

PRICE REDUCED!

# UC RESTAURANT / BAR

FOR SALE  
**\$599,000**

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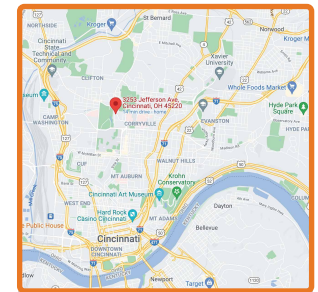
Todd Vollmer



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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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