

Vacant Hardee's

1286 E Ash St, Pqua, OH 45356

QSR Redevelopment
Opportunity

Offering Memorandum

QSR Redevelopment Opportunity | Walmart/Home Depot Outparcel | 2022 Construction



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

QSR Redevelopment Opportunity
1286 E Ash St, Piqua, OH 45356



EXECUTIVE SUMMARY

\$1,500,000
List Price

2022
Year Built

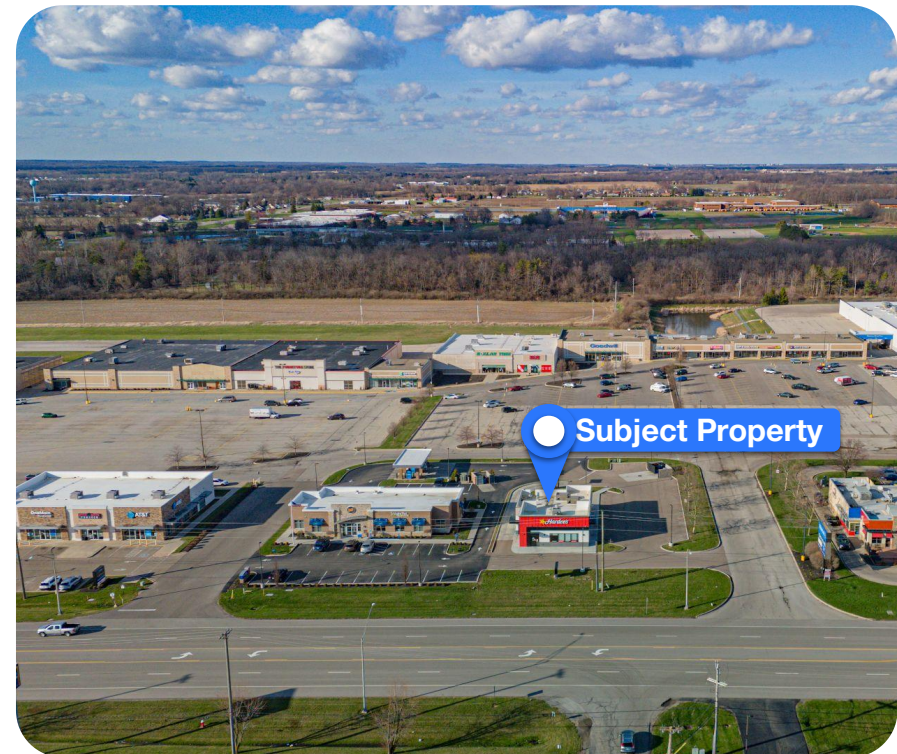
±2,844 SF
GLA

±0.98 AC
Lot Size

The Opportunity

Matthews is pleased to present the opportunity to acquire a value-add, Vacant Hardee's located at 1286 E Ash Street in Piqua, OH. The offering represents an attractive opportunity to acquire a recently constructed, high-quality drive-thru restaurant along a strong retail corridor in Piqua. The property is well-positioned for redevelopment or an owner/user and benefits from a strategic location outparcel to the Miami Valley Crossing Shopping Center, anchored by Walmart Supercenter and Home Depot, and featuring additional national tenants including Dollar Tree, Goodwill, Bath & Body Works, and others.

Situated on a ±0.98-acre lot, the ±2,844 SF property was newly constructed in 2022 and features a modern quick-service restaurant prototype with a drive-thru. The property also benefits from excellent accessibility, with both left- and right-hand turn access from E Ash Street at one of the primary entry points to the Miami Valley Crossing Center, ensuring strong ingress and egress for customers.



INVESTMENT HIGHLIGHTS

Property Highlights

- **New Construction QSR Prototype:** Built in 2022, the property offers investors and owner/users a modern restaurant building featuring a drive-thru and strong access from the main retail corridor.
- **Walmart and Home Depot Anchored Outparcel:** The property is strategically located as an outparcel to the Miami Valley Crossing Shopping Center, a high-quality retail center anchored by Walmart Supercenter and Home Depot.
- **Proximity to I-75:** The property benefits from immediate access to the on/off ramps of Interstate 75, which sees approximately 50,710 vehicles per day and serves as a major traffic artery connecting Dayton and Cincinnati.
- **Attractive Value-Add Opportunity:** The property provides investors and owner/users the opportunity to acquire a high-quality restaurant asset in a strong retail location at a low overall price and below current replacement cost on a price-per-square-foot basis.
- **Strong Retail Synergy:** The property fronts E Ash Street, the area's primary commercial corridor, which sees over $\pm 8,600$ vehicles per day and is surrounded by national retailers including Dairy Queen, McDonald's, Aldi, Planet Fitness, Starbucks, Arby's, Taco Bell, Murphy USA, Valvoline Instant Oil Change, Verizon, KAY Jewelers, AT&T, and several financial institutions.
- **Piqua, OH Economic Growth:** Historically, Piqua has strong roots in manufacturing and industrial production, with companies in plastics, automotive parts, and metal fabrication continuing to play key roles in the local economy. In recent years, the area has experienced growth in logistics and distribution due to its proximity to Interstate 75, which provides efficient access to major Midwest markets. Healthcare, retail, and small business development also contribute to the city's expanding economic base.



QSR Redevelopment Opportunity

1286 E Ash St, Piqua, OH 45356

\$1,500,000 | \$527.43

List Price | Price Per SF

2022

Year Built

±0.98 AC

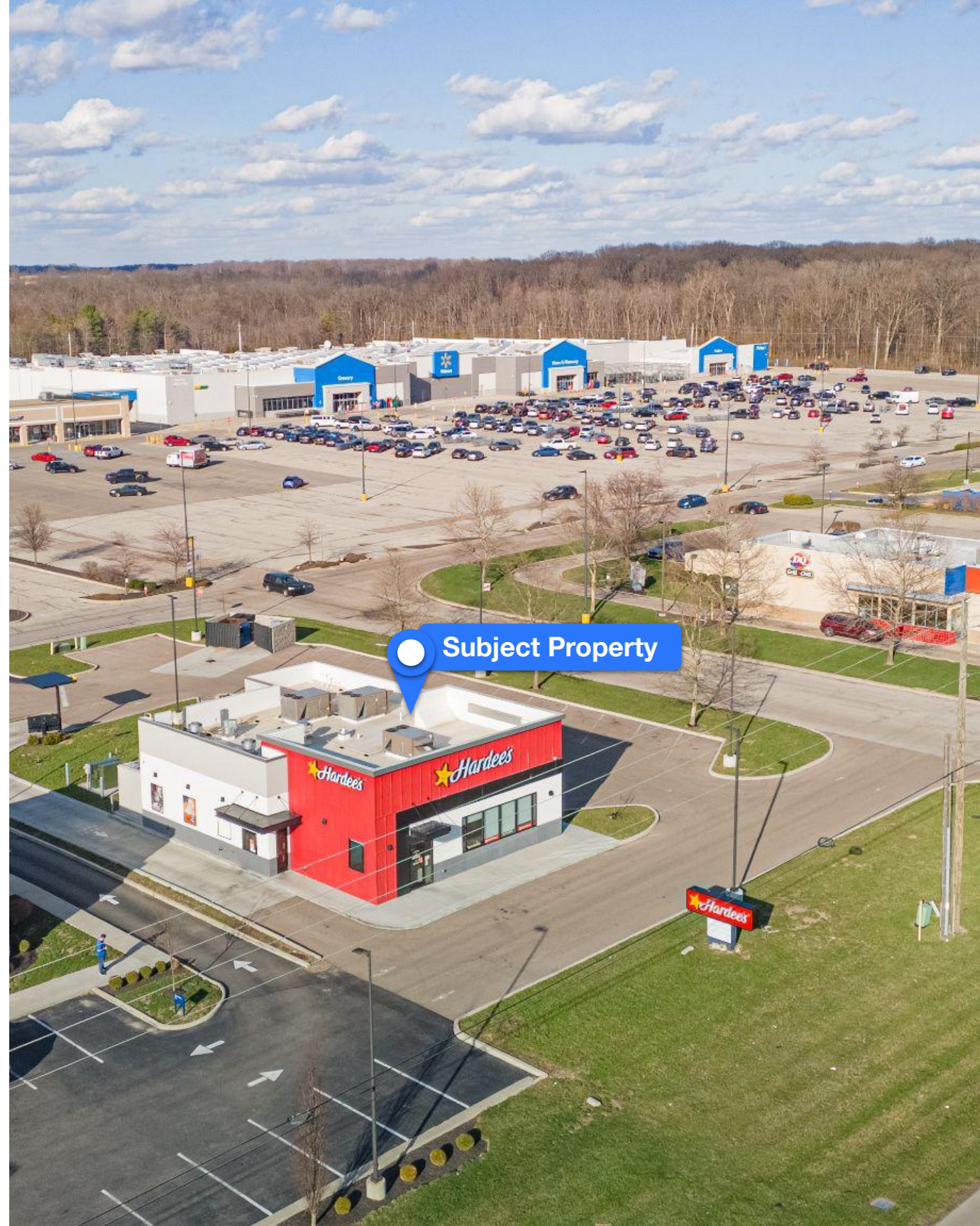
Lot Size

**Fee Simple w/
Drive-Thru**

Type of Ownership

±2,844 SF

GLA





Upper Valley Career Center
±927 Students

Indian Ridge Neighborhood
±100 Homes

Edison State Community College
±4,662 Students

Piqua High School
±916 Students

INTERSTATE 75
±48,062 VPD



E Ash St

Subject Property



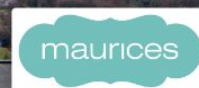
Miami Valley Crossing

Erica Wilt, CNP
Nurse Practitioner





INTERSTATE 75
± 47,000 VPD



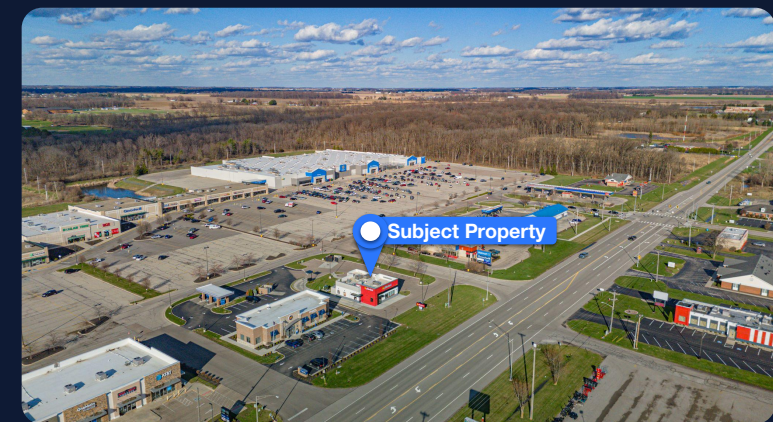
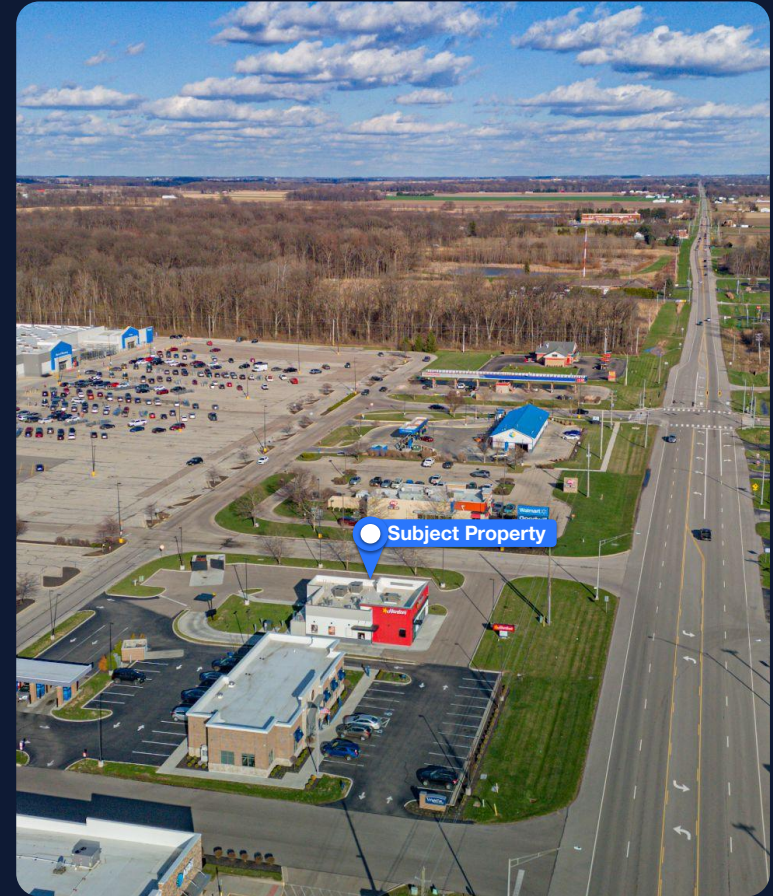
E Ash St ± 8,600 VPD



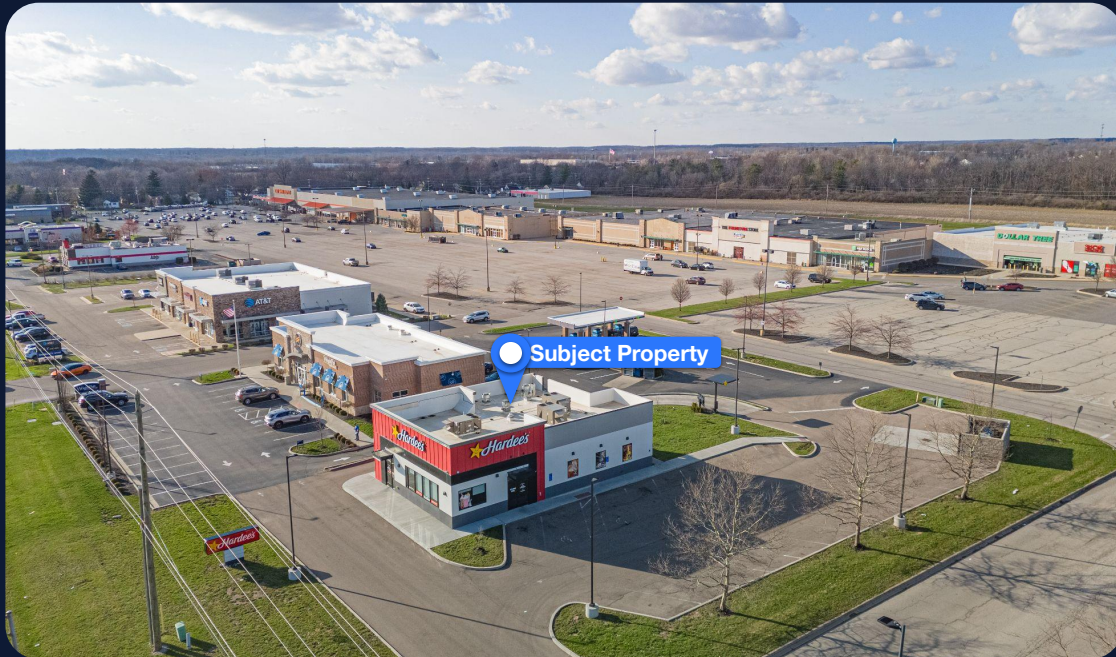
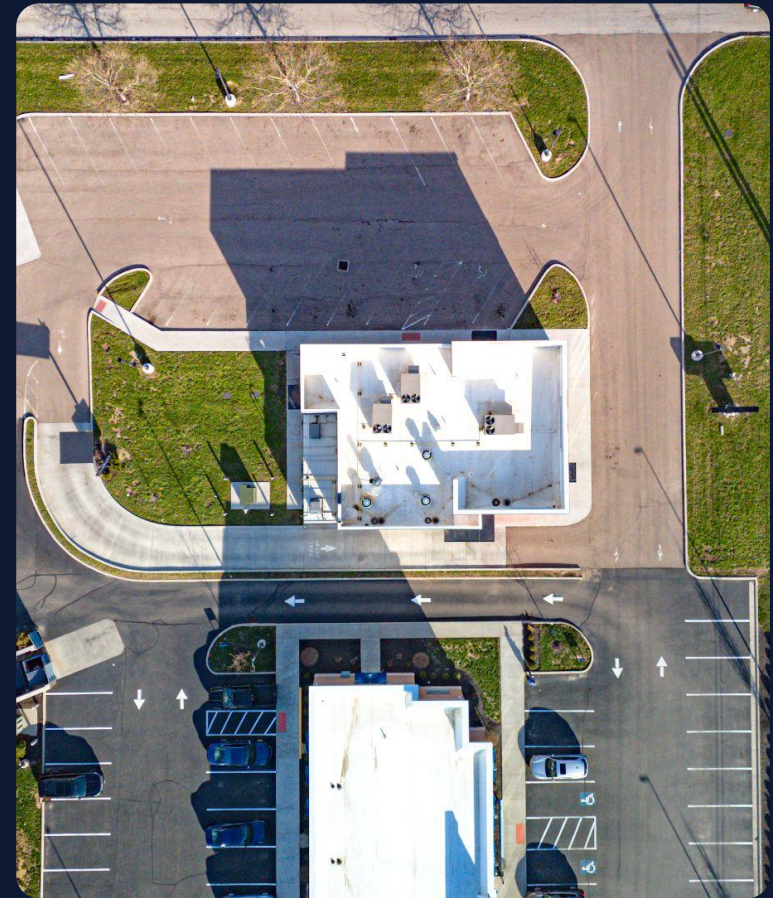
Subject Property



PROPERTY PHOTOS

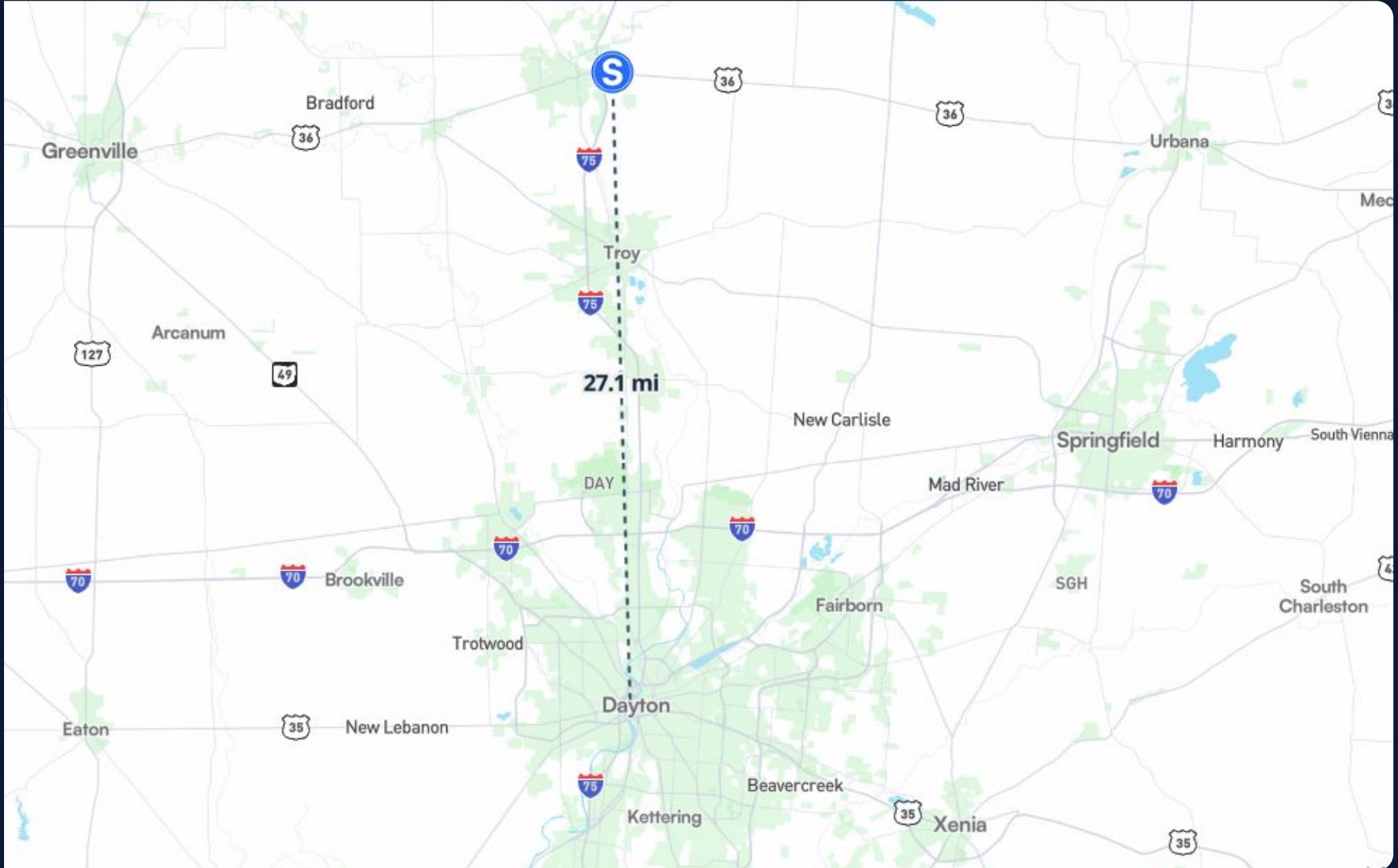


PROPERTY PHOTOS



MARKET OVERVIEW

QSR Redevelopment Opportunity
1286 E Ash St, Piqua, OH 45356



Piqua, OH



Dayton, Ohio | 27 Miles Away

Market Demographics

20,600 Total Population	\$54,700 Median HH Income
9,700 Employed Population	39.6 Median Age

Local Market Overview

Piqua is a well-established city in Miami County in western Ohio, located approximately 27 miles north of Dayton along the Interstate 75 corridor. The community benefits from a strategic location within one of the Midwest’s primary north-south logistics routes, providing efficient connectivity to major regional markets including Cincinnati, Columbus, and Indianapolis. Piqua maintains a stable population base supported by long-standing manufacturing employers, distribution facilities, and a growing healthcare sector. The city’s historic downtown and ongoing redevelopment initiatives have helped reinforce the area’s commercial vitality while supporting a diverse mix of retail, dining, and service establishments. The surrounding Miami County region features a strong workforce and favorable cost-of-living metrics compared with national averages, making it attractive for both employers and residents. Median household incomes and homeownership levels reflect a stable middle-income community with consistent demand for neighborhood retail and essential services.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,286	26,447	83,631
Current Year Estimate	18,951	26,040	82,205
2020 Census	18,045	25,031	80,362
Growth Current Year-Five-Year	1.76%	1.56%	1.73%
Growth 2020-Current Year	5.02%	4.03%	2.29%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,210	11,234	35,185
Current Year Estimate	7,935	10,895	34,103
2020 Census	7,448	10,356	32,893
Growth Current Year-Five-Year	3.46%	3.11%	3.17%
Growth 2020-Current Year	6.53%	5.20%	3.68%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$78,407	\$81,084	\$90,363

Dayton, OH MSA



Market Demographics

814,000

Total Population

\$58,000

Median HH Income

380,000

Employed Population

39

Median Age

Dayton, Ohio, 37 Miles

Local Market Overview

Dayton, Ohio serves as a strategically positioned Midwestern metro with a stable economic base and growing appeal for both residents and businesses. Anchored by a diverse employment landscape, the region benefits from steady population retention, a cost of living well below the national average, and accessible housing options that support long-term affordability. Household incomes remain competitive relative to regional peers, while ongoing redevelopment initiatives in the downtown core and surrounding neighborhoods continue to enhance livability and attract new investment.

The area's connectivity and infrastructure further strengthen its position as a practical location for commercial and residential growth. Proximity to major highways and logistics corridors enables efficient regional access, while a strong presence of healthcare, education, and advanced manufacturing employers supports economic resilience. Dayton's evolving urban amenities, including revitalized districts, cultural institutions, and outdoor recreation assets, contribute to a balanced lifestyle offering that appeals to a broad demographic base.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1286 E Ash St, Piqua, OH, 45356** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.