

FORMER T.G.I. FRIDAY'S  
3719 STONE CREEK BOULEVARD  
CINCINNATI, OH 45241

FOR LEASE OR SALE  
1.75 ACRES | 6,206 SF

#### HIGHLIGHTS

- Seller financing available
- Freestanding 2nd generation restaurant
- Excellent visibility from I-275
- Outdoor patio area
- Average household income in excess of \$101K within 1 mile radius
- Area retailers include Meijer, Old Navy, Marshalls, JCPenney, Best Buy, La-Z-Boy Furniture Gallery, Bob's Discount Furniture and Kroger Marketplace
- Area restaurants in the area include Quaker Steak & Lube, La Pinata Mexican Grill, Olive Garden, Logan's Roadhouse, Buffalo Wild Wings, El Trompo and many others

#### TRAFFIC COUNTS

- 82,259 VPD on INTERSTATE 275
- 33,836 VPD on COLERAIN AVE

#### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,067	48,918	145,135
Households	2,519	19,417	59,293
Average HH Income	\$101,870	\$90,487	\$88,645
Daytime Employees	4,017	13,374	36,806

#### CONTACT

Jason Gibson 513-784-1106  
jgibson@anchor-associates.com

Blake Hasselbeck 513-784-1106  
bhasselbeck@anchor-associates.com

Anchor  
ASSOCIATES



ANCHOR  
ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45242

513-784-1106

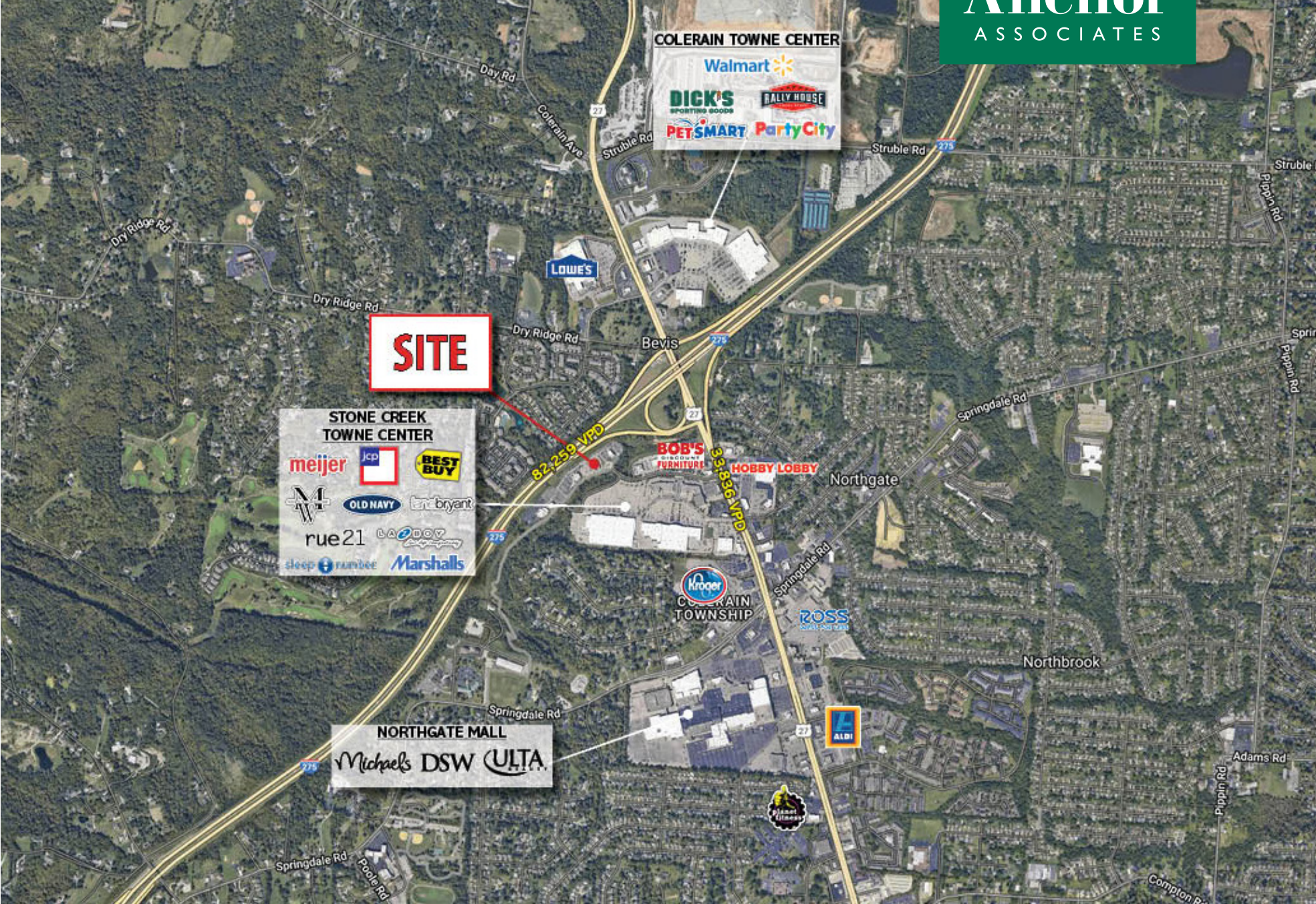
[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.



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SCHEDULE B-2 EASEMENT NOTES:

1. Utility easement in favor of Duke Energy Ohio, Inc. as set forth in Official Record 19815, Page 1937.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
2. Terms, conditions and easements contained in the Private Easement and Maintenance Agreement set forth in Official Record 13824, Page 735.  
PERTAINS TO THE SUBJECT PROPERTY, SETBACK OF EASEMENT LOCATED ON THE SUBJECT PROPERTY IS LEGIBLE AND HAS BEEN PLOTTED BY SCALE IN APPROPRIATE LOCATION AS SHOWN.
3. Conditions, restrictions, and easements as shown in the Final Development Plan set forth in Plat Book 444, Page 16.  
PERTAINS TO THE SUBJECT PROPERTY, EASEMENTS ARE AS PLOTTED AND SHOWN.
10. Terms, conditions and easements contained in the Site Ownership and Access Easement Agreement and Partial Assignment and Assumption Agreement set forth in Official Record 11956, Page 421.  
PERTAINS TO THE SUBJECT PROPERTY, SLOPE IS LOCATED AS SHOWN.
11. Terms, conditions, restrictions and easements contained in the Operation and Easement Agreement set forth in Official Record 19275, Page 3400, as amended in that certain Third Amendment to Operation and Easement Agreement set forth in Official Record 19289, Page 204, that certain Second Amendment to Operation and Easement Agreement set forth in Official Record 19323, Page 1946, and that certain Third Amendment to Operation and Easement Agreement set forth in Official Record 19348, Page 214.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
12. Terms, conditions and easements contained in the Site Easement Agreement set forth in Official Record 19287, Page 1035.  
PERTAINS TO THE SUBJECT PROPERTY, SLOPE IS LOCATED AS SHOWN.
13. Private drainage easement for storm water detention and conditions and restrictions related thereto as shown in Plat Book 415, Page 68.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
14. Private drainage easement for storm water detention and conditions and restrictions related thereto as shown in Plat Book 412, Page 46.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
15. Private drainage easement for storm water detention and conditions and restrictions related thereto as shown in Plat Book 416, Page 36.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
16. Easements, conditions, restrictions and other matters as shown on the plat of Stone Creek Towne Center Subdivision Block "A" set forth in Plat Book 411, Pages 95 and 96 including, but not limited to, the following:  
a) easement in favor of Duke Energy, Cincinnati, Ohio and Time Warner, NOT FOUND ON PLAT  
b) power service charges, NOT A SUBJECT TO PLAT  
c) right-of-way easement, PERTAINS TO THE SUBJECT PROPERTY, SLOPE IS APPROXIMATELY 1:100, NO WIDTH GIVEN  
d) sanitary sewer easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
e) public storm water easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
f) storm water easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
g) utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
h) public water line easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
i) 60' utility easement in favor of the City of Cincinnati, Ohio, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
j) 30' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
k) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
l) 30' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
m) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
n) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
o) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
p) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
q) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
r) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
s) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
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u) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
v) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
w) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
x) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
y) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN  
z) 10' utility easement, PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN
17. Waterline easement as shown in Plat Book 406, Page 30 with acceptance as set forth in Official Record 19883, Page 125.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
18. Public storm sewer easement for structure and access easement to permanent structure as shown in Plat Book 407, Page 59.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
19. Temporary construction easements and restrictions, terms and conditions related thereto as set forth in Plat Book 407, Page 59.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN. TERMS OF DOCUMENT HAVE POSSIBLY EXPIRED.
20. Utility easement and restrictions, terms and conditions related thereto as shown in Plat Book 407, Page 59.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
21. Sanitary sewer easements and restrictions, terms and conditions related thereto as set forth in Plat Book 413, Pages 47 and 48.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
22. Terms, conditions, easements, covenants and restrictions contained in the Easements, Covenants and Restrictions Agreement (Stone Creek/DEI) set forth in Official Record 19399, Page 1009.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
23. Easements, covenants and restrictions contained in the Declaration of Easements, Covenants and Restrictions for Stone Creek Towne Center (Henderson/Casale) set forth in Official Record 19399, Page 1042, as amended by that certain Amendment and Release Declaration of Easements, Covenants and Restrictions for Stone Creek Towne Center set forth in Official Record 19407, Page 1241.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE. COMMON DRIVEWAY EASEMENT IS AS PLOTTED AND SHOWN.
24. Easements, covenants and restrictions contained in the Declaration of Easements and Restrictions Agreement (GMR, Inc.) as set forth in Official Record 19407, Page 2205.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
25. Terms, conditions and obligations contained in the Agreement set forth in Official Record 19196, Page 2865.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
26. Terms, conditions and obligations contained in the Service Agreement set forth in Official Record 19174, Page 2223.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE. PER SECTION 1.5 OF THE REFERENCED DOCUMENT, EASEMENT MAY NOW BE EXPIRED.
27. Utility easement in favor of the Cincinnati Gas & Electric Company as set forth in Deed Book 4056, Page 397.  
PERTAINS TO THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
28. Easements, terms, conditions and restrictions as contained in the Redemptive Easement and Operation Agreement as set forth in Deed Book 4335, Page 745, as amended by the certain amendments to Redemptive Easement and Operation Agreement as set forth in Official Record 19172, Page 2152.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
29. Sanitary sewer easement as shown in Plat Book 384, Page 35.  
PERTAINS TO THE SUBJECT PROPERTY AS A BENEFIT, SUBMITTAL SHOWN ON THE REFERENCED DOCUMENT SERVES AS EVIDENCE THAT ARE LOCATED ON THE SUBJECT PROPERTY. EASEMENT AS DEFECTIVE ON THE REFERENCED PLAT DOES NOT RUN ACROSS THE SUBJECT PROPERTY.
30. Terms, conditions, rights and restrictions arising under and/or referenced in the Memorandum of Lease by and between Stone Creek Development Company of Ohio, LLC, an Ohio limited liability company, as landlord, and Bed Bath & Beyond, Inc., a New York corporation, as tenant, recorded July 18, 2006 in Official Record 19398, Page 3113, as the same was amended by that certain Plat Amendment to Memorandum of Lease recorded November 1, 2006 in Official Record 19399, Page 2103 and that certain Second Amendment to Memorandum of Lease recorded November 1, 2006 in Official Record 19399, Page 3113.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENTS ARE BLANKET IN NATURE.
31. Terms and conditions contained in Resolution #19-05, Case No. 2A-3009-003, Stone Creek Towne Center, as set forth in Official Record 9991, Page 1648.  
PERTAINS TO THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE.
32. Repurchase agreement as contained in the General Repurchase Deed set forth in Official Record 19156, Page 2299.  
PERTAINS TO THE SUBJECT PROPERTY. EASEMENT DOES NOT RUN ACROSS THE SUBJECT PROPERTY BUT MAY SERVE AS A BENEFIT, PLOTTED AS THE CURRENT RIGHT-OF-WAY FOR STONE CREEK BOULEVARD AS SHOWN HEREON.

GENERAL SURVEY NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
2. The property described herein is the same as the property described in Stewart Title Guaranty Company Title Commitment No. 11040201-1, dated July 14, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation X Unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39051C0005, with a date of Identification of February 17, 2016, for Community No. 390204, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to Stone Creek Boulevard, being a dedicated public street or Highway.
5. The total number of striped parking spaces on the subject property is 16, including 5 designated handicap spaces.
6. There is no observed evidence of current street moving work, building construction or building additions.
7. There are no proposed changes of street right of way lines, according to the City of Cincinnati.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of the use of a solid waste dump, pump or sanitary landfill.
10. The meridian for all bearings shown herein is the southeast right of way margin of Interstate 275, known as being N 9° 21' 44" E, per Plat Book 411, Page 96 of the Hamilton County Records.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/nwetlands/](http://www.fws.gov/nwetlands/).

ZONING INFORMATION:

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As of July 26, 2017, the surveyor had not been provided zoning information pursuant to Table A Item 6b.

LAND AREA:

76,307 Square Feet (1.752 Acres)

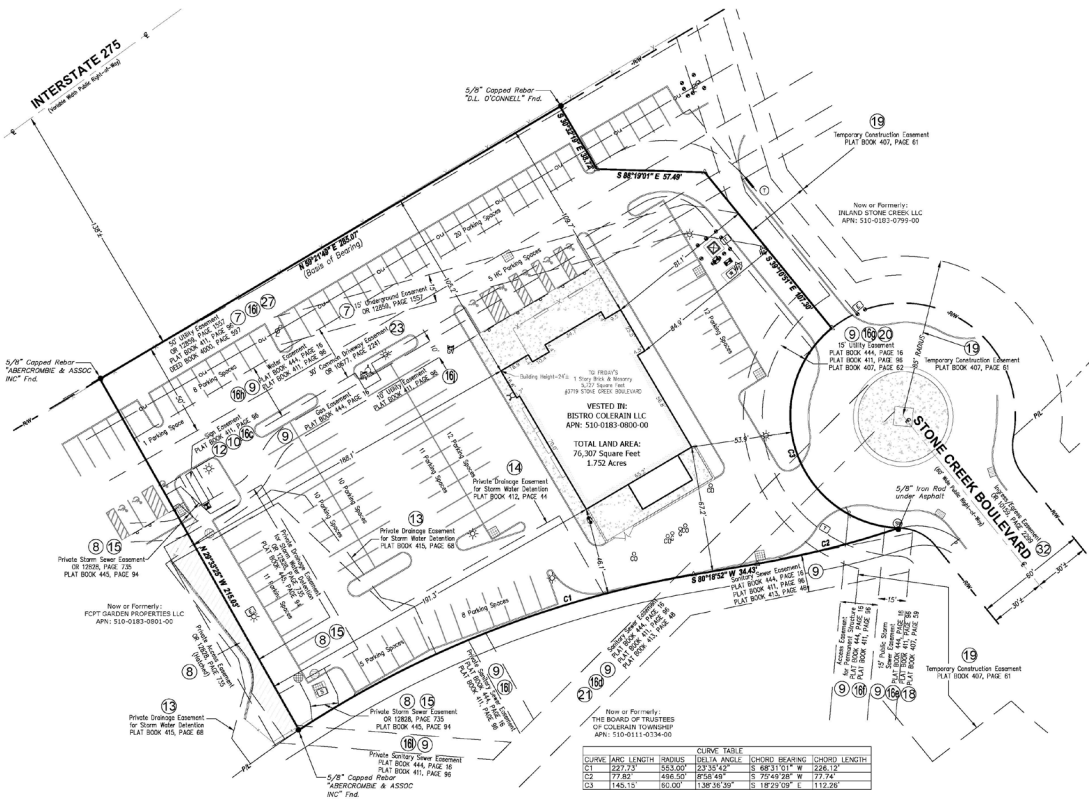
RECORD LEGAL DESCRIPTION

(from commitment)

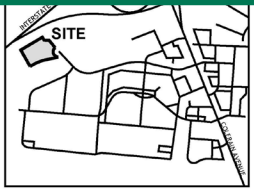
Subsite in Section 16, Town 2, Entire Range 1, Miami Purchase, Celerate Township, Hamilton County, Ohio and being more particularly described as follows:  
Being all of Lot 2 of Stone Creek Towne Center Subdivision, Block "K", recorded in Plat Book 411, Pages 95 and 96 of the Hamilton County, Ohio Records Office.  
Being subject to all easements and restrictions of record.  
Parcel No. 510-0183-000-00  
Commonly known as: 3719 Stone Creek Boulevard, Cincinnati, OH, 45201  
The above described property is the same property that is described in Stewart Title Guaranty Company Title Commitment No. 11040201-1, dated July 14, 2017.

LIST OF POSSIBLE ENCROACHMENTS

None observed.



CURVE TABLE			
CURVE	ARC LENGTH	CHORD	CHORD BEARING
C1	227.73'	553.00'	S 23° 37' 42" E
C2	177.82'	448.50'	R 68° 46' 42" W
C3	145.15'	365.00'	S 18° 29' 09" E



VICINITY MAP  
NOT TO SCALE CENTERED ON RIGHTS-OF-WAY REPRESENTED HEREON

SCALE: 1" = 30'

SYMBOL LEGEND

- Right-of-Way
- Adjacent Property Line
- Centerline
- Place/Point of Beginning
- Place/Point of Commencement
- Easement Section II Item
- Monumentation Found as Noted
- 1/8" Iron Pin w/ Cap Set
- Stamped PLAT BOOK
- 1/4" Iron Pin or P. Ball Set
- Iron Nail
- Curb Inlet Basin w/ Grate
- Catch Basin
- Conduit
- Sanitary Manhole
- Sewer Vault
- Grass Trap
- Fire Hydrant
- Water Stand Pipe
- Water Valve
- Water Vault
- Water Meter
- Gas Meter
- Gas Valve
- Electric Meter
- Electric Transformer
- Electric Vault
- Telephone Manhole
- Ballast Post
- Handicap Space
- Sign
- Wall (As Noted)
- Traffic Pole
- Utility Pole
- Light Pole
- Overhead Utilities
- No Parking Area
- Building Area

SURVEYOR'S CERTIFICATE

To: Wick Phillips Gould & Morris LLP  
181 N. Main Street, Cincinnati, Ohio 45202  
The undersigned, Timothy A. Finkbe, is a duly licensed Professional Surveyor in the State of Ohio, and is duly qualified to perform the duties of a Professional Surveyor in the State of Ohio.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6a, 7a, 9a, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of said Standard. The field work was completed on July 18, 2017.

Date of Plat or Map: August 2, 2017

Timothy A. Finkbe, P.S.  
Ohio Professional Surveyor No. 8192

Coordinated By: emg  
510 E. Memorial Road, Suite A-1  
Cincinnati, OH 45202  
800.411.2010 | [www.emggroup.com](http://www.emggroup.com)

ALTA/NSPS LAND TITLE SURVEY

T.O.F. - Cincinnati OH  
3719 Stone Creek Boulevard  
City of Cincinnati, County of Hamilton, State Ohio

CAVALON LAND SURVEYING

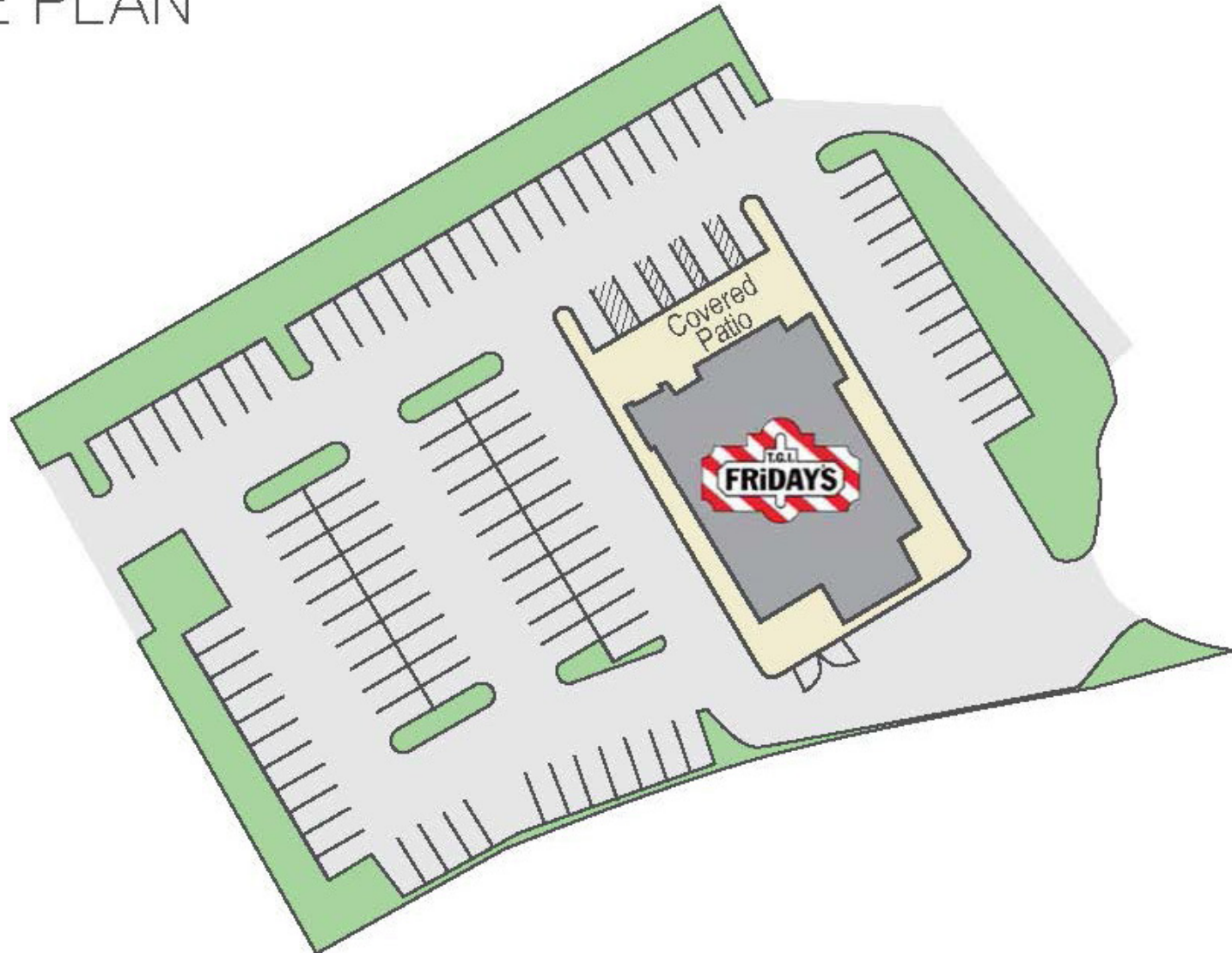
2786 Woodlawn Avenue, Norton, OH 44033  
Website: [www.AvalonLandSurveying.com](http://www.AvalonLandSurveying.com)  
Email: [info@avalonlandsurveying.com](mailto:info@avalonlandsurveying.com)  
Phone: (216) 475-6000

ALS Job No.: 2133  
Vision #127209, 17R000-001.220

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## SITE PLAN



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