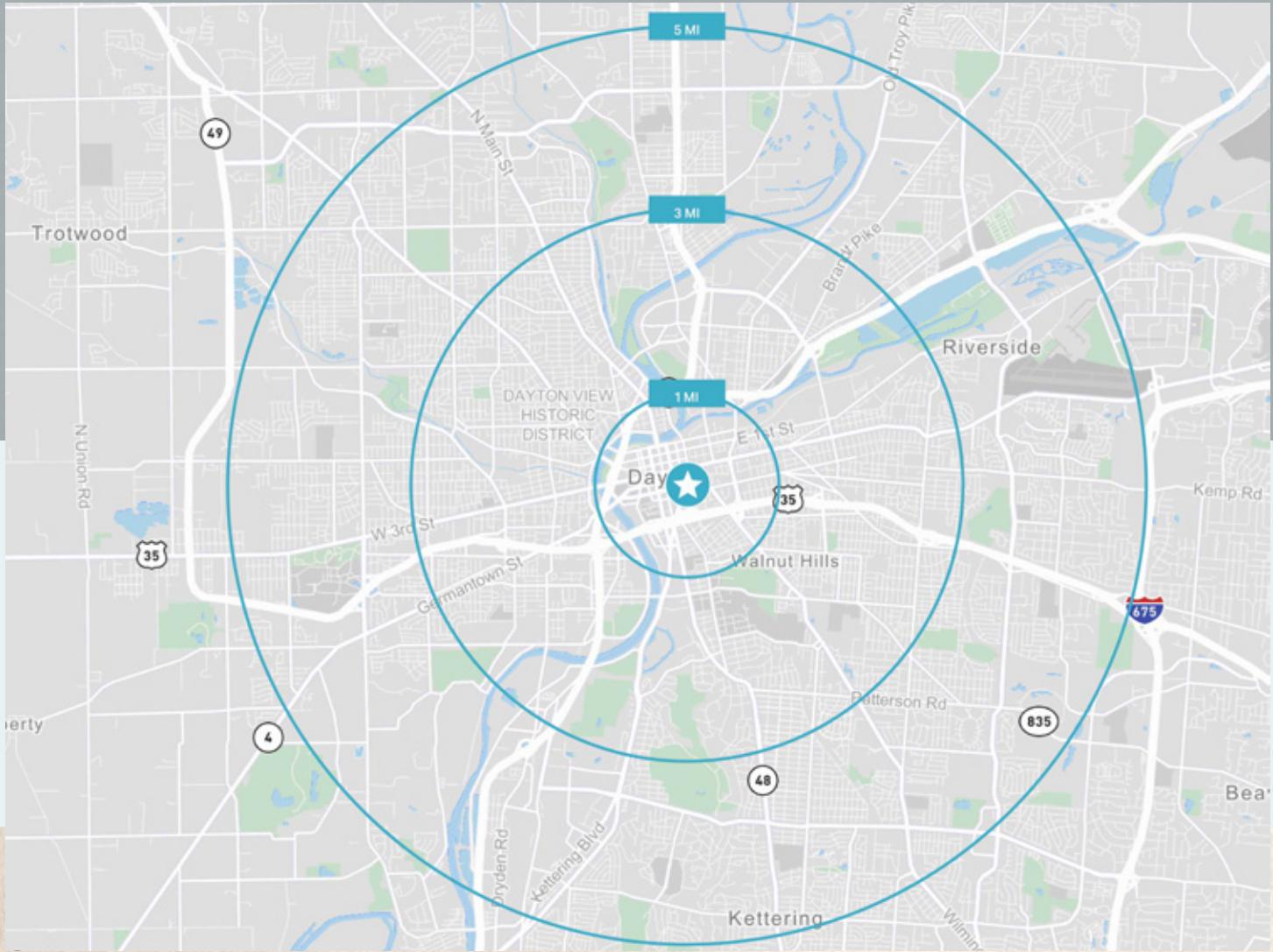
*BUILDING SIGNAGE AVAILABLE TO ENHANCE BRAND PRESENCE WITHIN THE DOWNTOWN CORE*

# 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

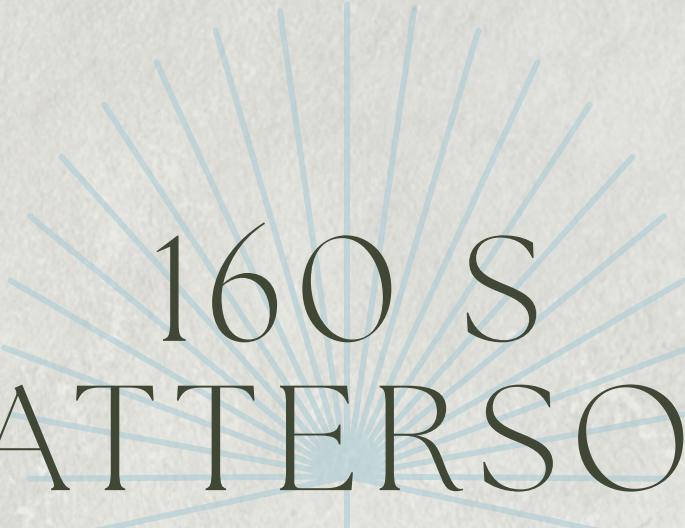


## DEMOGRAPHICS

1, 3, 5 Mile Radius

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

## SUBLEASE OPPORTUNITY



160 S  
PATTERSON  
BLVD

Dayton | OH | 45402

LUKE STRENG  
Vice President

614-781-6130  
[luke.streng@cbre.com](mailto:luke.streng@cbre.com)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**