

**2949 Dixie Highway
(SR 4)
Hamilton, OH 45015**



**For Lease
6,532 SF Free-Standing
Restaurant w/ Drive-Thru**



AVAILABLE:
6,532 SF on 1.6428 acres

USES:
Restaurant w/ drive-thru

OFFERED AT:
\$10 PSF NNN
\$4.56 PSF estimated OpEx

LOCATION:
Located off Dixie Highway (SR 4) at signalized intersection w/
multiple entries. 22,193 VPD on SR 4.

HIGHLIGHT:
***\$75,000 grant available from City of Hamilton for
improvements***



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
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John Stretch
Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

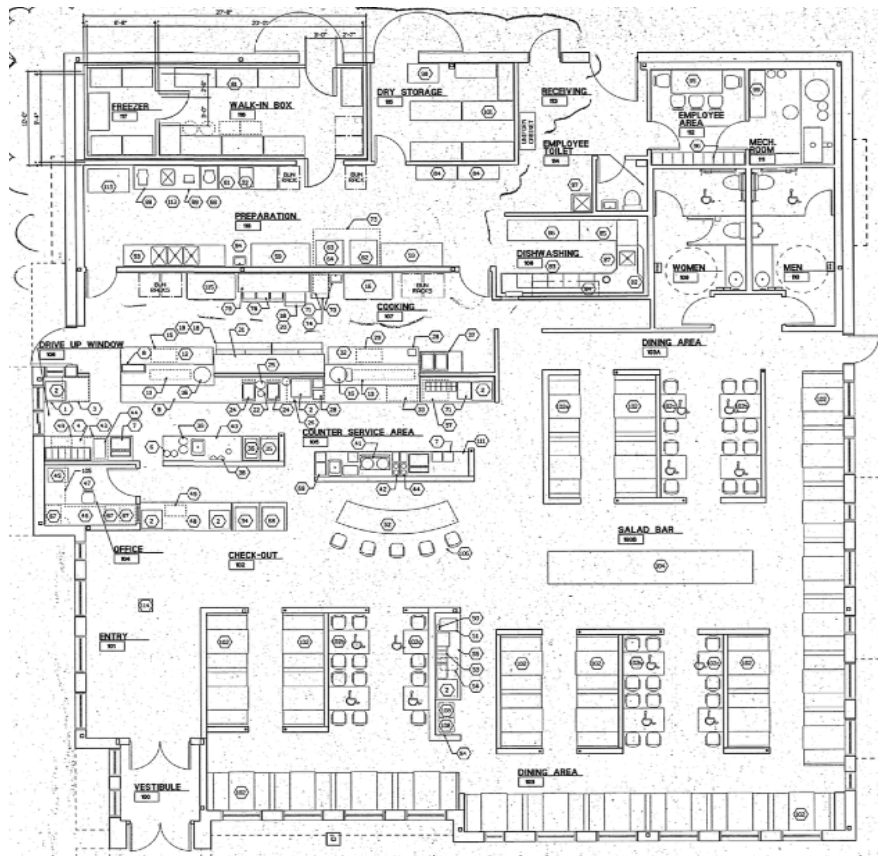
FREE-STANDING
RESTAURANT W/
DRIVE-THRU FOR
LEASE

YEAR BUILT:
1995

OCCUPANCY:
Immediate

PROPERTY INFO:

- High visibility on Dixie Highway at signalized intersection (SR 4)
- 3 hoods (6', 8'x & 10')
- Two walk-in coolers
 - 20'x9'6" (refrigerator)
 - 6'9"x9'6" (freezer)
- Drive-thru window
- Former Frisch's
- 85 total parking spots (81 standard & 4 handicapped)
- Zoned B-2



6,532 SF

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PROPERTY PHOTOS

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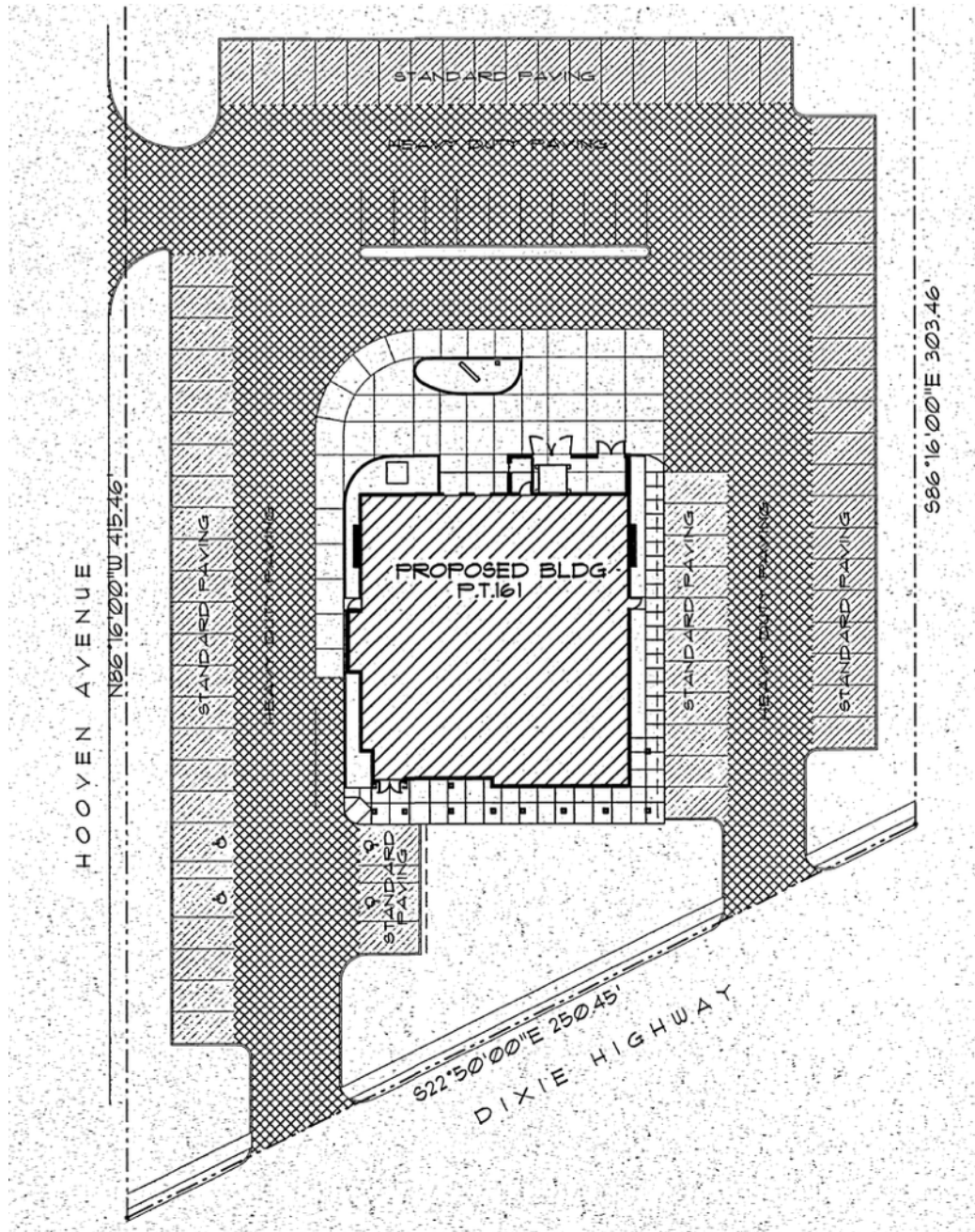
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SITE PLAN

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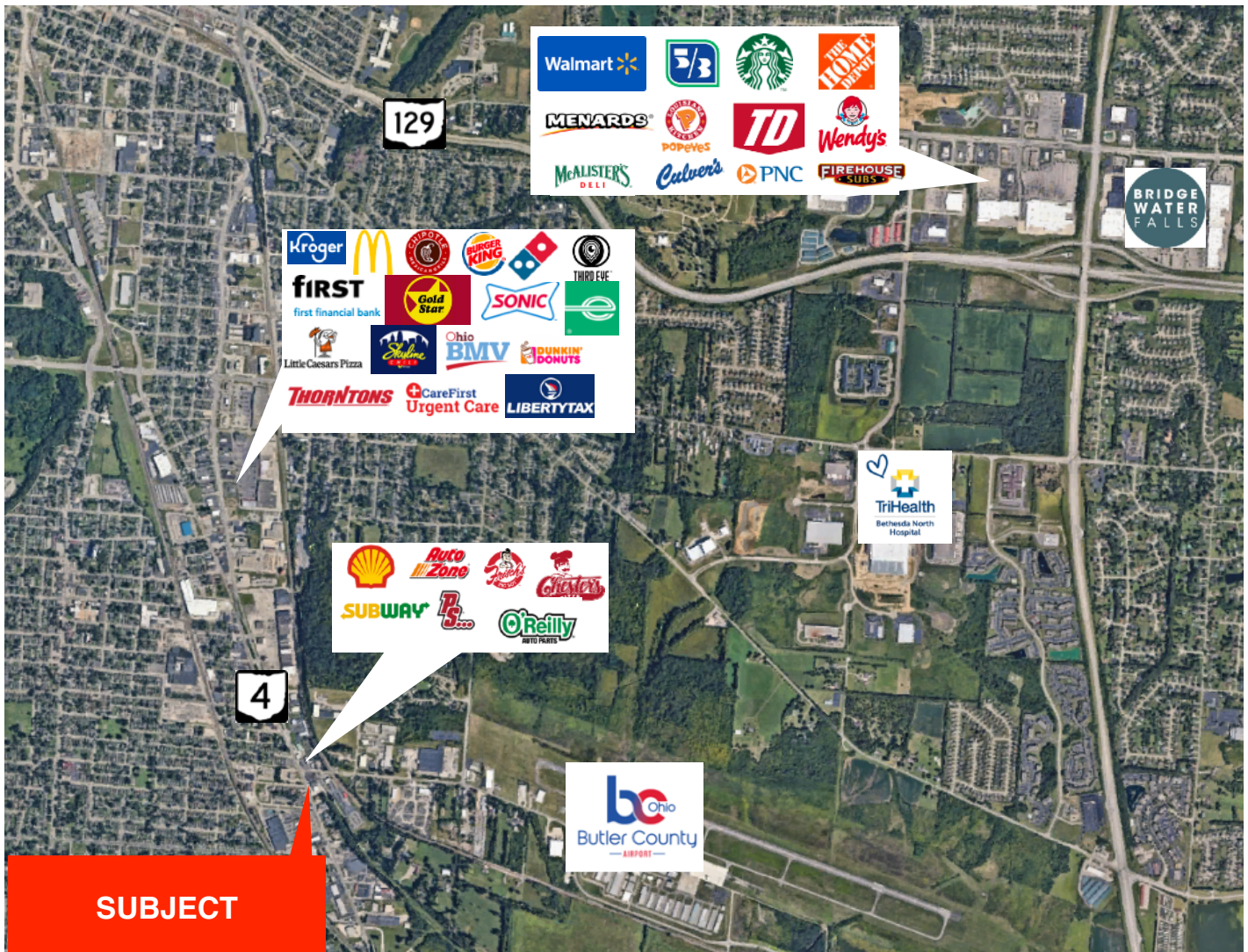
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AERIAL MAP

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