

RETAIL FOR SALE

37033 Vine Street, Willoughby, OH 44094



OFFERING SUMMARY

SALE PRICE:	\$950,000
AVAILABLE SF:	4,584 SF
LOT SIZE:	1.9 Acres
YEAR BUILT:	2002
BUILDING SIZE:	4,584 SF
MARKET:	Cleveland
SUBMARKET:	Willoughby
PRICE / SF:	\$207.24

PROPERTY OVERVIEW

This property sits immediately south of SR 2 on the Vine Street exit with excellent freeway visibility. Total acres equals 1.83 acres with 150' of frontage along Vine Street. This modern facility contains approximately 4,600 SF of high end finishes that include wall to wall marble floors and ceilings. Many possible uses include corporate offices, high-end furniture stores, restaurant, or similar retailers. At the discretion of the buyer this property could also be used for drive-thru restaurant or gas station.

Be close to the highway and start you business in a high-end finished building. Finishes include marble flooring, drop-ceilings with spot lighting, private offices, lunch rooms, and open retail area. Large retail windows surround all three sides of this building. Outdoor patio if fully completed and ready for a BBQ. Generac electrical generator is installed and ready for backup and split-zoned HVAC units allow for multiple zoning.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

37033 Vine Street, Willoughby, OH 44094



KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

37033 Vine Street, Willoughby, OH 44094



KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

37033 Vine Street, Willoughby, OH 44094



KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

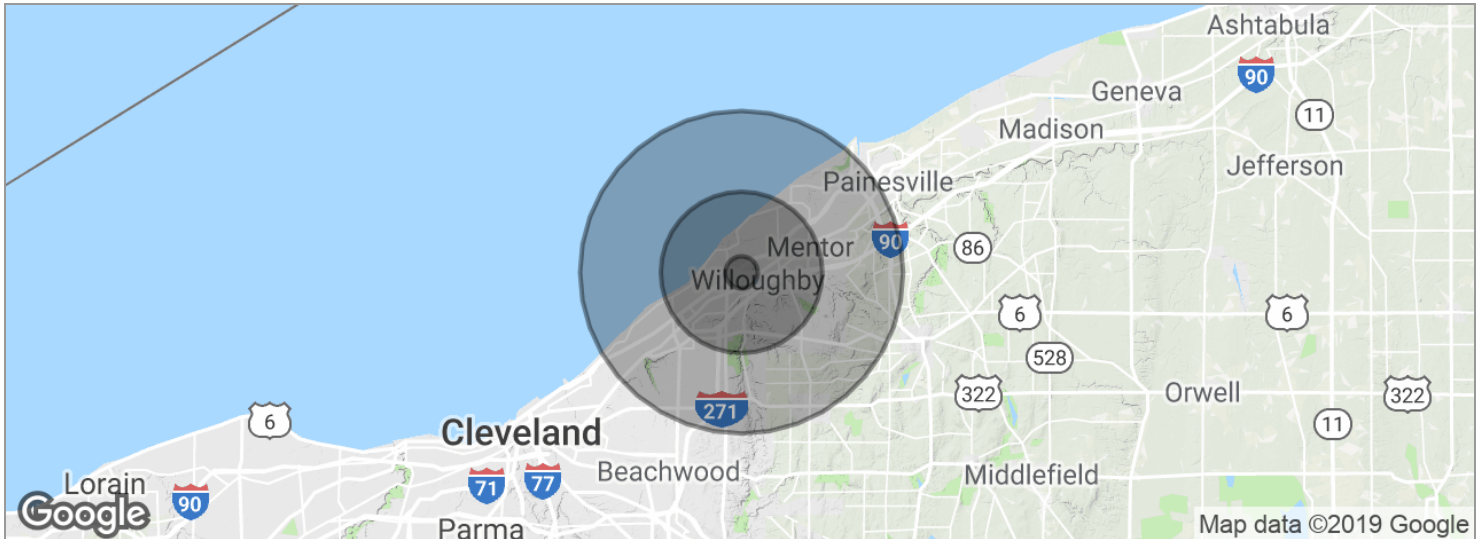
RICK OSBORNE JR.
Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

37033 Vine Street, Willoughby, OH 44094



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,646	121,970	335,527
Median age	43.3	43.1	42.6
Median age (male)	41.6	41.6	40.8
Median age (Female)	45.7	44.9	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,006	53,506	144,322
# of persons per HH	2.2	2.3	2.3
Average HH income	\$60,099	\$63,382	\$66,851
Average house value	\$177,547	\$185,885	\$198,179

* Demographic data derived from 2010 US Census

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com