



FORMER DOMINO'S · SECOND-GENERATION RESTAURANT

Takeout & Delivery Space for Lease

■ 24 E. National Rd · Vandalia, OH 45377



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PROPERTY OVERVIEW

A second-generation QSR building, ready for your concept

This freestanding building was originally constructed for a nationally recognized quick-service restaurant and is optimized for efficient pickup and delivery operations. Existing restaurant improvements offer the next operator a strategic advantage by reducing buildout requirements, lowering redevelopment costs, and accelerating the path to occupancy.

1100 SF

Freestanding building

0.1697 acre

Lot with 13 parking spaces

\$108,055

Est. HH Income within 5 Miles (2026)

Immediate

Available · 2nd-generation





EXISTING RESTAURANT INFRASTRUCTURE

The expensive part is already done

- **Commercial hood & fire suppression***

Commercial exhaust hood already in place.

- **Gas service**

Heavy-duty gas and equipment connections in place.

- **Walk-in cooler & freezer***

Cold storage ready for day-one operation.

- **Grease trap & floor drains**

Restaurant-grade plumbing already permitted.

- **Two electrical panels**

Dual panels supply ample, separated power capacity.

*Information is believed to be accurate but is not guaranteed. **Ascent Real Estate Advisors** makes no representation or warranty regarding the condition or operation of any building systems, equipment, fixtures, or improvements. All information is subject to verification by prospective tenants.

BUILT FOR THE OFF-PREMISES ERA

Made for digital orders, pickup & delivery

With nearly 3 of every 4 restaurant orders now taken to go, this layout matches where the business is heading. An efficient footprint and fast in-and-out access keep labor and overhead low — no dining room to staff or maintain.

IDEAL FOR

Pizza & wings

QSR franchise

Delivery-first brands

Ghost kitchen

Poke & bowls

Bakery & coffee



The market is moving toward this format

75%

Nearly three-quarters of all restaurant traffic is now off-premises — takeout, drive-thru and delivery.

\$1.55T

Projected 2026 U.S. restaurant industry sales — a record, with real growth expected.

30-90 days

Typical time to open in a second-generation space versus a ground-up build.

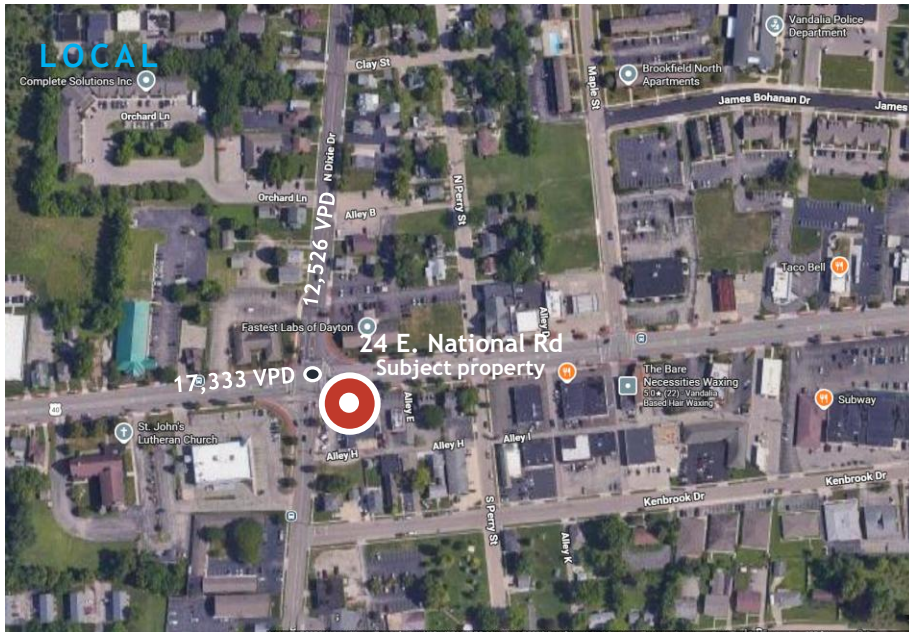
4.4%

National retail vacancy — move-in-ready restaurant space is scarce and in demand.

LOCATION & ACCESS

Minutes from the I-70 / I-75 interchange

24 E. National Rd sits on US-40 in Vandalia, Ohio — in the Dayton metro, just south of Dayton International Airport.



Local streets — schematic, not to scale



Regional access — schematic, not to scale



LEASE TERMS & NEXT STEPS

Property at a glance

- 1,100 SF freestanding building
- Second-generation — commercial kitchen infrastructure in place
- \$38 / SF MOD. GROSS · 5 year term
- Available immediately · 24 E. National Rd, Vandalia, OH

SCHEDULE A TOUR

See the space in person and bring your concept to life.

Leasing Contact

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