

TURNKEY RESTAURANT

Fully built-out, rare turnkey restaurant opportunity located in the high-traffic, vibrant Western Hills/Bridgetown North neighborhood, one of Cincinnati's most established and densely populated areas. Major renovations, including new kitchen equipment, were completed in 2019. This location offers immediate potential for owner-operator restaurateurs or investors ready to hit the ground running and capitalize on existing infrastructure, a convenient location, and a large customer base.

4,156 SF FOR SALE



FEATURES

- **Fully Equipped and Move-in-Ready** All new 2019 FF&E included, list of kitchen equipment estimated at \$240,000 (inventory list available upon request)
- **Prime Visibility & Access** Located on a major thoroughfare with strong vehicle traffic and excellent monument signage
- **High-Density Trade Area** Surrounded by residential neighborhoods, national retailers, and major employers
- **Recent Renovations** Clean, modern finishes reduce upfront costs for new operator
- Neighboring tenants include: Pizza Hut, Rokaru Ramen, Jimmy John's, The UPS Store, Chipotle, T Mobile, and Chick-fil-A
- 35 Parking spaces (7.7 spaces per 1,000 SF leased)

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

TRAFFIC COUNTS

Street/Intersection	VPD
Glenway Ave	34,620
Werk Road	20,400

DEMOGRAPHICS

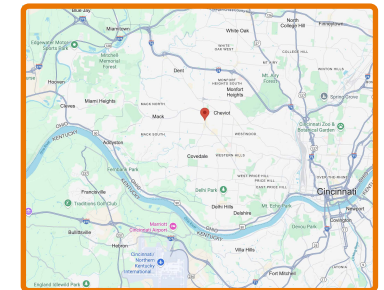
Radius	1 Mile	3 Mile	5 Mile
Population	17,420	91,197	210,912
Daytime Population	14,906	69,505	156,846
Households	7,271	37,981	85,579
Average HH Income	\$80,975	\$94,353	\$90,942

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