

FOR LEASE

2235 BAUER ROAD, BATAVIA, OH 45103



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PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL



COMMERCIAL SPACE 1

- 2nd Generation Restaurant Space
- 2,939 Square Feet
- Lease Rate: \$15.00 Sf/Yr + \$3.25 (OpEx)
- Two Hoods, Walk-in Cooler, Furniture, and equipment Included
- End cap space
- Surface Parking Lot
- Pylon Signage Opportunity
- Seating for 88 guests indoors and 20 guests outdoors
- D5/D6 Liquor License available for purchase

COMMERCIAL SPACE 2

- Retail Space
- 3,553 Square Feet
- Lease Rate: \$13.00 Sf/Yr + \$3.25 (OpEx)
- Open Floorplan
- Inline Space
- Pylon Signage Opportunity
- Surface Parking Lot

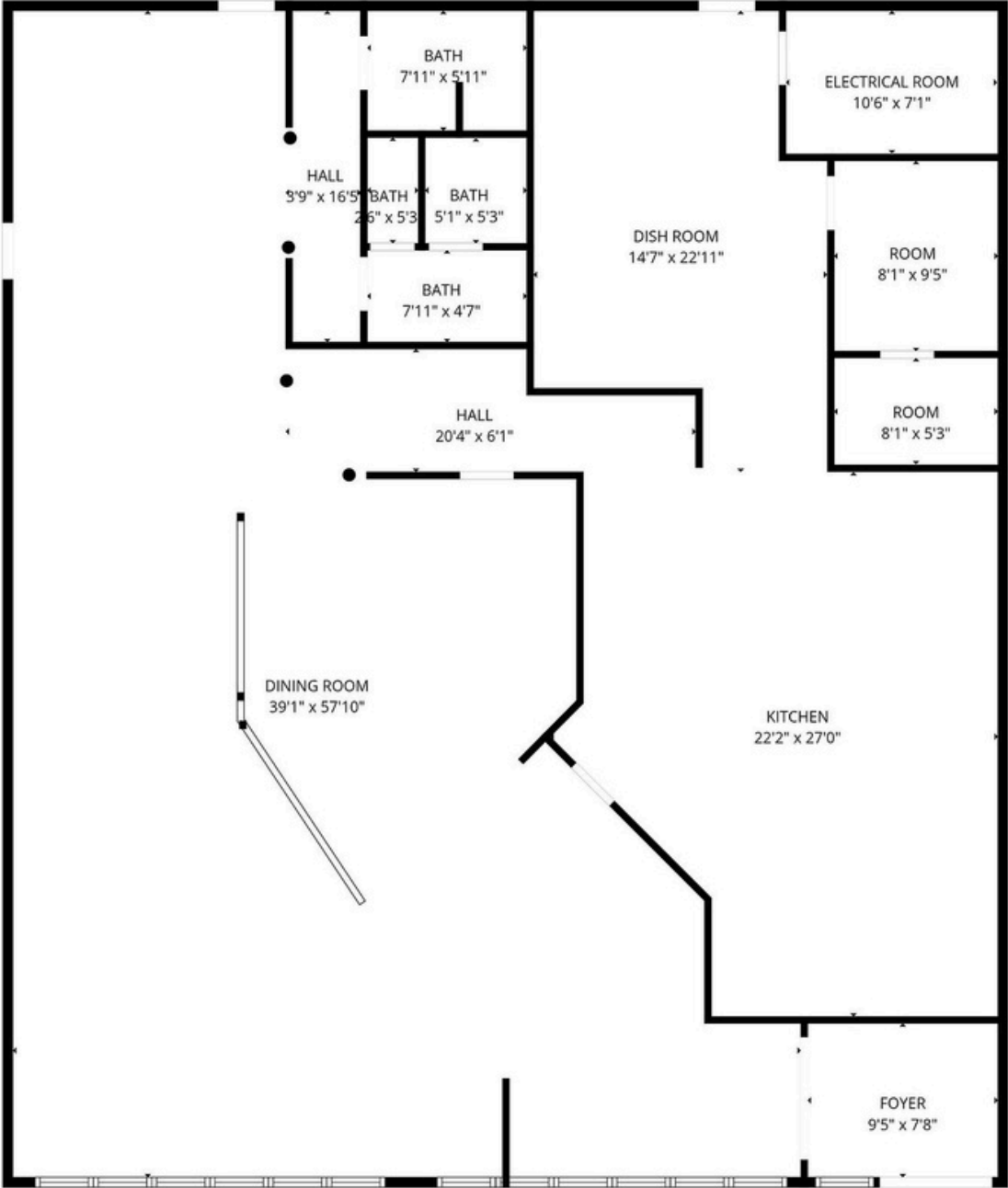


DRIVING RANGE

BAUER ROAD - 14,000 VPD

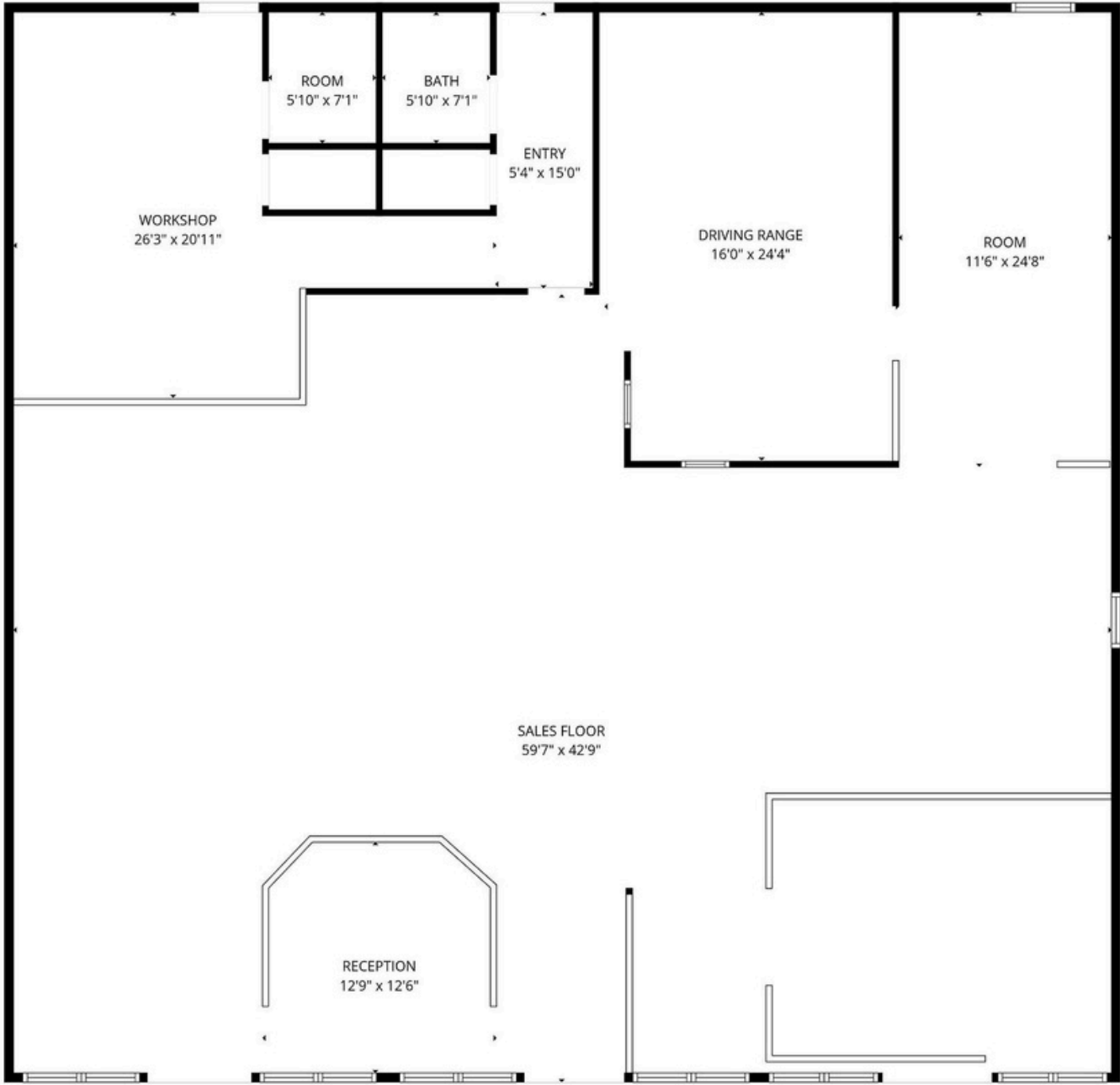
SR-32 - 44,000 VPD

SPACE 1



Total: 2939sqft

SPACE 2



Total: 3553sqft







	1 MILE	3 MILE	5 MILE
POPULATION	4,228	10,940	37,411
AVERAGE HOUSEHOLD INCOME	\$119,668	\$83,611	\$92,720
NUMBER OF HOUSEHOLDS	1,476	4,076	14,416
MEDIAN AGE	42.4	38.1	37.9
TOTAL BUSINESSES	220	461	713
TOTAL EMPLOYEES	2,513	5,487	8,500

Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1%
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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RETAIL LEASING

Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.