



FOR SALE

470 KOLB DRIVE
FAIRFIELD, OH 45014

Property Highlights

- GREAT LOCATION IN FAIRFIELD, OHIO JUST OFF I-275
- 10,041 SF BUILDING IS A FORMER GOLDEN CORRAL RESTAURANT
- CAN POSSIBLY BE TURNED INTO TWO (2) RESTAURANTS, OR OTHER USE
- ALL THIS ON 2.48 ACRES, ALLOWING FOR PLENTY OF PARKING
- CURRENTLY ESTIMATE 122 PARKING SPACES
- PLENTY OF ROOM ACROSS THE STREET FOR NEW BUILDING ON WHAT WAS THE FAIRFIELD MALL
- CLOSE TO BOB EVANS, DUNKIN, BURGER KING, RED LOBSTER, MCDONALD'S, CHIC FILA, MEIJER, HOME DEPOT, MERCY HEALTH, CINCINNATI FINANCIAL CORP., AND MUCH MORE

Offered at: \$1,500,000



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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	43,450	154,391	587,188
HOUSEHOLDS	17,438	61,013	232,699
HH INCOME	\$88,964	\$89,875	\$99,300

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