

COMMERCIAL FOR SALE

# BOBEL BANQUET & EVENT CENTER

3119 STOP 8 ROAD, DAYTON, OH 45414



**FOR SALE**

**KELLER WILLIAMS ADVISORS**

5250 Far Hills Avenue Suite 100  
Kettering, OH 45429



Each Office Independently Owned and Operated

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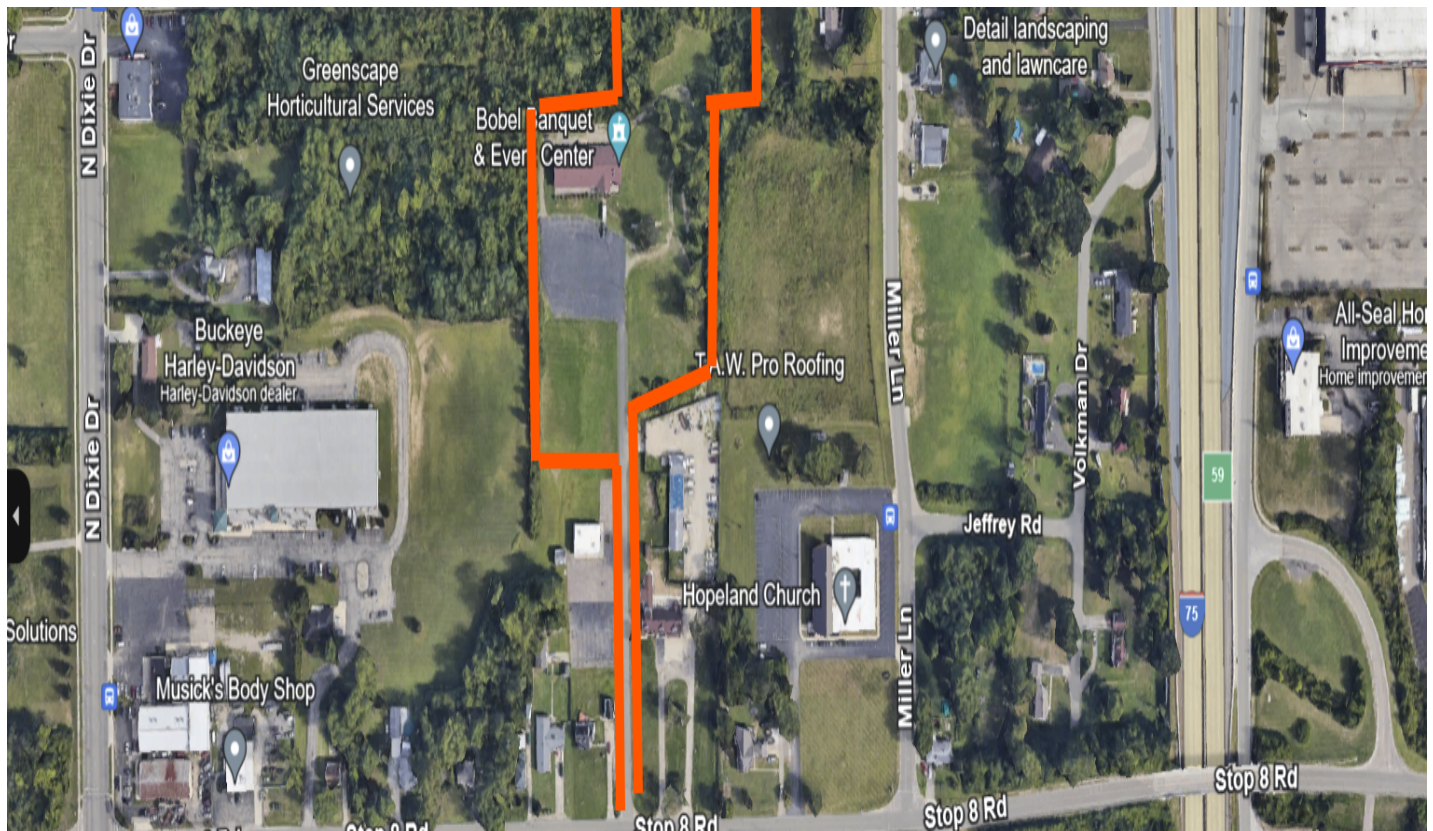
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# PROPERTY SUMMARY

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## Property Summary

Building SF:	67500
Lot Size:	7.34 Acres
Parking:	100+
Price:	\$649,000
Year Built:	1967
Zoning:	C - LODGE HALLS AND AMUSEMENT

## Property Overview

Situated on a sprawling 7.336-acre lot, this banquet center offers a serene and picturesque setting surrounded by mature trees. With ample room for growth and expansion, it is perfect for hosting weddings and other events. The property includes 100 parking spots, providing convenience and ease for guests and staff alike.

## Location Overview

Property is located just off I-75 at exit 59. This location is convenient to The Dayton International Airport and several major hotels for the traveler.

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# PROPERTY DESCRIPTION

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## Property Description

Nestled on a sprawling 7.336-acre property, Bobel Banquet & Event Center is a prime venue for hosting memorable events. The 6,750 sq ft building offers ample space for gatherings of all sizes. The event center is equipped with a full kitchen, perfect for catering services. Recent upgrades include three new furnaces, a modern camera system for enhanced security, and energy-efficient LED lighting throughout. The banquet hall is a popular choice, with bookings extending through 2025. Whether you're planning a wedding, corporate event, or celebration, Bobel Banquet & Event Center provides an ideal setting for any occasion.

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# PROPERTY PHOTOS

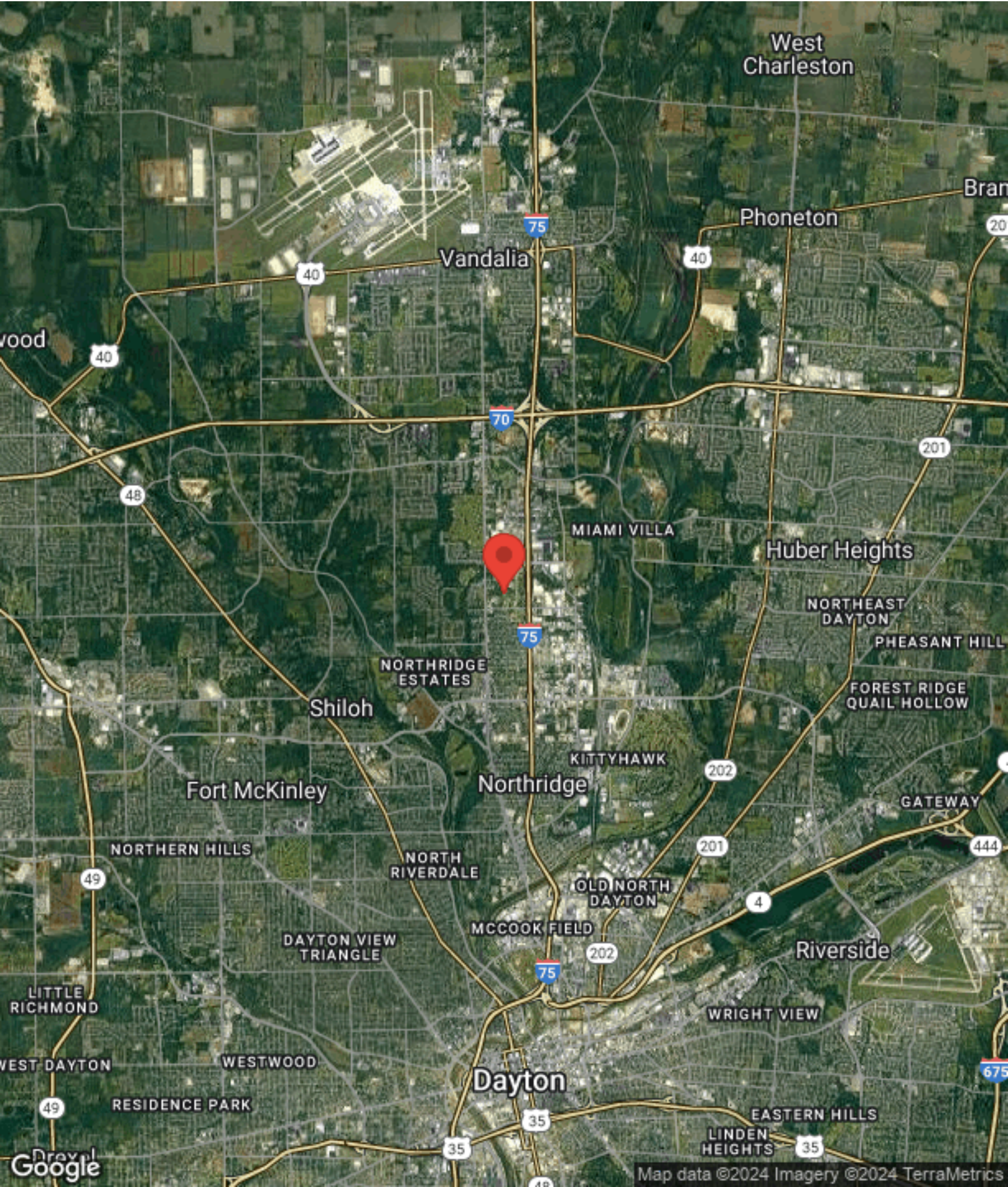
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# REGIONAL MAP

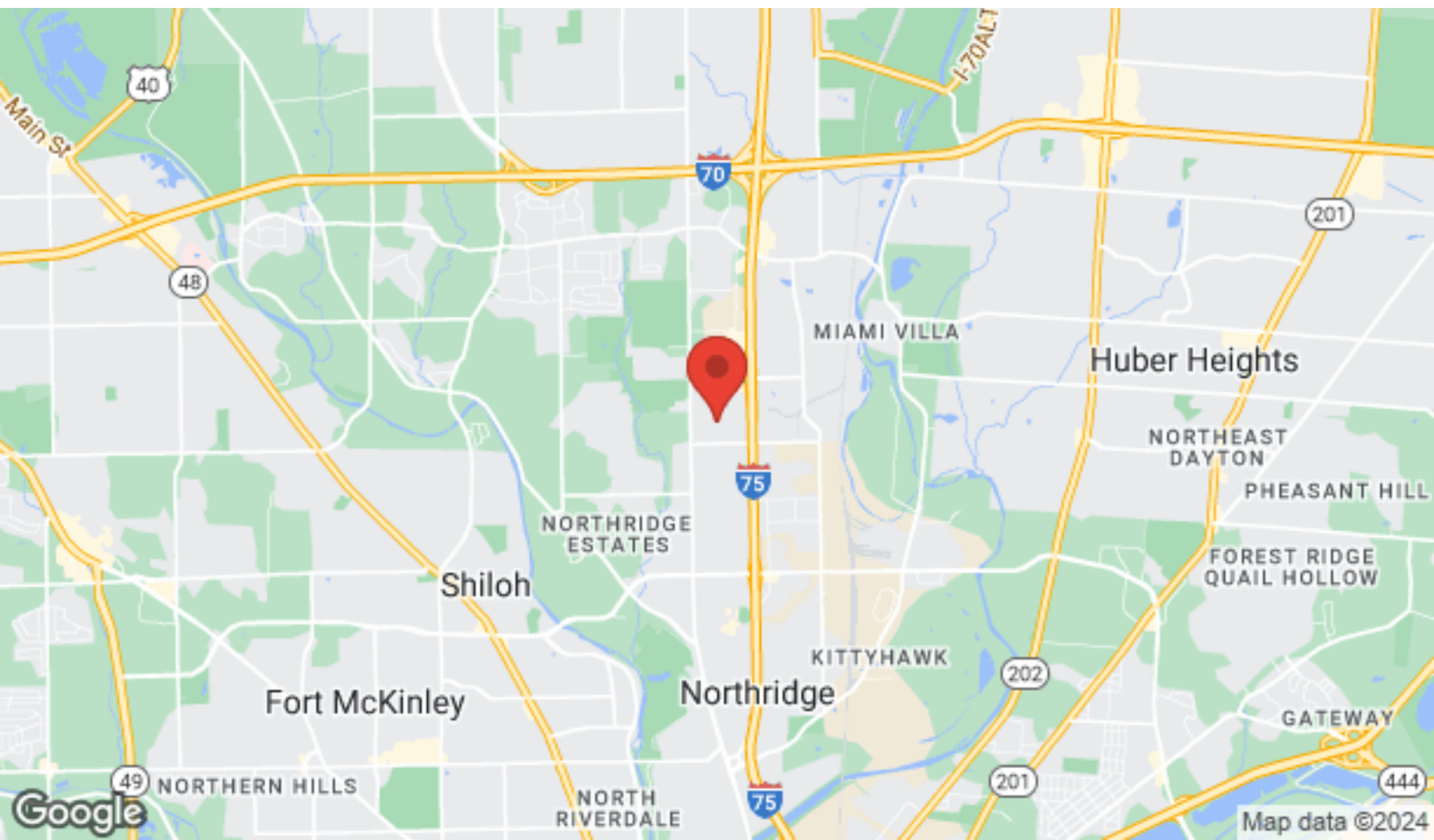
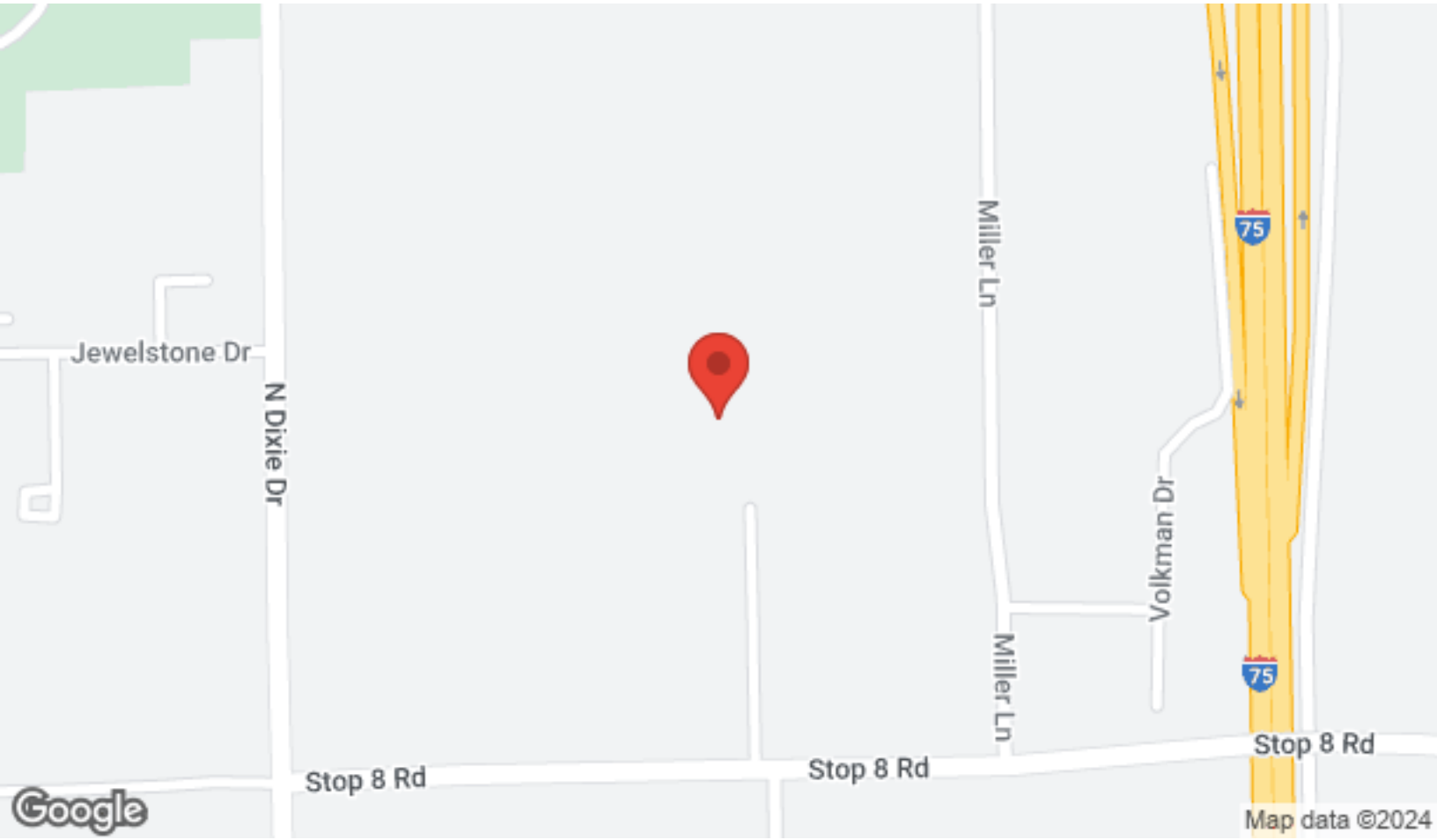
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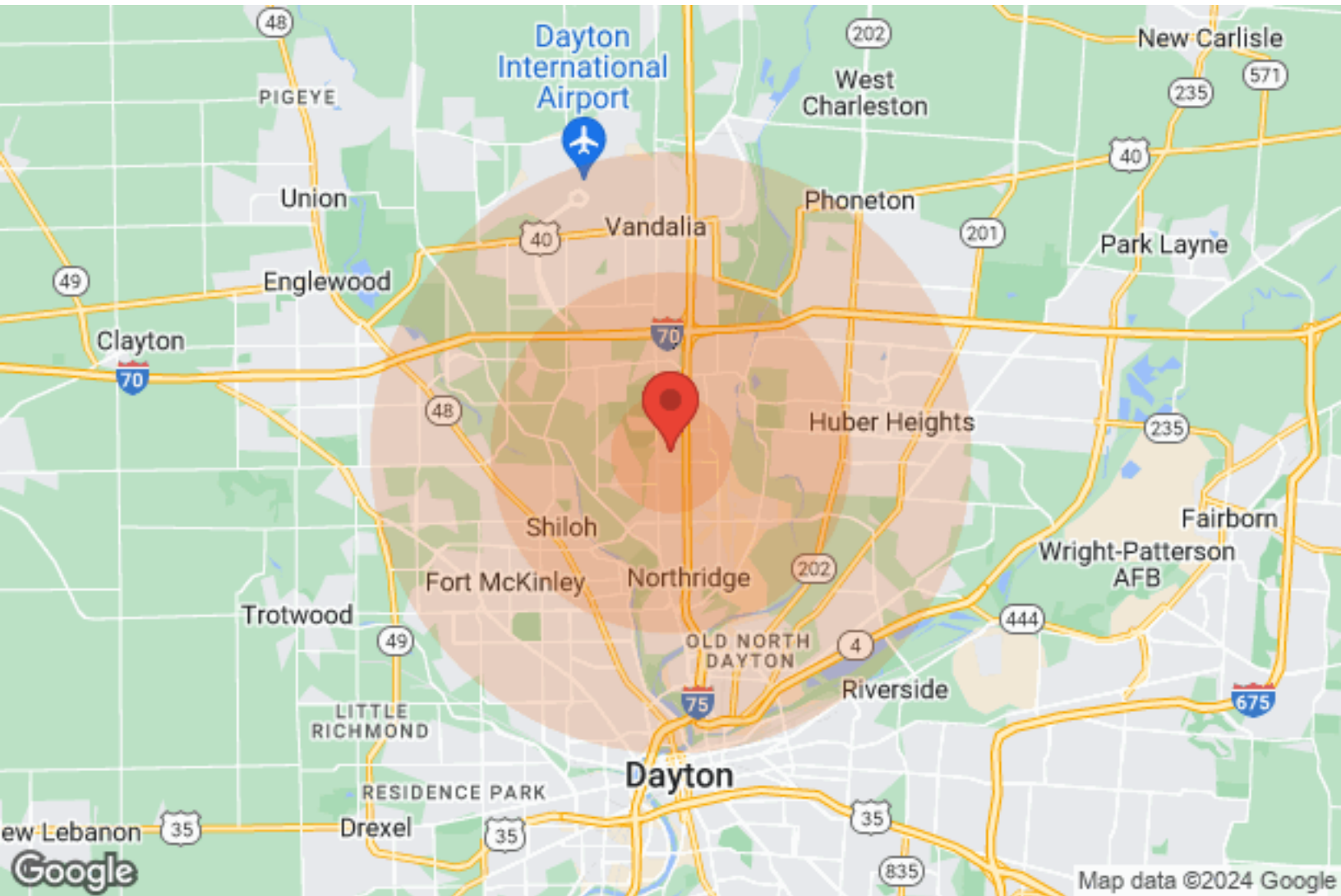
# LOCATION MAPS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,628	17,053	71,308
Female	1,728	19,182	78,013
Total Population	3,356	36,235	149,321

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	613	6,655	29,686
Ages 15-24	408	4,502	20,529
Ages 25-54	1,331	13,427	57,118
Ages 55-64	424	4,892	19,195
Ages 65+	580	6,759	22,793

Race	1 Mile	3 Miles	5 Miles
White	2,958	24,974	94,643
Black	275	10,165	49,603
Am In/AK Nat	2	5	28
Hawaiian	N/A	N/A	3
Hispanic	77	498	2,783
Multi-Racial	218	1,880	8,490

Income	1 Mile	3 Miles	5 Miles
Median	\$31,299	\$33,557	\$35,777
< \$15,000	154	2,948	10,390
\$15,000-\$24,999	289	2,273	7,891
\$25,000-\$34,999	299	2,248	8,281
\$35,000-\$49,999	319	2,486	9,592
\$50,000-\$74,999	286	2,491	11,353
\$75,000-\$99,999	19	1,277	6,505
\$100,000-\$149,999	80	1,342	5,340
\$150,000-\$199,999	N/A	383	1,683
> \$200,000	21	317	795

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,657	18,152	73,685
Occupied	1,509	15,967	62,791
Owner Occupied	739	9,567	38,439
Renter Occupied	770	6,400	24,352
Vacant	148	2,185	10,894

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