

FOR SALE - FORMER RESTAURANT - TURN KEY READY

# 1140 Congress Avenue

CINCINNATI, OH 45246

RETAIL



## PROPERTY HIGHLIGHTS

- + For Sale - Price Negotiable
- + 3,063 sq. ft. Available
- + Former restaurant - Turn key ready
- + Located in the heart of historic Glendale, Ohio
- + Less than 1 mile to Tri-County Mall the Sharonville/Glendale regional shopping district
- + Handicap accessible to all inside & outside ramps
- + Ample parking available



FOR SALE - FORMER RESTAURANT - TURN KEY READY

# 1140 Congress Avenue

CINCINNATI, OH 45246

RETAIL



## ADDITIONAL PROPERTY INFO

- + Liquor license is available
- + Building completely restored in 2010 to accommodate restaurant operation
- + Sound absorbing panels throughout restaurant
- + Area tenants include: Macy's, Sears, TJ Maxx, Lowes, Panera, O'Charley's, Best Buy, Target, Costco, Dave & Busters, Sharonville Convention Center, Big Lots, Hobby Lobby, DSW, Office Depot and Bed Bath & Beyond



## CONTACT US

**HILARY LINNENBERG**

Associate  
+1 513 369 1308  
hilary.linnenberg@cbre.com

[www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)

**CBRE**



FOR SALE - FORMER RESTAURANT - TURN KEY READY

# 1140 Congress Avenue

CINCINNATI, OH 45246

RETAIL

## CHEF WORKSTATION



+ Large prep kitchen



## CONTACT US

**HILARY LINNENBERG**

Associate  
+1 513 369 1308  
hilary.linnenberg@cbre.com

[www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)

**CBRE**



FOR SALE - FORMER RESTAURANT - TURN KEY READY

# 1140 Congress Avenue

CINCINNATI, OH 45246

RETAIL

## AREA AMENITIES





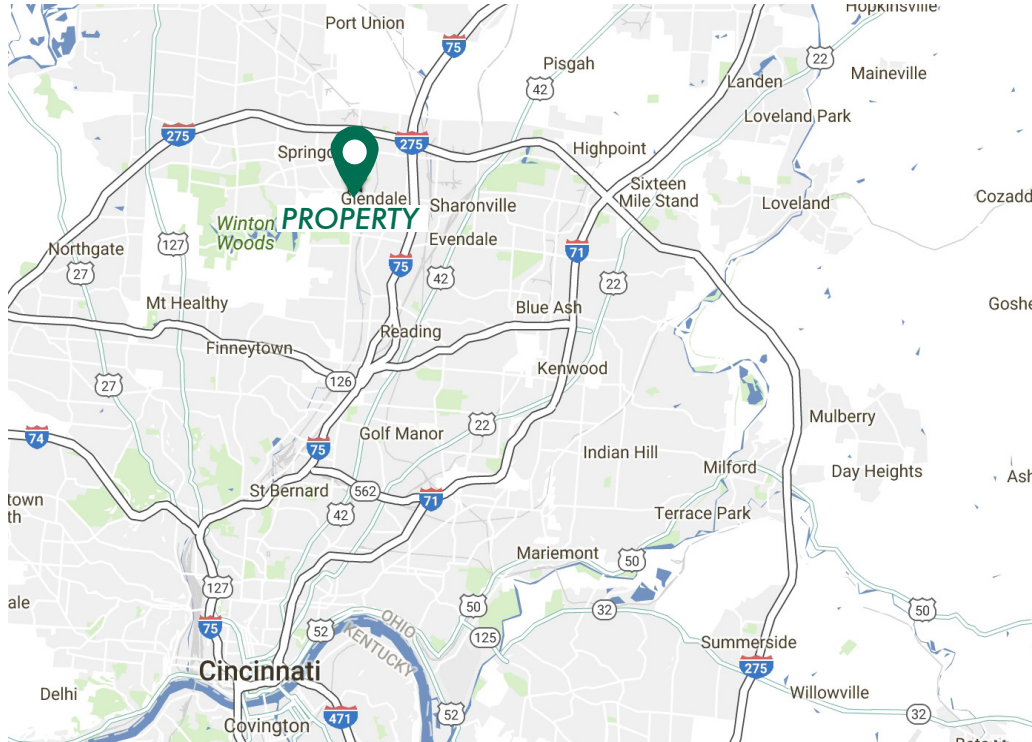
FOR SALE - FORMER RESTAURANT - TURN KEY READY

# 1140 Congress Avenue

CINCINNATI, OH 45246

RETAIL

## LOCATION MAP



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2016 Estimated Population	4,630	47,160	148,640
2016 Estimated Household Income	\$80,883	\$64,684	\$72,652
2016 Estimated Households	2,298	19,305	61,019

### TRAFFIC COUNTS

	APPROX VEHICLES PER DAY
Congress Ave. at South Lake Ave.	16,120



## CONTACT US

### HILARY LINNENBERG

Associate  
 +1 513 369 1308  
 hilary.linnenberg@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

[www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)

