



FOR LEASE-FORMER STEAK N SHAKE 3835 Race Road, Cincinnati, OH 45248

- 3,800 SF Single-Tenant Building with Drive-Thru and excellent parking
- Adjacent corner sees over 40,000 vehicles per day (23,765 on Race and 17,000 on Bridgetown)
- Nearby National Tenants: Walgreens, Raising Canes, Gordon Food Service, Chipotle, Taco Bell, Subway, Sherwin Williams, McDonalds, KFC, IHop, Burger King, and Chick-fil-A.
- Excellent Demographics: Within a 5 Mile Radius of the Subject Property the Population Exceeds 209,789; Households 85,192, and the Average Income is \$75,453
- Located in Bridgetown, 9 miles west of Downtown Cincinnati
- Across from Bridgetown Middle School (681 students)
- Access via Race Rd. and Bridgetown Rd. intersection



DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	14,454	84,894	209,789
Households	5,958	35,819	85,192
Average HH Income	\$70,100	\$80,248	\$75,453





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