

BUSINESS OPPORTUNITY OVERVIEW – COMMERCIAL RETAIL SPACE

Teller Building | Lexington, Ohio

Overview

This listing presents an opportunity to lease a fully built-out café and bar space with existing infrastructure and equipment already in place. The incoming tenant will establish and operate their own independent business within the space.

The layout and setup support beverage service and light food preparation, making this a strong fit for a variety of café, coffee, or bar-style concepts looking to open without the time and expense of a full buildout.

Included Equipment (FF&E)

- Pratica Copa Express speed oven
- Turbo Air 70" undercounter refrigerator
- (2) Turbo Air 59" undercounter refrigerators
- 24" undercounter beverage bar refrigerator
- Freestanding freezer (approx. 15 cu ft)
- Freestanding ice maker with ice bin
- Arctic Air refrigerated rail countertop prep unit
- Commercial microwave

Sinks and Prep Areas

- 3-bay sink
- Vegetable prep sink
- Cocktail service sink
- Hand wash sink

Additional Features

- Fully outfitted for bar service and fast-serve food concepts
- Two drive-thru service lanes
- Concrete patio with two custom gas fire pits
- Turf lawn area
- Outdoor furnishings, umbrellas, and propane heaters included

Operational Notes

- Interior operating hours limited to:
 - Monday through Friday after 5:00 PM
 - Weekends between 10:00 AM and 10:00 PM
- Patio and drive-thru service areas offer greater flexibility, subject to local code compliance
- Interior layout requires maintained access to other tenant suites
 - Retractable partition must be used during business hours

Use and Equipment Limitations

- No hood system is present
- Fryer installation is not permitted
- Additional equipment may be accommodated with approval

Compliance Considerations

- Restroom access must be available for on-site consumption in accordance with local code
- Operators must comply with all applicable health and zoning regulations

Liquor License

Liquor license status to be confirmed. Any transfer, lease, or new application will be subject to state and local regulations.

Business Structure

No existing business entity, name, branding, or goodwill is included in this offering. The tenant will operate under their own business name and structure.

Included vs. Negotiable Items

- Fixed equipment is included with the lease
- Smallwares, utensils, and additional items may be negotiable unless otherwise agreed upon