



— 115 S KARL BROWN WY, LOVELAND, OH 45140 —

# FORMER TAHONA KITCHEN & BAR

*Business For Sale | \$375,000*



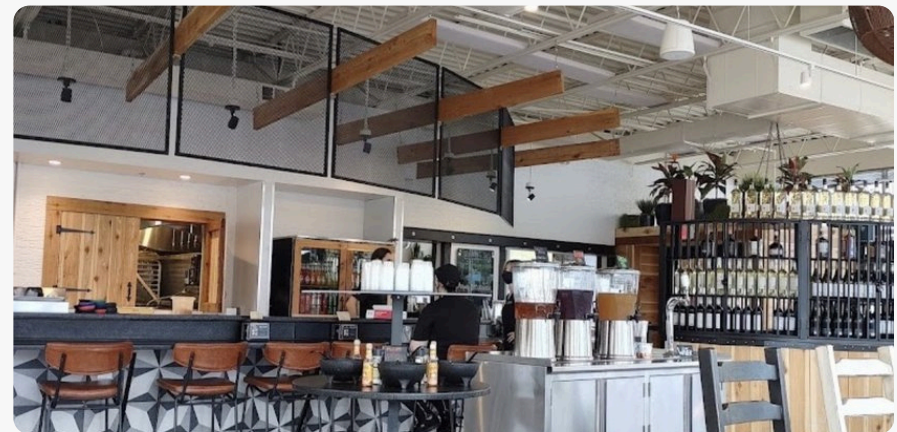


## Former Tahona Kitchen & Bar

Loveland, OH

Loveland, Ohio boasts a vibrant and diverse restaurant scene that caters to a wide array of tastes and preferences. From cozy cafes to upscale dining establishments, Loveland offers culinary delights that appeal to both residents and visitors.

This restaurant and bar space is situated in the charming downtown area of Loveland, within the DORA (Designated Outdoor Refreshment Area) district, making it a prime location for patrons to enjoy their drinks outdoors. The space is in close proximity to the scenic river and popular bike trail, enhancing its appeal to outdoor enthusiasts. The ambiance at the space is warm and welcoming, making it an ideal spot for both casual dining and special occasions. Perfect for a Mexican restaurant and/or a high-end quick service concept, this location is deeply embedded in the Loveland community, offering an excellent opportunity for new business owners to succeed.



***115 S KARL BROWN WAY***

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Buildout & FF&E Cost	<b>\$941,000</b>
Liquor License Cost (D5/D6)	<b>\$25,000</b>
Lease In Place (Annually) (Includes Two 5 Year Options)	<b>\$70,950.50</b>
<b>BUSINESS VALUE</b>	<b>\$375,000</b>

**BUSINESS SUMMARY**

<b>BUSINESS:</b>	Previously operating as Bar/Restaurant
<b>ADDRESS:</b>	115 Karl Brown Way Loveland, OH 45140
<b>BUSINESS SUMMARY:</b>	Bar & Restaurant
<b>ASKING PRICE:</b>	\$375,000
<b>RETAIL SQUARE FOOTAGE:</b>	3,641 SF + 796 SF Patio
<b>CURRENT LEASE RATE:</b>	\$70,950.50 (Two 5 Year Renewal Options)
<b>INCLUDED IN SALE:</b>	FF&E, Assets, Liquor License
<b>COST OF BUILDOUT &amp; FF&amp;E:</b>	\$941,000
<b>PARKING:</b>	Two Carryout Spots, Free Parking Adjacent to Building, Paid Parking Nearby



**EQUIPMENT**

- Hood/exhaust system and fire suppression
- Glastender stackable refrigeration
- Glastender ice bin
- 48". Stainless table (4)
- 30" Stainless table (1)
- 60" Stainless table (1)
- 48" Stainless table w/casters (1)
- Tortilla warmers (2)
- Hot Food Well table (2)
- Delfield Mega Top Refrigerator (2)
- Waring Panini Press (2)
- Stainless 3 compartment sink w/faucets
- Dish table and rinse sink w/faucets
- Stainless 1 comp prep sink w/faucets
- Chest Freezer
- Double Stack Convection Oven
- Tilt skillet brazer
- Delfield refrigerated equipment stand
- Soiled dish table
- 120" stainless shelving with hand sink
- Wall grid shelving units

**EQUIPMENT (CONTINUED)**

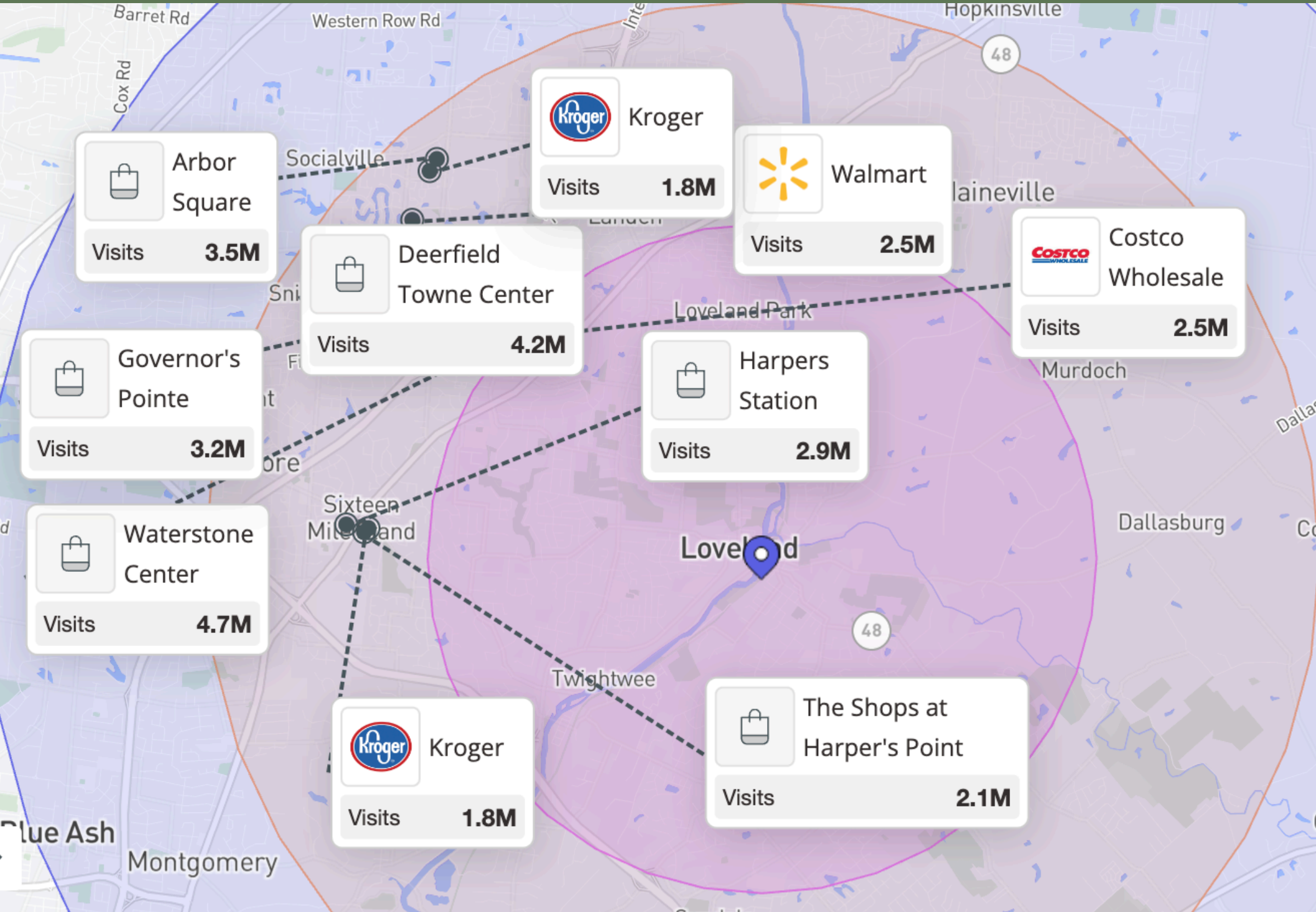
- 8 burner range
- Waring Panini Grills (2)
- Tortilla warmers (2)
- Wire storage racks w/casters (11)
- Walk-in Cooler 15' x 8'
- Walk-in cooler racks (7)
- Deep Fryers w/Built in Filtration
- FWE Cook/Hold/Oven Model LCH-6-LV-G2
- Manitowoc Ice Maker
- Water Heater
- Frozen Margarita Machine
- Back Bar Equipment
- Back bar cooler
- Back bar cooler w/draft system
- Beverage station
- Blendtec Connoisseur 825 blender
- Smallwares, Glassware, Tools

**ASSETS**

- Liquor License

**FURNITURE**

- Refrigeration (Walkins)
- Draft Beer System
- Kitchen & Bar Equipment
- Chairs/Bar Stools
- Table Tops & Bases
- Booths
- Soft Seating
- Decorative Lighting
- Mirrors, Curated Display
- Shelving, Cabinetry, Sidestands
- Fireplace
- Audio Visual Package
- Computers/Internet/POS
- Smallwares
- Toilets, Sinks, Faucets, Rails
- Patio Furniture







LITTLE MIAMI RIVER





115 S KARL BROWN WY, LOVELAND, OH 45140



## LOVELAND, OHIO

The real estate market in Loveland is characterized by rising property values, making it an attractive area for investment. Despite these rising values, Loveland remains relatively affordable compared to larger metropolitan areas, attracting a diverse population of homeowners and renters.

The Little Miami Bike trail spanning 78 Miles from Downtown Cincinnati, through Downtown Loveland up to Springfield attracts a diverse group of visitors. The city is also well-connected via major highways and public transportation, providing easy access to nearby cities like Cincinnati. Continuous improvements in infrastructure support Loveland's growth and development.

- Increased development and heavy retail corridors
- Over 45,000 Housing Units within 5 Miles from Site
- \$114,788 Median Household Income
- Downtown Loveland Attracts over 1.8 Million Visits/Year
- West Loveland Avenue Traffic Averages 15,000 + Cars/Day



	<b>3 MILE</b>	<b>5 MILE</b>	<b>7 MILE</b>
<b>POPULATION</b>	48,243	112,305	211,545
<b>AVERAGE HOUSEHOLD INCOME</b>	\$112,640.7	\$114,788.48	\$107,864.75
<b>NUMBER OF HOUSEHOLDS</b>	18,198	42,995	80,899
<b>MEDIAN AGE</b>	40.45	41.09	41.02
<b>TOTAL BUSINESSES</b>	911	3,253	7,106
<b>TOTAL EMPLOYEES</b>	8,075	43,858	103,468
<b>DAYTIME POPULATION</b>	32,794	102,865	226,141





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