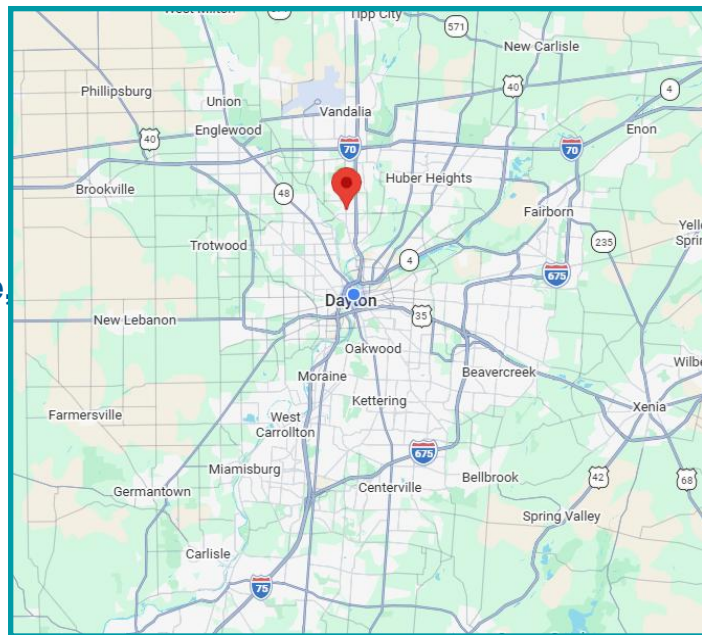




PROPERTY HIGHLIGHTS

- **1,928 SF Turnkey entertainment venue with patio**
- **Excellent road frontage with ample on-site parking, large pylon sign with LED reader board**
- **All FF&E included – bar, sinks, coolers, ice machine, furniture, fixtures, all equipment**
- **High-visibility location on heavily traveled N. Dixie Drive**
- **Excellent opportunity for owner-operators or investors**
- **Ideal for a bar, lounge, nightclub, restaurant, event venue, or entertainment concept**
- **Minutes from I-75 with convenient access to Dayton, Vandalia & surrounding communities**
- **Surrounded by established businesses and steady daily traffic. Bring your vision and transform this iconic location into Dayton's next hotspot**
- **For Sale: \$485,000- Includes D5/D6 Liquor License; transferable with sale**

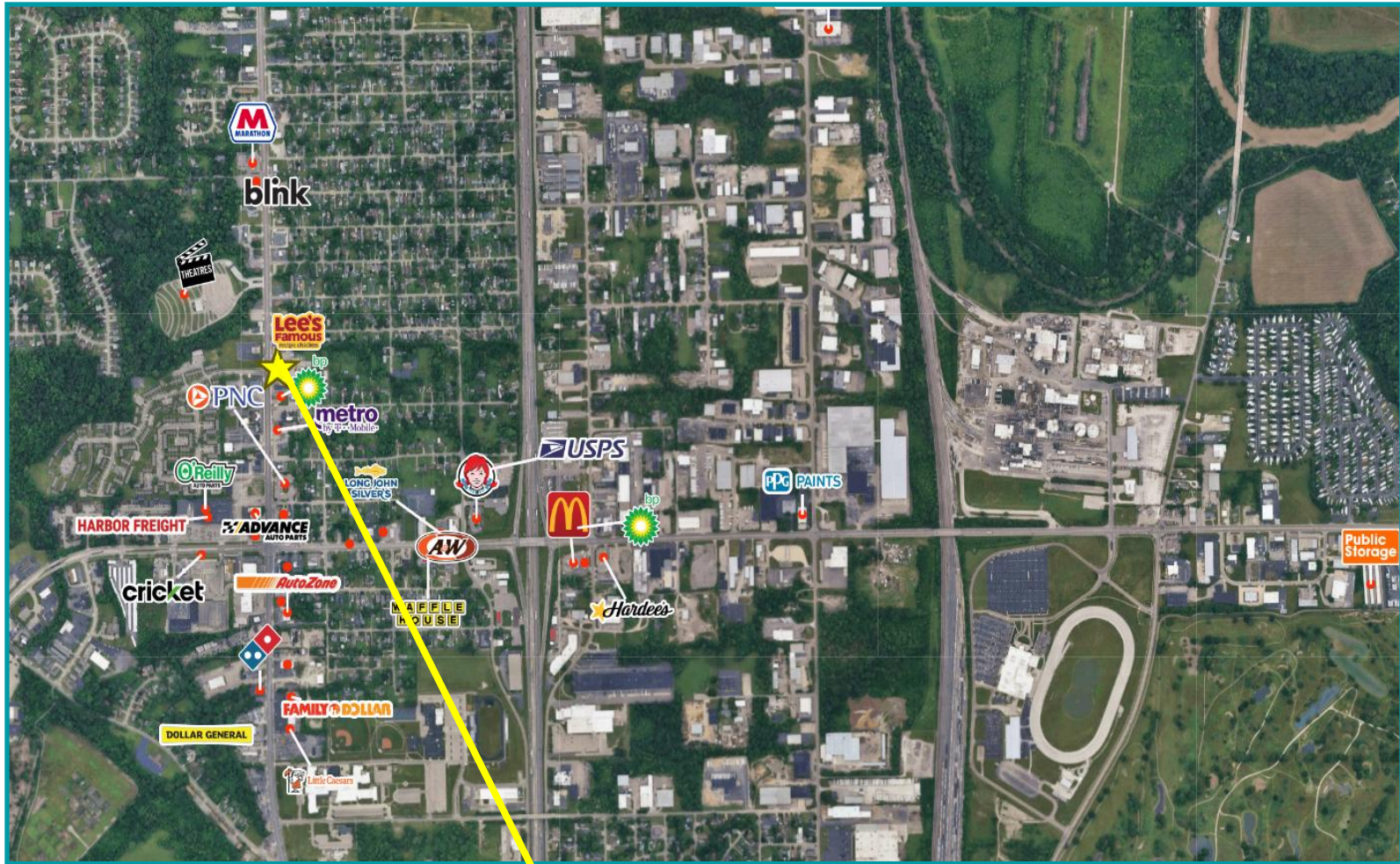


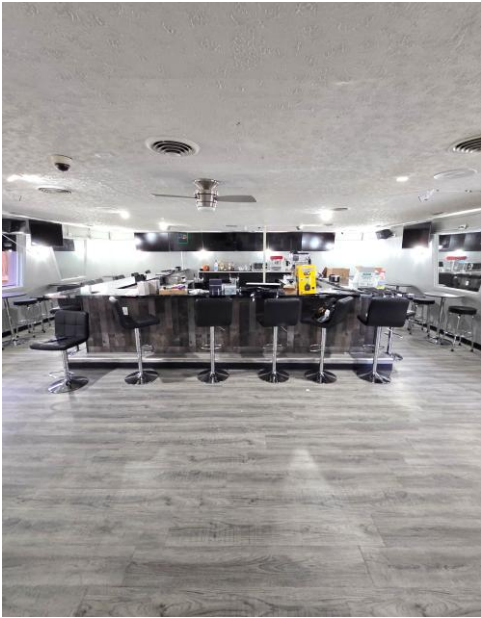
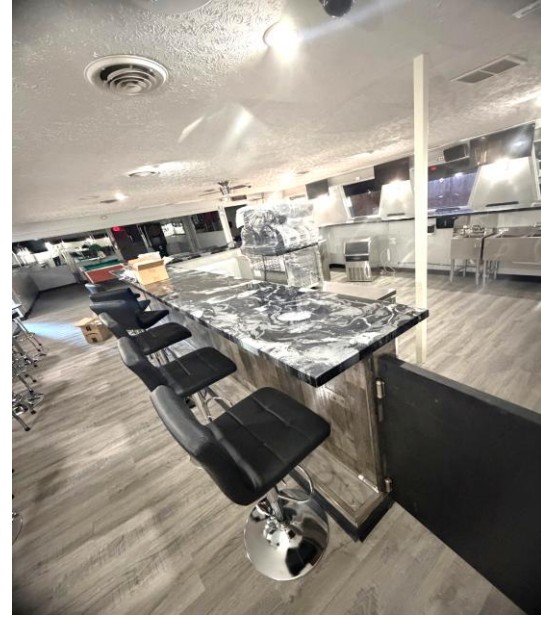
For More Information, Please Contact:

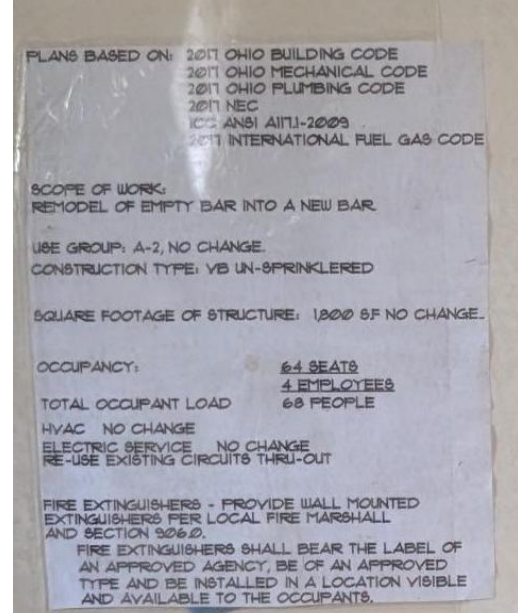
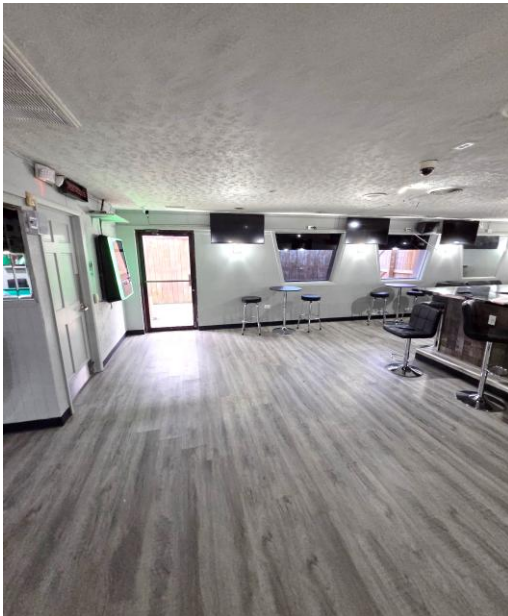
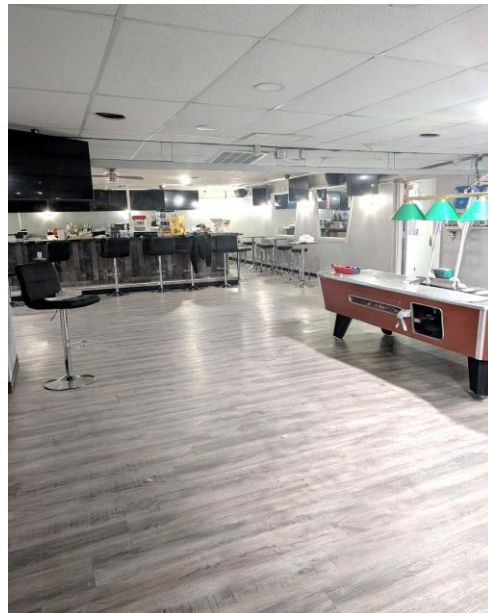
Tracey Herron | Senior Vice President of Commercial Sales and Leasing
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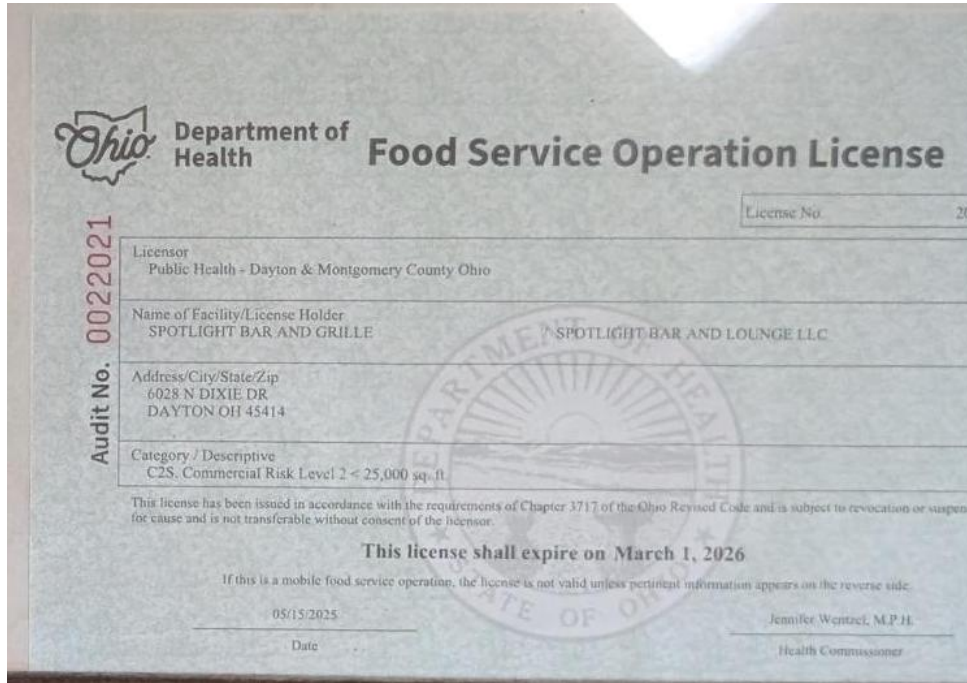
TRADE AREA MAP / AERIAL MAP







Food Service Operation License: Current through March 2027. Issuance of a new license is generally straightforward if no substantial facility changes are made.

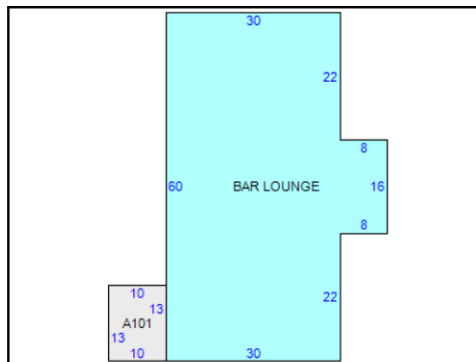


Sketch

PARID: E21 19004 0004

PARCEL LOCATION: 6028 DIXIE DR N

NBHD CODE: C3500000



Options

Type	Line #	Item	Area
Commercial	1	BAR LOUNGE - 036:BAR LOUNGE	1,928
Commercial Feature	2	UTL BLDG-FRM - RS1:UTILITY BLDG-FRAME	130
Commercial Feature	1	CANOPY ONLY - CP5:CANOPY ONLY	576
Outbuilding	1	ASPH PAVE - C11:ASPHALT OR BLACKTOP PAVING	16,500

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,806	45,315	162,518
Average HH Income	\$60,018	\$83,986	\$90,631
Daytime Population	8,478	54,100	184,000