



7880 Washington Village Drive

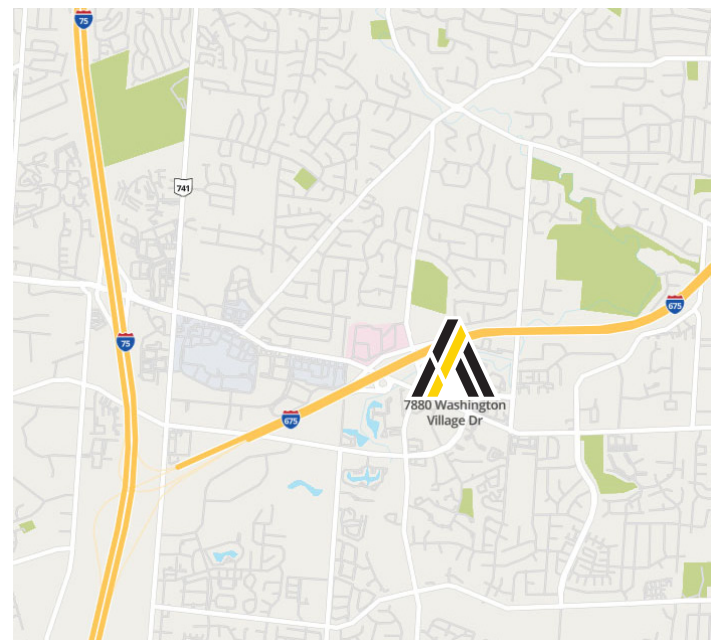
Washington Township, Ohio 45459

SALE PRICE:
UPON REQUEST

LEASE RATE:
UPON REQUEST

Property Highlights

- 9,022± SF Turnkey restaurant situated on 2.63± acres
- Existing business still operating - will vacate upon sale/lease execution
- Located in Washington Township - In close proximity to successful retail, office and multi-family developments
- Exceptional parking with parking of 15.5/1,000 SF
- Accessible to over 30,000 cars per day on Miamisburg Centerville Road
- Approximately 0.7 miles to I-675 and 2 miles to I-75



Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,611	62,351	163,783
Total Households	3,034	28,526	71,675



Matt Tunnaclyffe

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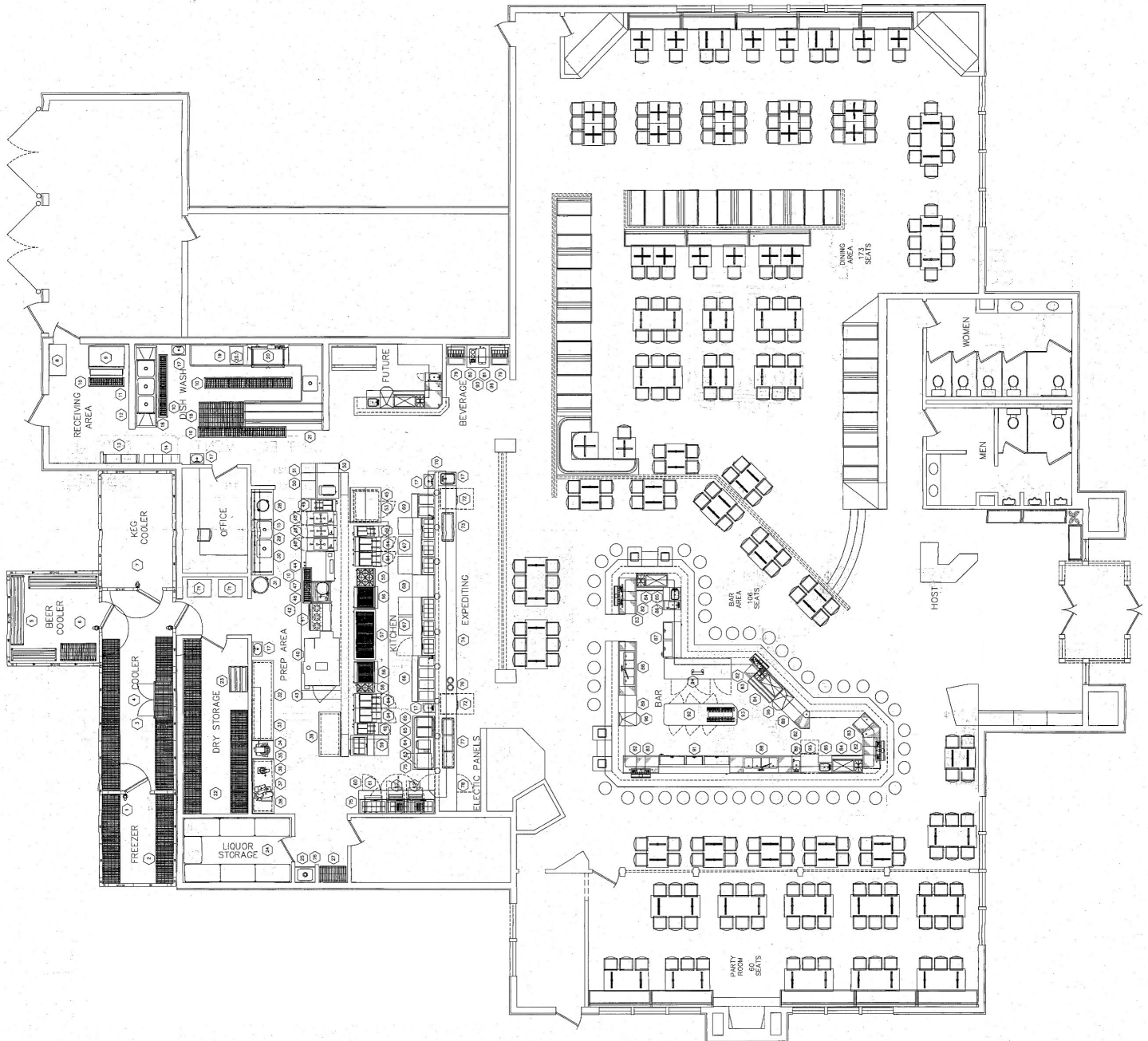
Aaron Savino, SIOR

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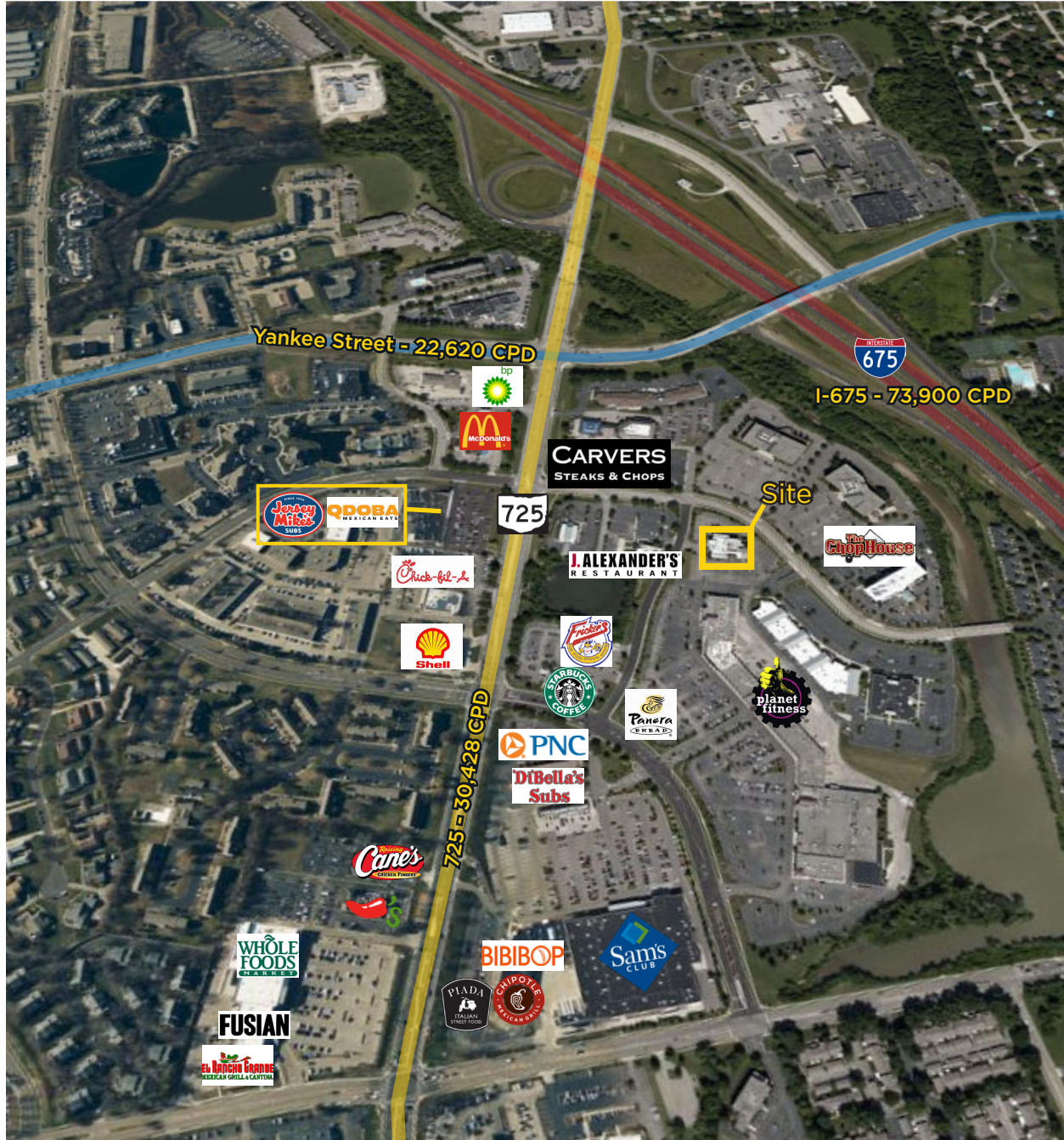
Floor Plan



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Aerial and Amenities



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Aerial



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