

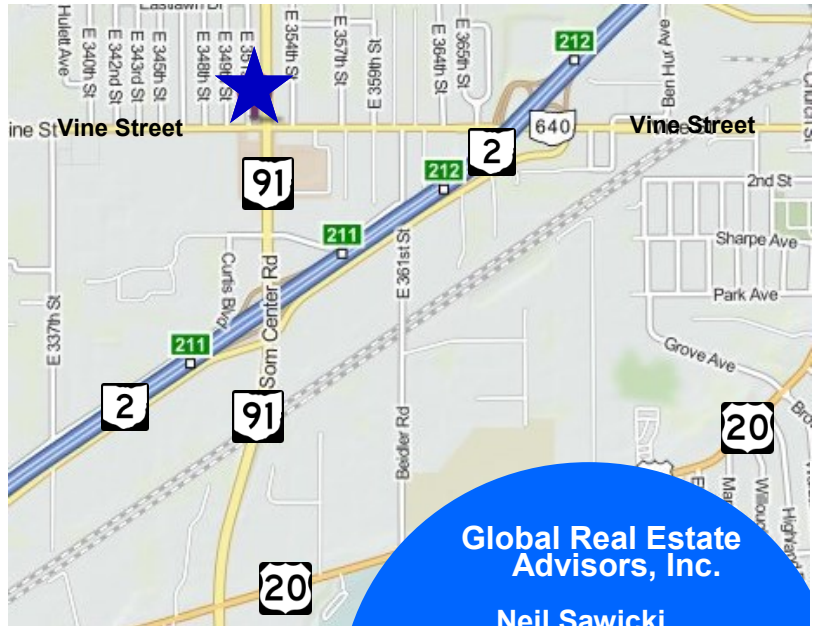
35125 Vine Street ~ Unit 1
Available For Lease
 Eastlake, Ohio 44095 (Lake County)



35125 Vine Street

Building Features:

- Approximately 1,950 ± SF Available For Lease
- One of the Top Traffic Intersections in Lake County
- Traffic Count over 24,000 Cars Daily
- Located Across from **Lake County Captains Minor League Baseball Ballpark**
 ~The Ball Park Holds OVER 90 Events Per Year and Draws Over **500,000** Patrons Annually
- Tenants: Cell Phone Company Provider & **Severino's Restaurant**
- Intersection of State Rt. 91 & Vine Street



www.GlobalCommercialRE.com
 8585 East Ave., Mentor, Ohio 44060
Real Estate Advisors Inc.
 BROKER

Global Real Estate Advisors, Inc.
 Neil Sawicki
 SIOR, Broker
 440.255.5552 x 221
 Cell 440.339.8585
 Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

35125 Vine Street ~ Unit 1
Available For Lease
 Eastlake, Ohio 44095 (Lake County)

Demographics <small>Information obtained from STDB</small>	1 mile	3 mile	5 mile
Population	8,448	60,665	115,076
Average Household Income	\$55,602	\$57,745	\$58,409



www.GlobalCommercialRE.com
 8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate Advisors, Inc.

Neil Sawicki
 SIOR, Broker
 440.255.5552 x 221
 Cell 440.339.8585
Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.