

FORMER FRISCH'S
663 JUSTICE COURT
LOVELAND, OH 45140

AVAILABLE FOR LEASE

HIGHLIGHTS

- Former Frisch's restaurant located in Loveland, OH off of I-275 and Wards Corner Road
- 5,631 SF on 1.11 acres
- Easily accessible off I-275
- Access to traffic signal
- Highway pylon panel
- Restaurants in the area include Midwest Best BBQ, Gold Star Chili and others

TRAFFIC COUNTS

- 6,012 VPD along Wards Corner Road
- 87,757 VPD on I-275

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	2,964	33,621	109,777
Households	1,066	12,644	42,793
Average HH Income	\$220,192	\$180,679	\$165,751
Daytime Employees	1,735	8,112	42,867

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Aaron Bell

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Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

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Suite 102
Blue Ash, OH 45242

513-784-1106

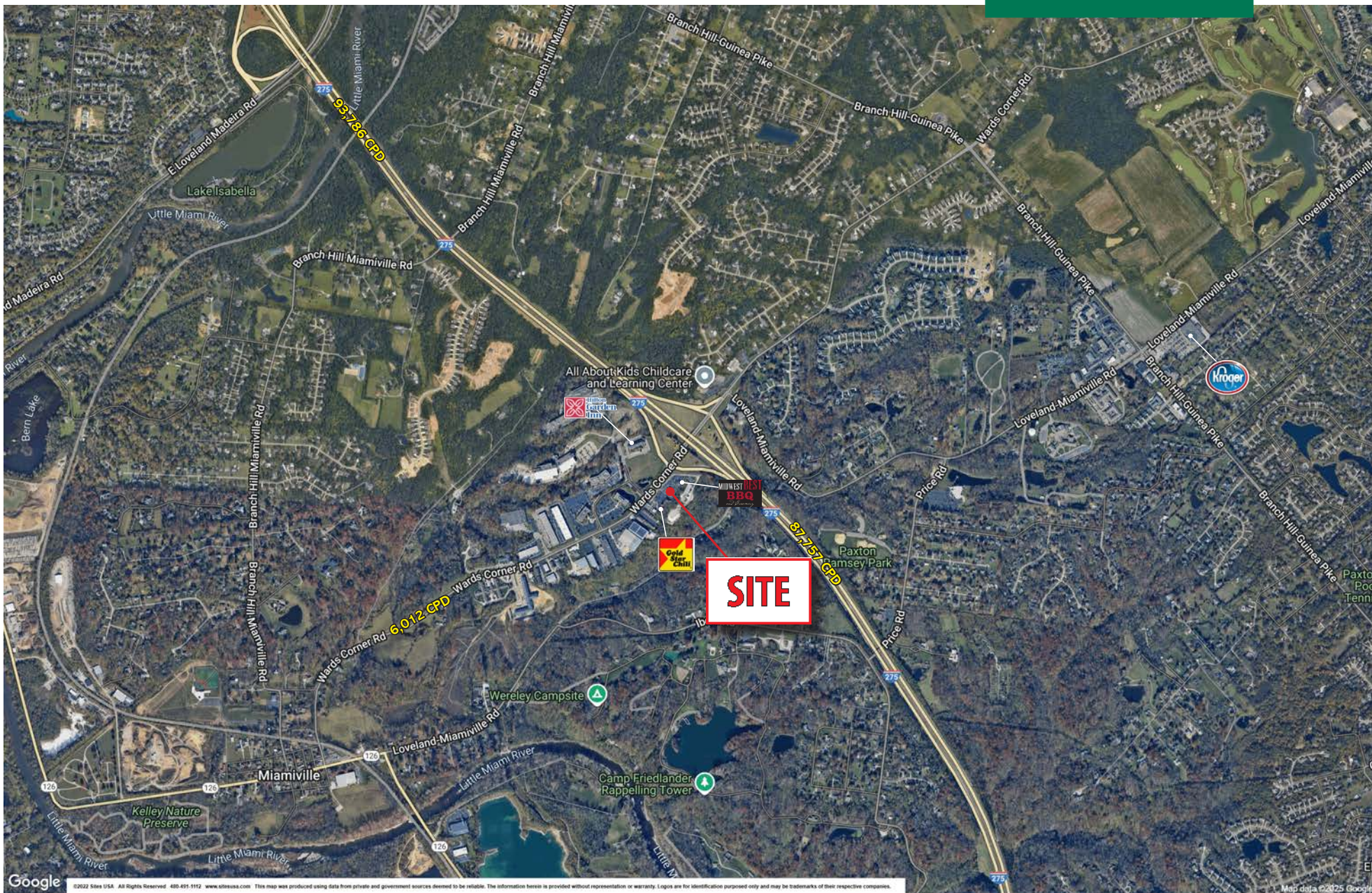
www.anchor-associates.com

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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EASEMENT NOTES Per Fidelity National Title Insurance Company Title Commitment No. 5068999 dated February 3, 2015.

13. Easement to The Cincinnati Gas and Electric Company, filed for record December 19, 1940, in Misc. Book 8, Page 40, of the Clermont County Records. DOES NOT AFFECT SITE.

14. Easement to Cincinnati and Suburban Bell Telephone Company, filed for record September 24, 1951, in Misc. Book 12, Page 581, of the Clermont County Records. UNABLE TO LOCATE, CANNOT READ DOCUMENT.

15. Easement for Highway Purposes to the State of Ohio, filed for record March 25, 1969, in Deed Book 473, Page 391, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

16. Easement for Highway Purposes to the State of Ohio, filed for record January 7, 1970, in Deed Book 482, Page 351, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

17. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record February 10, 1986, in Deed Book 717, Page 436, of the Clermont County Records. EASEMENTS NOT LOCATED ON THIS SITE.

18. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed December 30, 1986 and recorded in Misc. Book 49, Page 261, of the Clermont County Records. First Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Water Wastewater Treatment Facility filed August 15, 1988 and recorded in Deed Book 761, Page 172, of the Clermont County Records. Second Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed June 6, 1989 and recorded in Deed Book 773, Page 775, of the Clermont County Records. Third Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Wastewater Treatment Facility filed July 13, 1994 and recorded in Official Record 530, Page 60, of the Clermont County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.

19. Declaration of Reciprocal Easements and Restrictive Covenants filed June 20, 1990 and recorded in Official Record 33, Page 560, of the Clermont County Records. AFFECTS SITE, SIGN EASEMENT AS SHOWN HEREON.

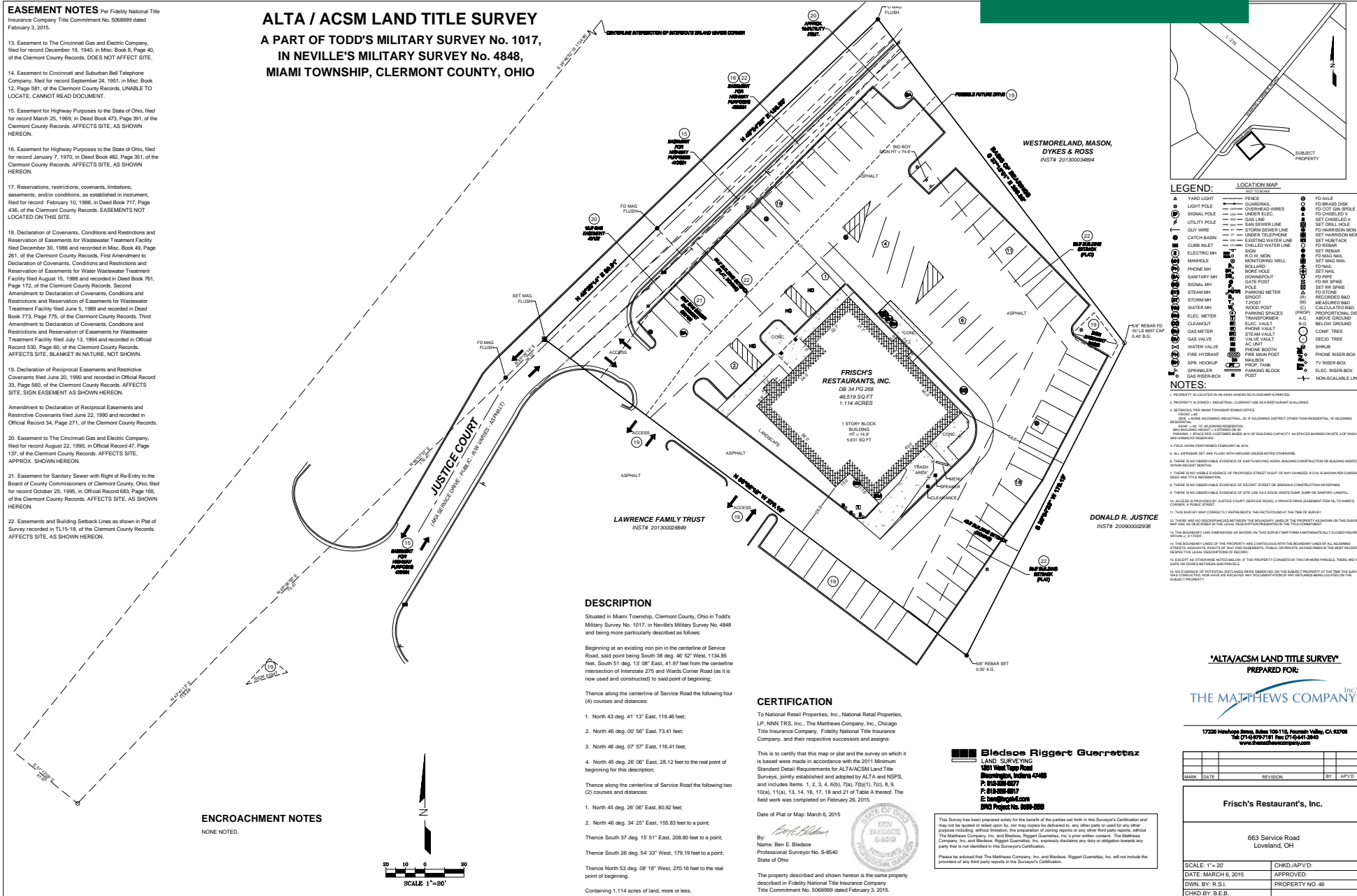
Amendment to Declaration of Reciprocal Easements and Restrictive Covenants filed June 22, 1990 and recorded in Official Record 34, Page 271, of the Clermont County Records.

20. Easement to The Cincinnati Gas and Electric Company, filed for record August 22, 1990, in Official Record 47, Page 137, of the Clermont County Records. AFFECTS SITE, APPROX. SHOWN HEREON.

21. Easement for Sanitary Sewer with Right of Re-Entry to the Board of County Commissioners of Clermont County, Ohio, filed for record October 25, 1995, in Official Record 683, Page 165, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

22. Easements and Building Setback Lines as shown in Plat of Survey recorded in TL15-18, of the Clermont County Records. AFFECTS SITE, AS SHOWN HEREON.

ALTA / ACSM LAND TITLE SURVEY
A PART OF TODD'S MILITARY SURVEY No. 1017,
IN NEVILLE'S MILITARY SURVEY No. 4848,
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO



DESCRIPTION

Situated in Miami Township, Clermont County, Ohio in Todd's Military Survey No. 1017, in Neville's Military Survey No. 4848 and being more particularly described as follows:

Beginning at an existing iron pin in the centerline of Service Road, said point being South 38 deg. 46' 52" West, 1134.85 feet, South 51 deg. 13' 08" East, 41.97 feet from the centerline intersection of Interstate 275 and Wards Corner Road (as it is now used and constructed) to said point of beginning;

Thence along the centerline of Service Road the following four (4) courses and distances:

1. North 43 deg. 41' 13" East, 119.46 feet;
2. North 46 deg. 00' 56" East, 73.41 feet;
3. North 46 deg. 07' 57" East, 116.41 feet;

4. North 45 deg. 26' 06" East, 28.12 feet to the real point of beginning for this description;

- Thence along the centerline of Service Road the following to (2) courses and distances:

2. North 46 deg. 34' 25" East, 155.83 feet to a point;

Thence South 37 deg. 15' 51" East, 208.80 feet to a point;

Thence North 53 deg. 08' 18" West, 270.16 feet to the real

Containing 1.114 acres of land, more or less.

CERTIFICATION

To 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 is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly 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), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on February 26, 2015.

Date of Plat or Map: March 6, 2015

By: Paul Blakes

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

File Generated: 2013-06-06 10:00:00

Bledsoe Riggert Guerrettaz
LAND SURVEYING
1991 West Tapp Road
Bloomington, Indiana 47408
P: 812-338-0877
F: 812-338-0817
E: ben@brgintl.com
BRG Project No. 0800-0000

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 records or any other third party records, without the express written consent of The Matthews Company, Inc. and Bledsoe, Riggert Guemertaz, Inc.'s prior written consent. The Matthews Company, Inc. and Bledsoe, Riggert Guemertaz, 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, Riggert Guemertaz, Inc. will not include the providers of any third party records in the Surveyor's Certification.

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

[illegible][illegible]

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY^{INC.}

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-3840

Frisch's Restaurant's, Inc.

663 Service Road
Loveland, OH

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: MARCH 6, 2015	APPROVED:
DWN. BY: R.S.I.	PROPERTY NO. 46
CHKD. BY: B.E.B.	