



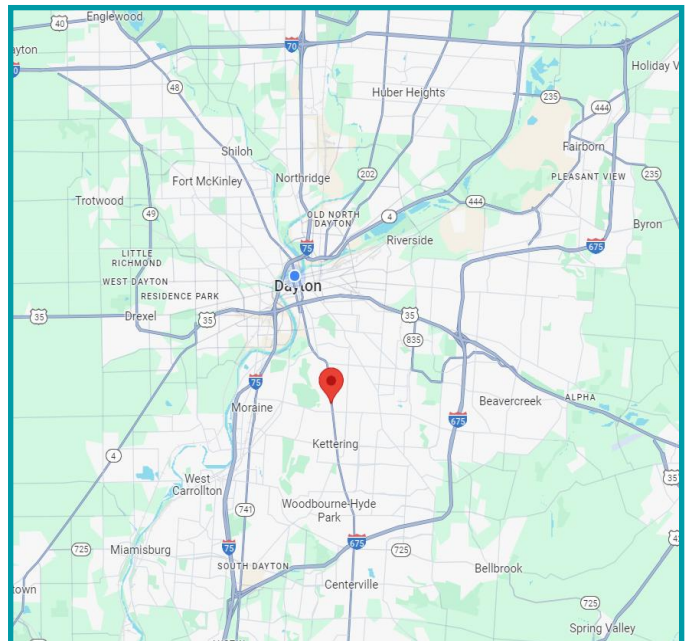
Commercial Real Estate Solutions®

Restaurant For Lease/Sale
2515 Far Hills Avenue
Oakwood, OH 45419



PROPERTY HIGHLIGHTS

- Rare Restaurant space located in “Downtown Oakwood” former Flyboys Deli
- 4,203SF freestanding building with roof top outdoor patio!
- New HVAC and Water Heater within the last three years
- FF&E available – bar, sinks, walk-in cooler, furniture
- Located across from Starbucks, Chico’s, Talbots, Edward Jones, Graeter’s Ice Cream plus other boutiques and restaurants
- 100,236 daytime employees within a 3-mile radius and 220,305 population within a 5-mile radius!
- For Lease: \$17.76 PSF + \$3.95 NN = \$7,500.00 p/m including NN
- \$25,000 Tenant Improvement Allowance provided upon financial approval & Free Rent. Call for details
- For Sale: **\$945,000 REDUCED to \$799,000!**



For More Information, Please Contact:

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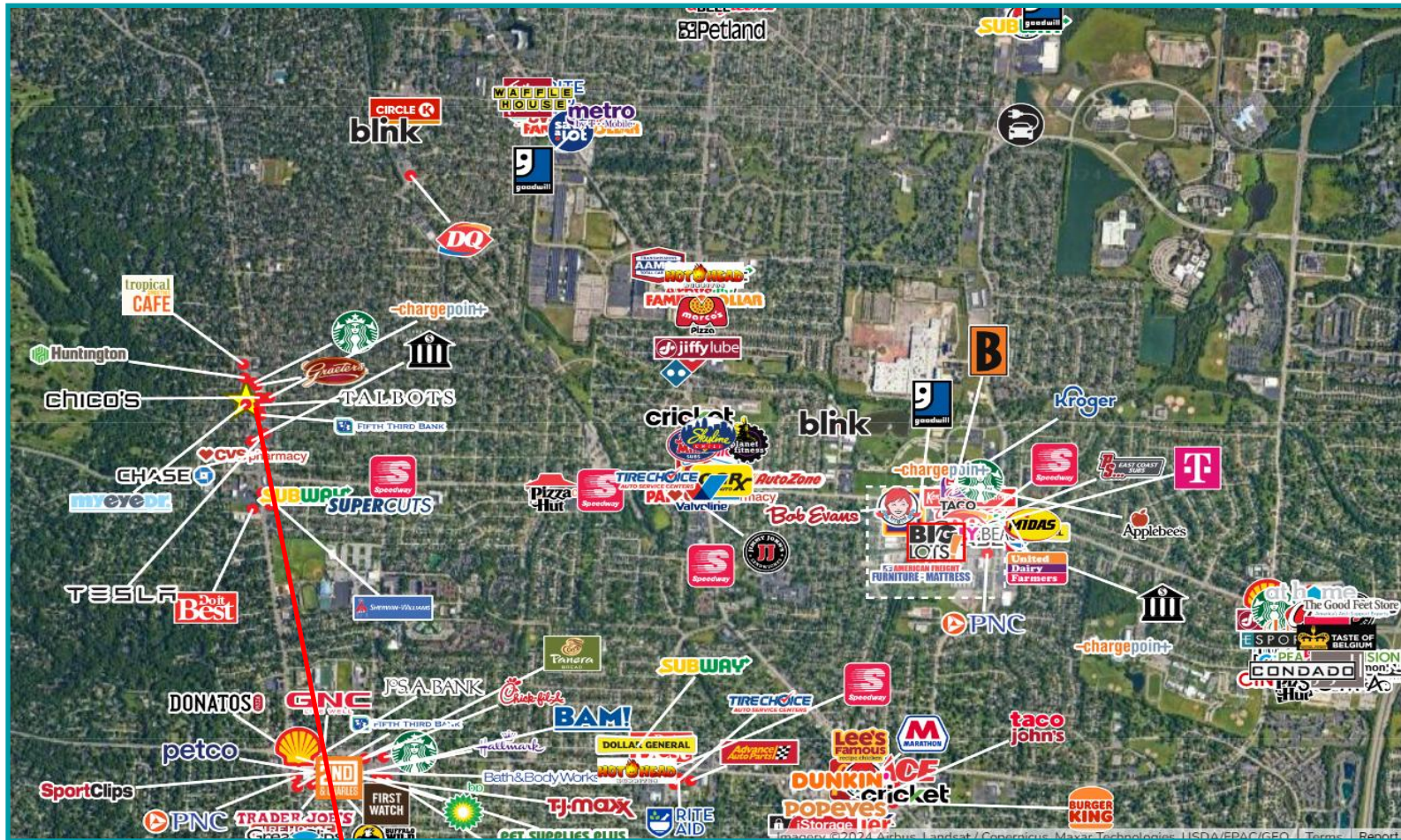
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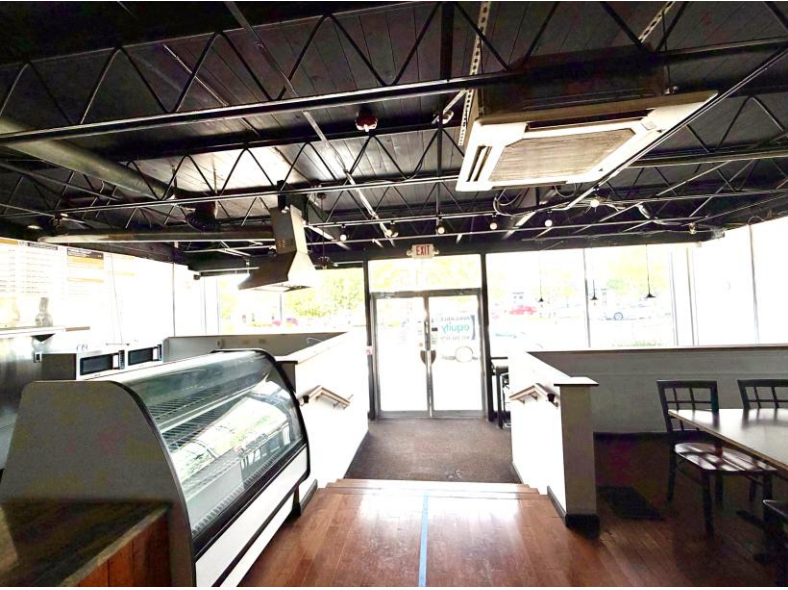


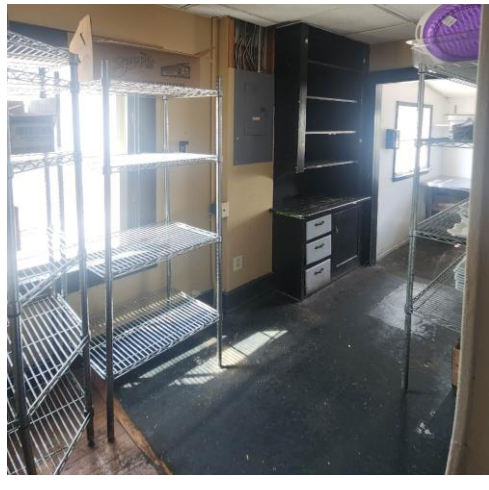
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TRADE AREA MAP / AERIAL MAP









DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,531	92,524	220,305
Average HH Income	\$151,397	\$106,533	\$98,437
Daytime Population	9,830	100,236	253,492