



OBERER

REALTY SERVICES, LTD.

FOR SALE

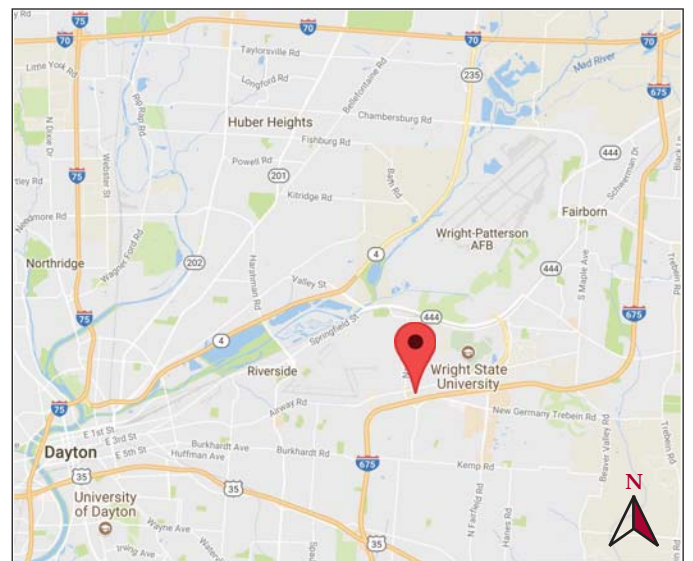
3979 COLONEL GLENN HWY.

Beavercreek, Ohio 45324

CONFIDENTIAL



- **5,324 +/- SF BUILDING ON 1.23 ACRES** currently operating as a bar & restaurant with outdoor patios
- **IDEAL BEAVERCREEK LOCATION** on Colonel Glenn Highway across from Wright State University and just minutes from Wright-Patterson Air Force Base and The Mall at Fairfield Commons
- **106 PARKING SPACES**
- **PROMINENT SIGNAGE ON COLONEL GLENN**
- **D6 LIQUOR LICENSE TRANSFERABLE**
- **ZONED COMMERCIAL PUD** and well-suited for most retail/restaurant uses
- **COLONEL GLENN HIGHWAY FRONTAGE** provides drive-by traffic of over 21,700 vehicles per day
- **EXCELLENT ACCESS** with two full-access curb cuts on Colonel Glenn and close proximity to I-675



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	7,019	54,305	159,338
HH INCOME	\$65,253	\$70,079	\$65,142
# EMPLOYEES	8,404	27,407	70,547

**CONTACT CHRIS CONLEY OR DANIELLE KUEHNLE
at (937) 910-0851 for more information**

WELCOME TO THE REGION WE KNOW

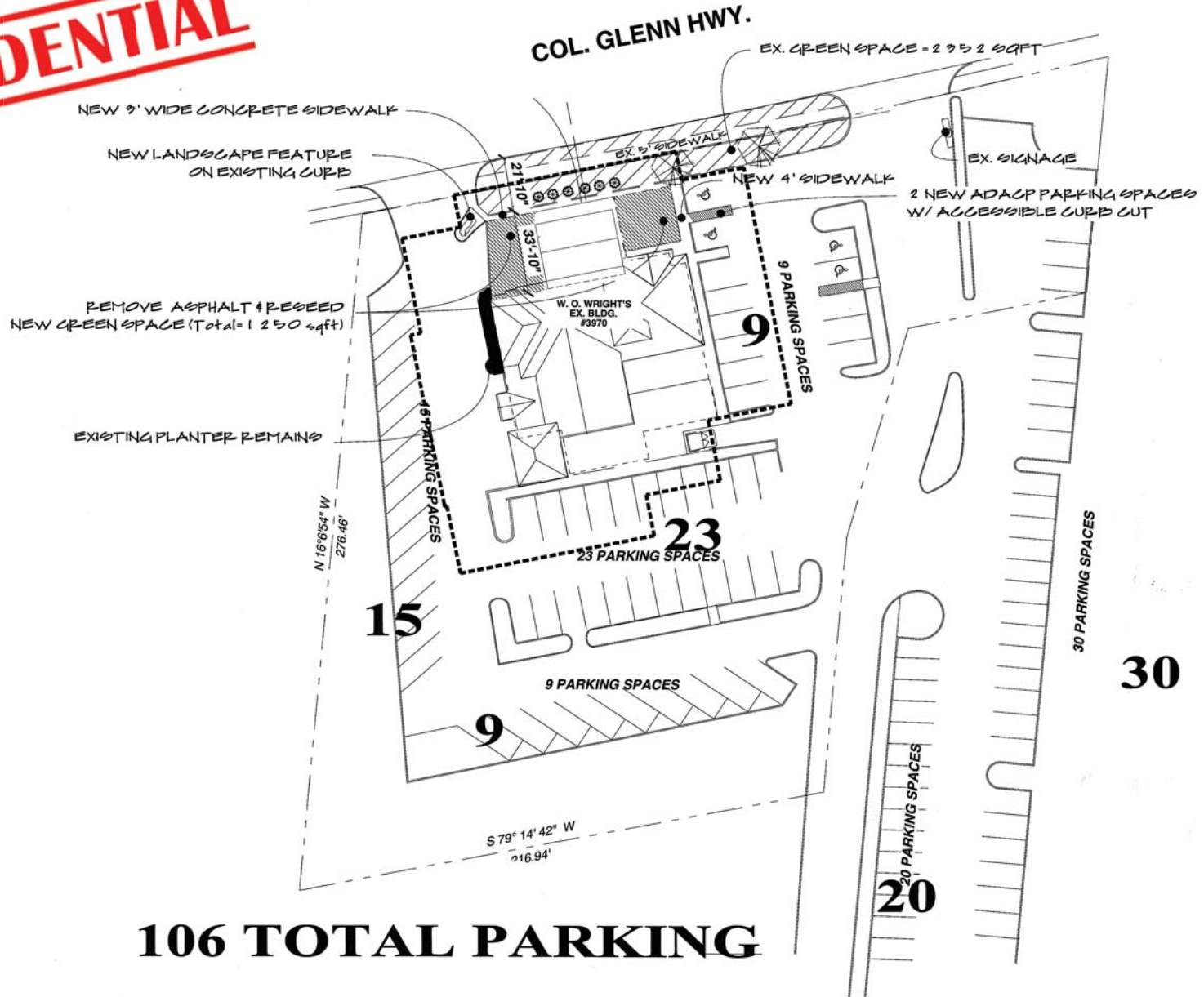
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FOR SALE
3979 COLONEL GLENN HWY
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SITE PLAN



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106 TOTAL PARKING

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