



Event Resort For Sale

OhioHistoricInn.com

RESTAURANT, PUB, INN, AND BANQUET CENTER

Ric Moody

Managing Broker / Auctioneer
937.287.0072
Ric@RicMoody.com

Paul Moody

Commercial Realtor
937.287.0077
Paul@PaulMoody.net



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2360 W. Dorothy Lane Dayton, OH
<https://cbcworldwide.com>
937.293.1149

FOR SALE: Event Resort

HISTORIC INN AVAILABLE FOR NEW OWNERSHIP

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	12 Acres
Year Built:	1828
Building Size:	16,000 SF
Renovated:	2017
Website:	OhioHistoricInn.com

BUSINESS OVERVIEW

The Simon Kenton Inn is comprised of three separate businesses under one company umbrella: the pub & restaurant open to the public, the lodging resort, and the special events venue. Though these entities each require unique consideration, they work in confluence to provide guests with a full-service experience. There is no other privately-owned destination in the greater Dayton, Columbus, and Cincinnati market that is capable of hosting large events and providing lodging for 30+ guests. Approximately 25,000 guests visit the property each year. By the close of 2018, Simon Kenton Inn will have hosted over 65 large events for the year, far exceeding that of other banquet facilities in the area. Current 2019 bookings forecast next year to be even busier. The current owner has worked tirelessly to create a full-service destination venue that has a reputation for outstanding service. The next owner will acquire a piece of history that is also a profitable turn-key business with years of reservations on the books, a knowledgeable and experienced staff, with space to expand the company according to their own desires.

LOCATION OVERVIEW

Located on Urbana Rd (OH-72) just northeast of the OH-334 exit on US-68 in Springfield, OH. 30 minute drive from Dayton, less than an hour drive from Columbus, 1.5 hour drive from Cincinnati, and a hour drive from Richmond, Indiana.

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PROPERTY OVERVIEW

-The Historic Inn is the former homestead of the Kenton Family. Built in 1828 this historical gem has been meticulously restored; featuring a working historic kitchen, a separate commercial kitchen, a restaurant & pub open to the public, two outdoor patios, multiple interior dining rooms, and five private B&B style rooms.

-Three Luxury Treehouses overlooking Kenton Creek. Built in 2013, these are a guest-favorite due to the secluded and unique experience provided. Plots for two more treehouses have been reserved for future expansion.

-The Caretaker's Cottage featuring 3 bedrooms, 2 full bathrooms, full kitchen, and living room. Perfect for a family of guests or a wedding party. Sleeps up to eight people.

-Barn On The Hill was built in 2009 and has 4 private rooms that have a more modern-day hotel layout. All rooms are ADA accessible with private entrances. The upper level is currently being used as the owner's residence but could be converted for guest use.

-Kenton Hall, at 6,500 square feet with a capacity to hold 350 people, this is one of the largest banquet facility in the area. Construction on the building was completed in 2017. It features vaulted ceilings with exposed beams, stone fireplace, full bar, two ADA accessible restrooms, sprinkler system, and a wooden pergola outside used for wedding ceremonies.

-The Springhouse, dating back to 1828, this and the Kenton home are the oldest buildings on the property. Nestled between old growth trees, the natural spring flows from the building, under a bridge, and into a scenic pond.

For more information please contact: Ric Moody @ 937-287-0072 or Diane Ericksen @ 937-215-1795



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ICONIC SPRINGFIELD, OH INN AVAILABLE FOR NEW OWNERSHIP

4690 Urbana Rd, Springfield, OH 45502



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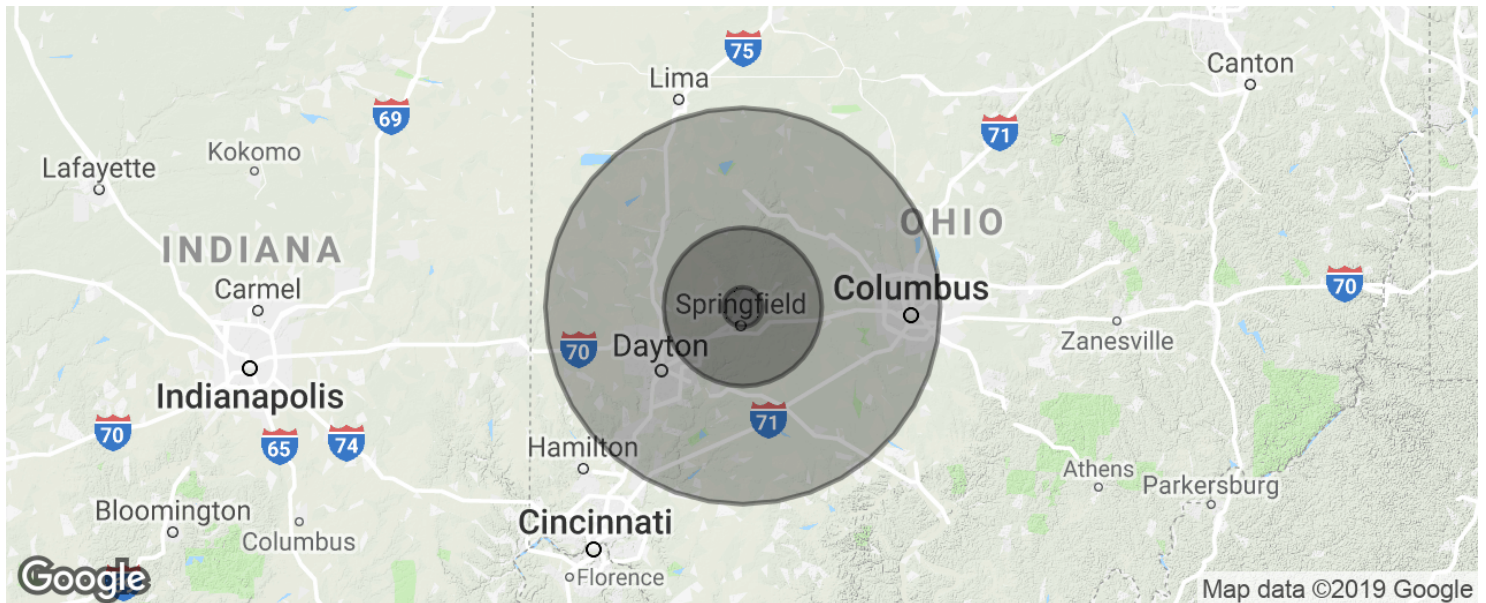
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**POPULATION**

	5 MILES	20 MILES	50 MILES
Total population	64,966	276,475	2,194,127
Median age	39.9	40.0	38.3
Median age (Male)	38.1	38.7	37.0
Median age (Female)	42.6	41.2	39.4

HOUSEHOLDS & INCOME

	5 MILES	20 MILES	50 MILES
Total households	26,537	108,725	868,802
# of persons per HH	2.4	2.5	2.5
Average HH income	\$54,118	\$57,657	\$65,375
Average house value	\$133,218	\$153,120	\$183,225

* Demographic data derived from 2010 US Census