

Available for Sale

CINCINNATI, OH

Anchor
ASSOCIATES

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3159 SR 22 & 3 (Montgomery Rd)

- Former “Twenty Mile House”
- Located in Deerfield Township, a northern suburb of Cincinnati
- Former casual dining restaurant
- Building size - Approximately 8,900 SF 1st Floor, 900 SF 2nd Floor
- Acreage - 1.5
- Parking - 80 paved spaces plus future expansion
- D-5, D-6 Liquor License available
- Excellent opportunity for restaurant, retail development or new free standing building



Demographics 2010 Estimates	1 Mile	3 Mile	5 Mile
Population	9,997	52,654	127,775
Households	3,626	19,017	45,054
Median Household Income	\$80,439	\$84,214	\$85,828
Total HH Spending (in Millions)	\$263.6	\$1,378.3	\$3,302.4

Traffic Counts	CPD
SR 22 & 3 (Montgomery Rd) & Columbia Rd	20,107
Columbia Rd & SR 22 & 3 (Montgomery Rd)	18,361

For more information contact

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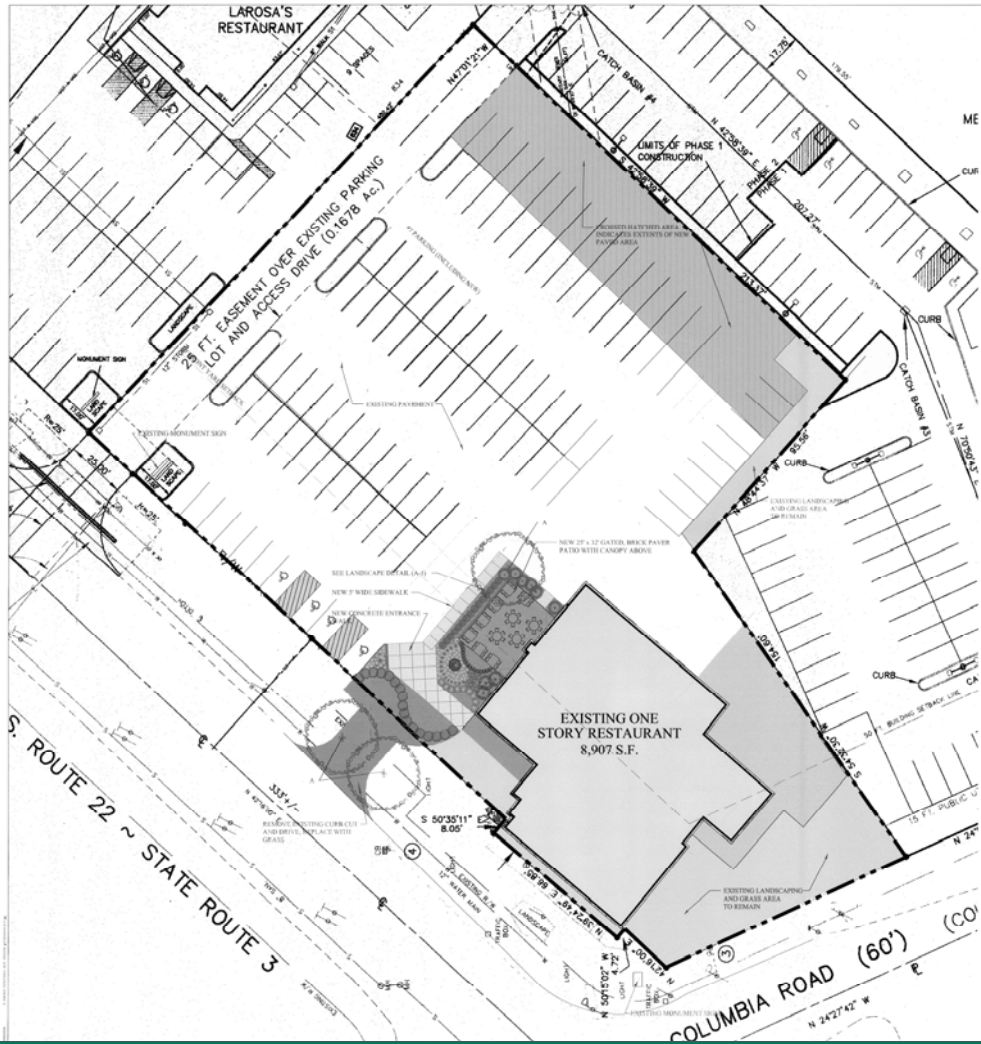
Amy Holter

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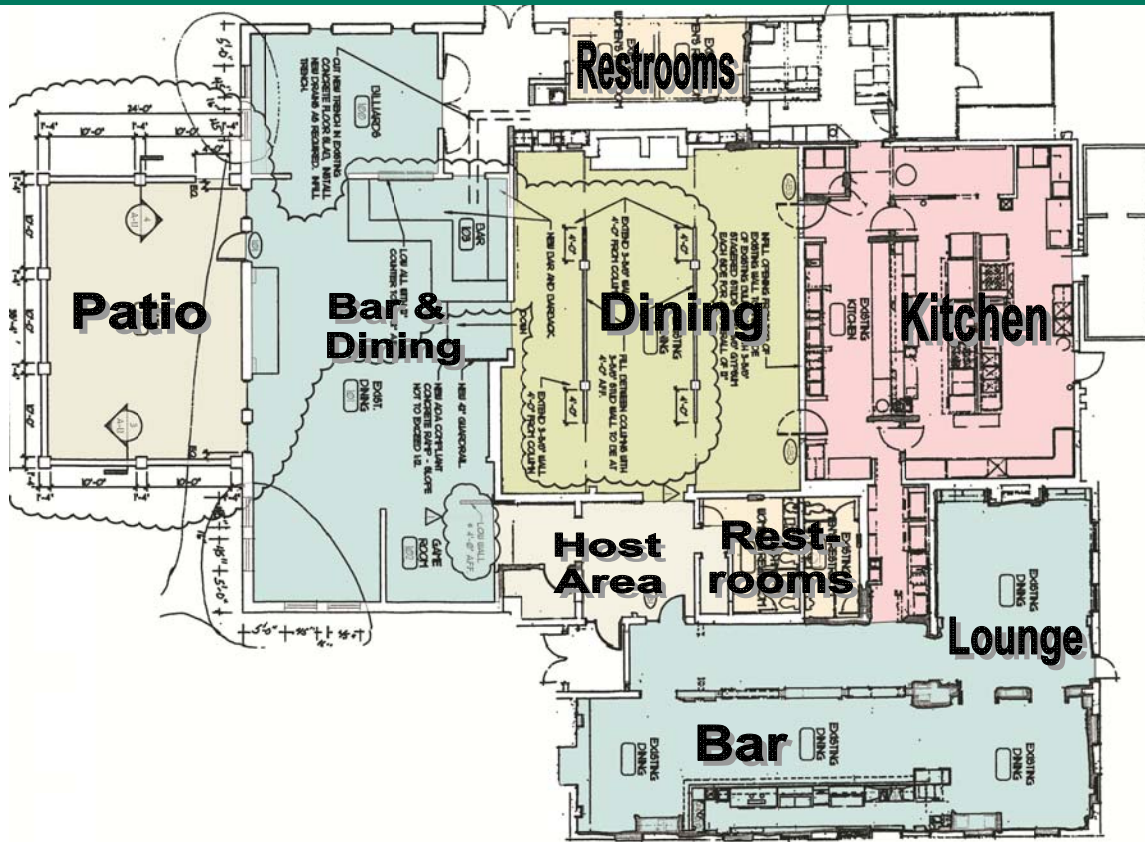
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SITE PLAN



FLOOR PLAN



AERIALS

