



# 3,804 SF RESTAURANT SPACE

6112  
MONTGOMERY RD.



VIEW THE 360° TOUR

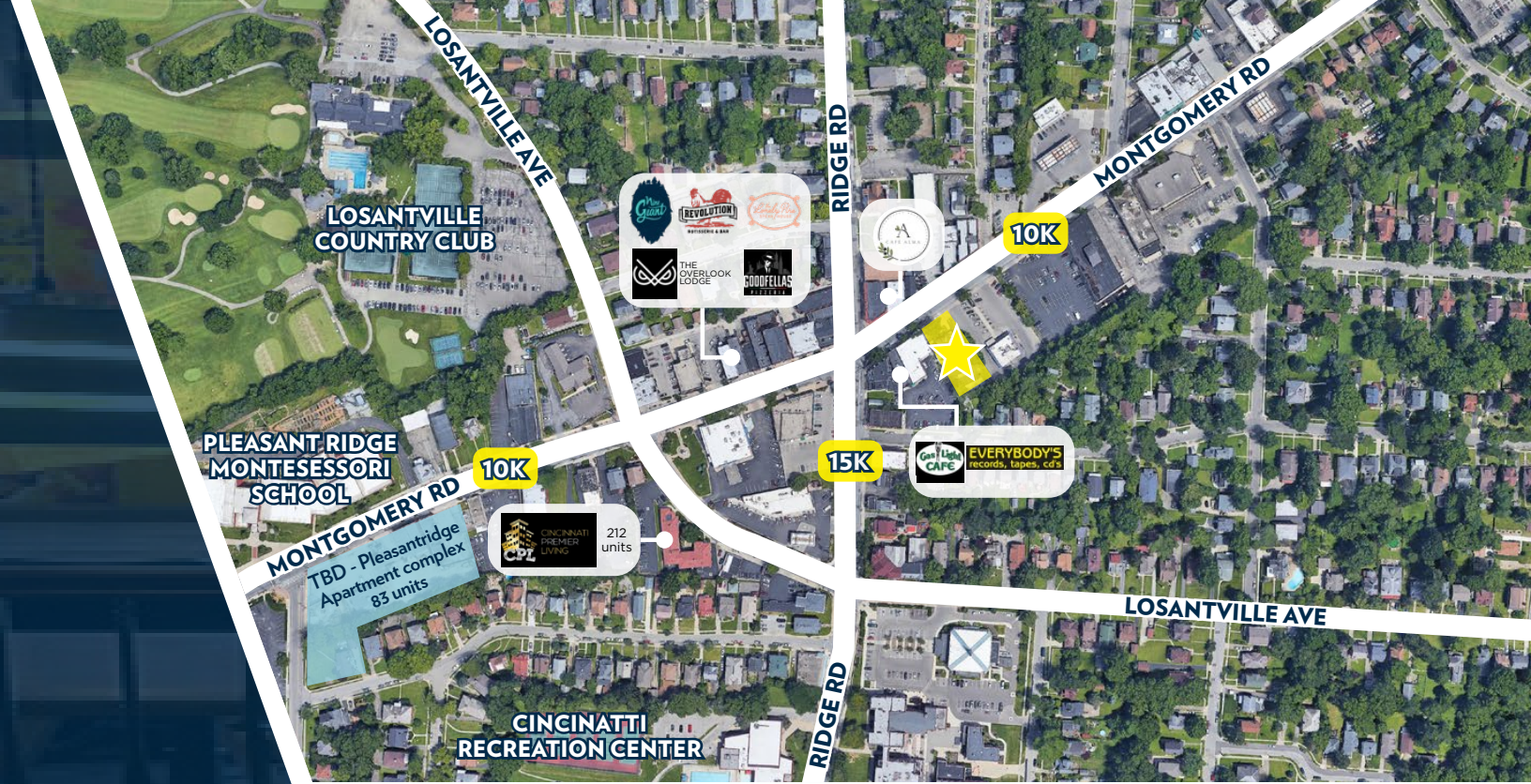


VIEW DRONE VIDEO



## KEY FEATURES

- 3,804 SF restaurant space with 2nd floor seating, full basement bar & large outdoor patio
- Full service restaurant with 2 full bars inside, 1 outside bar, and walk-in cooler
- FF&E is included in sale price
- Liquor license: On buyer and available in area
- Located on Montgomery Road in the Pleasant Ridge neighborhood; Close proximity to Oakley, Rookwood & Kenwood
- Approximately 11 parking spaces on the property plus street parking and adjacent public lot
- Located in the Pleasant Ridge neighborhood of Cincinnati; A mostly gaslight residential neighborhood with a small business district occupied largely by long-standing, independent businesses.
- Recent Article on [Pleasant Ridge Business District](#)
- Sale Price: \$1,395,000
- Lease Rate: Negotiable



## LOCAL NEIGHBORHOOD

	POPULATION	AVG HOUSE-HOLD INCOME	AVG DAYTIME POPULATION
1 Mile	13,078	\$87,552	7,689
3 Miles	107,094	\$84,820	100,114
5 Miles	237,686	\$96,739	230,172

Neighboring tenants include: Losantville Country Club, The Gas Light Cafe, Revolution Rottisserie, The Overlook Lodge, Goodfellas, Nine Giant & More!





# LOCAL AMENITIES



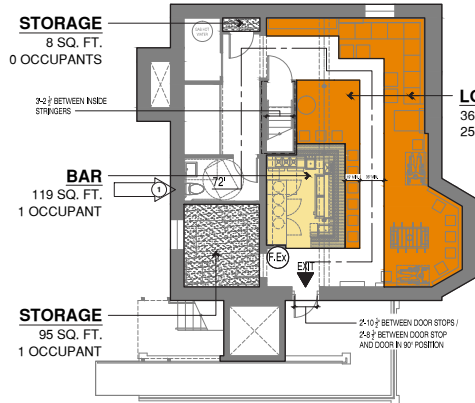
**ENTRANCE**

**FIRE PIT**

**OUTDOOR PATIO**

**OUTDOOR BAR**

# FLOOR PLANS

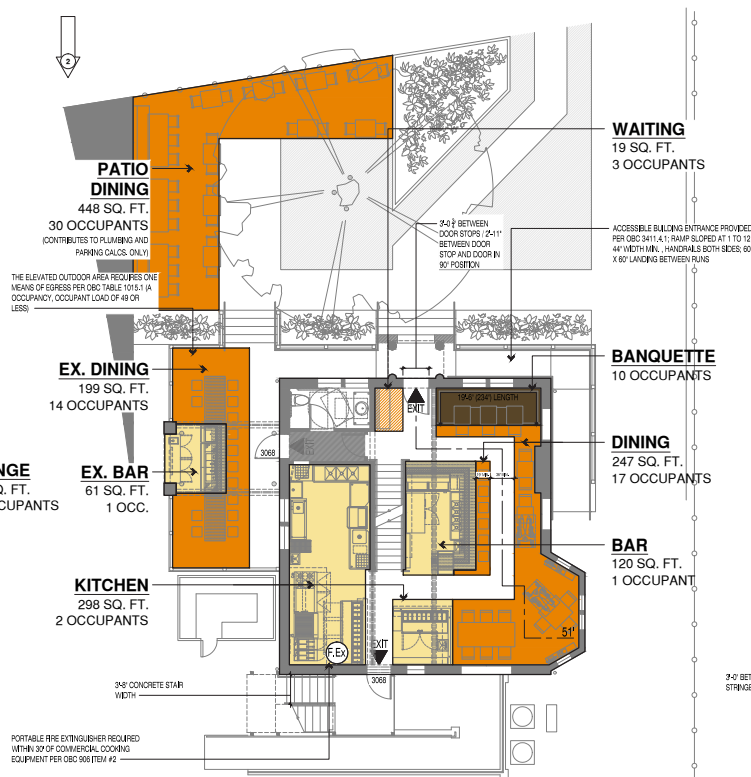


**1 BASEMENT OCCUPANCY**

1/8" = 1'-0"



BASEMENT OCCUPANCY	
A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	368 SQ. FT. @ 1 PER 15 SQ. FT. = 25 OCCUPANTS
S-2 STORAGE LOW HAZARD - 300 GROSS	103 SQ. FT. @ 1 PER 300 SQ. FT. = 1 OCCUPANT
A-2 COMMERCIAL KITCHEN - 200 GROSS	119 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
TOTAL = 27 OCCUPANTS	



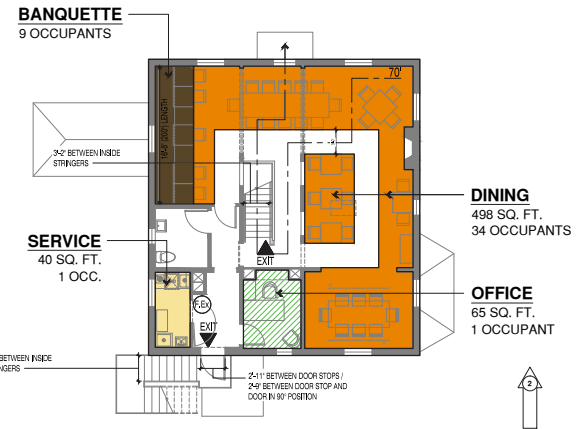
**2 FIRST FLOOR OCCUPANCY**

1/8" = 1'-0"



FIRST FLOOR OCCUPANCY	
A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	247 SQ. FT. @ 1 PER 15 SQ. FT. = 17 OCCUPANTS
(WAITING) - A-2 CONCENTRATED (CHAIRS ONLY) - 5 NET	19 SQ. FT. @ 1 PER 5 SQ. FT. = 3 OCCUPANTS
BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES	234' (19'-6") @ 1 OCC. PER 24' = 10 OCCUPANTS
A-2 COMMERCIAL KITCHEN - 200 GROSS	298 SQ. FT. @ 1 PER 200 SQ. FT. = 2 OCCUPANTS
(BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS	120 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
INTERIOR TOTAL = 33 OCCUPANTS	

EXTERIOR	
(DECK) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET	249 SQ. FT. @ 1 PER 15 SQ. FT. = 14 OCCUPANTS
(PATIO) A-2 UNCONCENTRATED (TBLS & CHAIRS) - 15 NET	630 SQ. FT. @ 1 PER 15 SQ. FT. = 30 OCCUPANTS
(EXT. BAR) A-2 COMMERCIAL KITCHEN - 200 GROSS	61 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
EXTERIOR TOTAL = 45 OCCUPANTS	



**3 SECOND FLOOR OCCUPANCY**

1/8" = 1'-0"



SECOND FLOOR OCCUPANCY	
(DINING) A-2 UNCONCENTRATED (TABLES AND CHAIRS) - 15 NET	498 SQ. FT. @ 1 PER 15 SQ. FT. = 34 OCCUPANTS
(OFFICE) BUSINESS AREA - 100 GROSS	65 SQ. FT. @ 1 PER 100 SQ. FT. = 1 OCCUPANT
BOOTH SEATING - 1 OCC. PER 24 LINEAR INCHES	234' (19'-6") @ 1 OCC. PER 24' = 9 OCCUPANTS
(SERVICE ROOM) A-2 COMMERCIAL KITCHEN - 200 GROSS	40 SQ. FT. @ 1 PER 200 SQ. FT. = 1 OCCUPANT
TOTAL = 45 OCCUPANTS	









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