

UC RESTAURANT / BAR

FOR SALE
\$695,000

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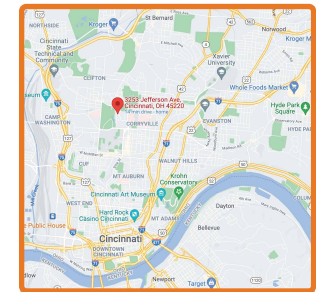
Todd Vollmer



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3253 Jefferson Avenue
Cincinnati, OH 45220

4,575 SQ FT ON .11 ACRE

Business is in operation, please do not disturb

FEATURES

- Restaurant / bar for sale or possible lease for an experienced operator with strong credit
- Price includes all FF&E and liquor license
- Possible lease with the city for adjacent green space, outdoor area
- Curb cuts at front and rear door
- Could be converted to a beer / liquor drive-thru

TRAFFIC COUNTS

Street/Intersection	VPD
Jefferson Avenue	16,009
Vine Street	19,553

DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population	28,243	136,769	339,570	
Daytime Population	45,450	226,946	414,221	
Households	11,419	59,928	148,965	
Average HH Income	\$56,512	\$65,795	\$69,605	

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