

FORMER FRISCH'S
1231 N FAIRFIELD RD
BEAVERCREEK, OH 45432

4,715 SF ON 3.18 ACRES
AVAILABLE FOR LEASE OR SALE

HIGHLIGHTS

- Former Frisch's restaurant in Beavercreek, Ohio
- 4,715 SF on 3.18 acres
- Conveniently located along N Fairfield Rd., with over 26,000 VPD
- Ideal for a restaurant or re-development
- Located across the street from Kroger Marketplace and just north of I-35
- Site is located just south of Fairfield
- Strong demographics with average household income over \$148,000 in a 3 mile radius
- Area restaurants include Panera, Marion's Pizza, Tropical Smoothie Cafe, Wendy's and Taco Bell

TRAFFIC COUNTS

- 26,273 VPD on N. Fairfield Road
- 42,812 VPD on I-35

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	4,846	43,114	134,646
Households	2,008	17,343	58,326
Average HH Income	\$127,699	148,297	108,070
Daytime Employees	2,565	17,377	52,546

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Jason Gibson

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Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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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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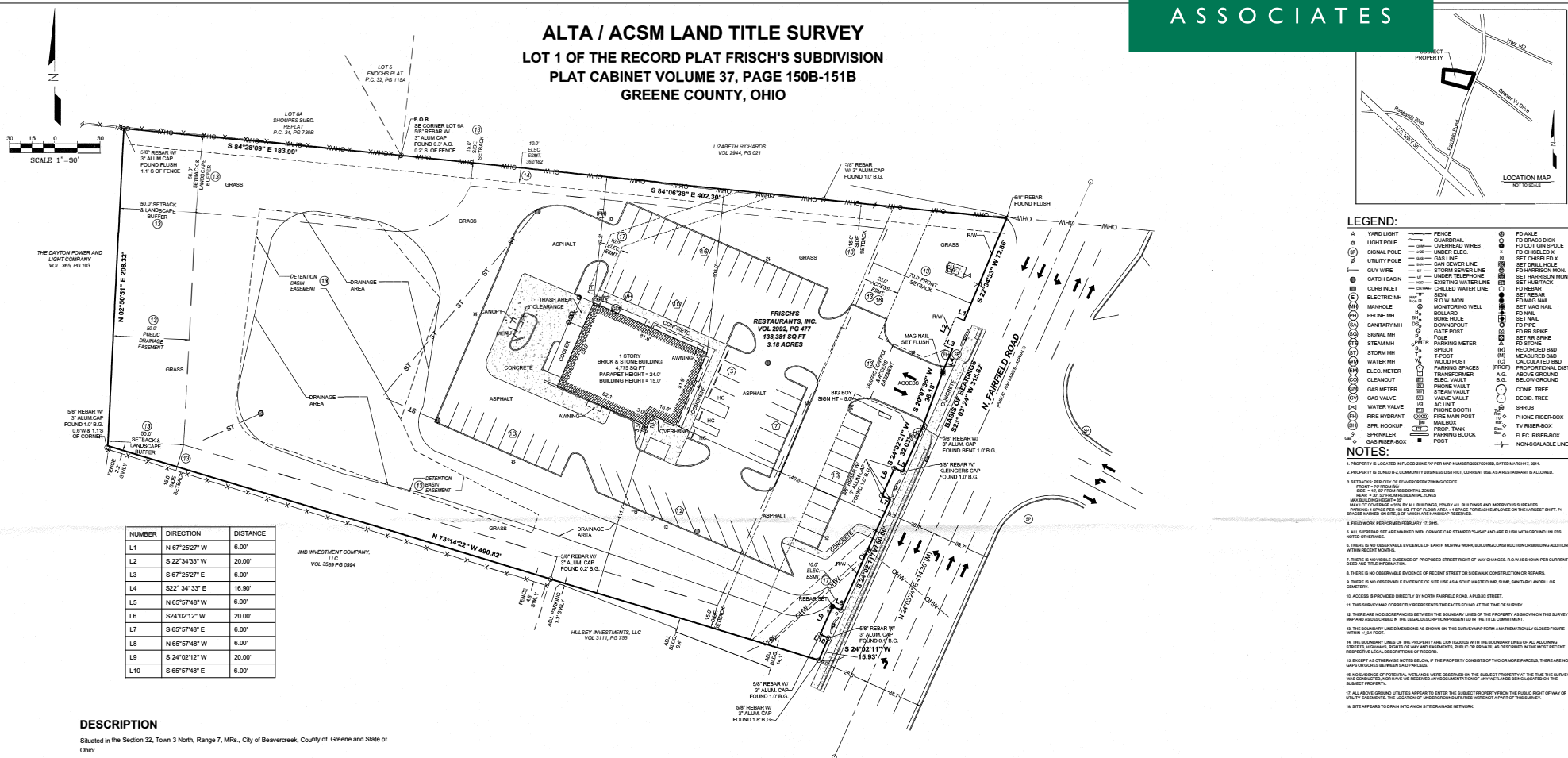


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ALTA / ACSM LAND TITLE SURVEY
LOT 1 OF THE RECORD PLAT FRISCH'S SUBDIVISION
PLAT CABINET VOLUME 37, PAGE 150B-151B
GREENE COUNTY, OHIO

**DESCRIPTION**

Situated in the Section 32, Town 3 North, Range 7, MRs., City of Beavercreek, County of Greene and State of Ohio:

And known as being Lot 1 of the Record Plat Frisch's Subdivision recorded in Plat Cabinet Volume 37, Page 150B-151B, of the Greene County, Ohio Plat Records.

Containing 3.174 acres of land, more or less.

CERTIFICATION

To: Strategic Financial Intermediation LLC, FRI Holding Company, LLC, Frisch's Restaurants, Inc., National Retail Properties, Inc., National Retail Properties, LP, NNN TRS, Inc., The Matthews Company, Inc., Chicago Title Insurance Company, Fidelity National Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, hereby established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 16, 17, 18, 21 and 22 of Table A thereof. The field work was completed on February 17, 2015.

Date of Plat or Map: February 23, 2015.

By: Ben E. Bledsoe
Name: Ben E. Bledsoe
Professional Surveyor No. S-8540
State of Ohio

The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment No. 5069288 dated January 25, 2015.

EASEMENT NOTES Per Fidelity National Title Insurance Company Title Commitment No. 5069288 dated January 25, 2015.

13. Covenants, Conditions, Restrictions, Easements, and Building Lines as shown, in Plat Cabinet Volume 37, Page 150B-151B. **AFFECTS SITE AS SHOWN HEREON.**

14. Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Dayton Power and Light Company, by instrument dated March 27, 1964, filed April 8, 1964, and recorded in Deed Book 362, Page 182, of the Greene County Records. **AFFECTS SITE AS SHOWN HEREON.**

15. INTENTIONALLY DELETED.

16. Declaration of Access Easement filed April 9, 2010 and recorded in Official Record 3007, Page 449, of the Greene County Records. **AFFECTS SITE AS SHOWN HEREON.**

17. Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Dayton Power and Light Company, by instrument dated June 7, 2010, filed June 9, 2010, and recorded in Official Record 3023, Page 942, of the Greene County Records. **AFFECTS SITE AS SHOWN HEREON.**

ENCROACHMENT NOTES

NONE NOTED.

Bledsoe Riggert Guerrettaz
LAND SURVEYING
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Bloomington, Indiana 47403
P: 812-338-8277
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E: ben@brgcivil.com
BRG Project No. 8539AB

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Bledsoe, Riggett Guernettez, Inc.'s prior written consent. The Matthews Company, Inc. and Bledsoe, Riggett Guernettez, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Bledsoe, Riggett Guernettez, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

[illegible]

NOTES:

- [illegible]

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY^{INC.}

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
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www.themagnificentmap.com

Frisch's Restaurants, Inc.

1231 N. Fairfield Road
Dayton, OH

SCALE: 1" = 30'	CHKD./AP'VD:
DATE: FEBRUARY 23, 2015	APPROVED:
DWN. BY: R.A.O.	PROPERTY NO. 215
CHKD.BY: B.E.B.	