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TURNKEY RESTAURANT

We're excited to present this turnkey restaurant opportunity located in the high-traffic Alexandria Pike Corridor. Originally a bank, the property was rebuilt and stunningly transformed in 2021, blending modern functionality with unique architectural character. The property features unique finishes and exceptional benefits, making it a must-see location.

3,500 SF FOR SALE

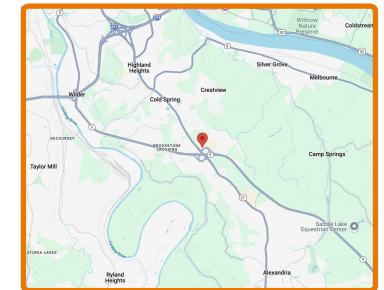


[Contact](#) **Todd Vollmer**

[Phone](#) (513) 505-1902

[Email](mailto:TVollmer@MidlandRetail.com) TVollmer@MidlandRetail.com

[Contact Card](#)



300 Crossroads Blvd.
Cold Spring, KY 41076

FEATURES

- \$1,000,000 renovation/buildout includes \$240,000 +/- of new kitchen equipment and new furniture purchased and installed in 2021 (inventory list available upon request)
- Dining room offers a two-story atrium ceiling with amazing natural light, coffee bar, back patio with gas fire pit, carry-out window, and drive-thru
- Neighboring tenants include: The Home Depot, Kroger, Kohl's, Pet Supplies Plus, Staples, Longhorn Steak House, and O'Charley's
- Located off the Alexandria Pike exit with good visibility from the AA Highway
- Adjacent, paved 1.01-acre lot used by the restaurant is being sold separately

Sellers will offer lower price if buyer does not require FF&E.

TRAFFIC COUNTS

Street/Intersection	VPD
Alexandria Pike	26,392
AA Highway	27,043

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,578	19,571	56,812
Daytime Population	2,925	21,471	49,231
Households	1,152	8,344	23,284
Average HH Income	\$100,228	\$107,972	\$116,692

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[MidlandRetail.com](https://www.MidlandRetail.com)

[Phone](#) (513) 891-2526

[Location](#) 697 Wilmer Ave Ste C
Cincinnati, OH 45226

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