

FREESTANDING RESTAURANT & BUSINESS FOR SALE

KOWIT & COMPANY
REAL ESTATE GROUP
www.KowitRealEstate.com



RESTAURANT BUSINESS
For Full Address Contact Agent
Cleveland, Ohio

Property Highlights

- Well established and successful restaurant business for sale with strong following
- Part of the Northeast Shores Development revitalization project
- Sale Includes: Restaurant Business, land, freestanding building, furniture, fixtures, equipment, & catering equipment
- Freestanding building with 3 floors totaling 4,904 SF; first floor restaurant, two apartments upstairs; 100% leased, Full basement (included in liquor license)
- 5,200 SF asphalt paved parking lot
- Great Location in an Arts and Entertainment District
- Restaurant serves an upscale clientele for lunch and dinner.

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 73,393	3 Miles: 30,839	3 Miles: \$44,325
5 Miles: 193,119	5 Miles: 70,726	5 Miles: \$48,996
7 Miles: 345,876	7 Miles: 166,730	7 Miles: \$56,085



Contact Agents:

Amy Doroba

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RESTAURANT FOR SALE GENERAL INFORMATION

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General Information

Built in 1954
Three Floors Totaling 4,904 SF
Fire Resistant Framing
Brick and Cement Exterior Structure
Full Basement (included in liquor license)
Flat Composition Roof with Wood Joist
and Wood Decking
5,200 SF Asphalt Paved Parking Lot
Two Apartment Above the Restaurant

Business Reputation

Established restaurant with a great reputation. Restaurant serves an upscale clientele for lunch and dinner.

Location

Cleveland, Ohio

Parking

5,200 SF Asphalt Paved Parking Lot
Parking on North and South sides of the building and plenty of street parking.

Sale Includes

Restaurant business, Land, Building, Furniture, Fixtures, Equipment, and Catering Equipment.

Freestanding Restaurant Space
Two Apartments Above Restaurant
Full Basement (included in liquor license)
Catering Opportunity (Basement)
AD-3A 2:30 A.M. Licensed Bar
2 Full Service Kitchens
Private Front Patio
Outdoor Patio
77 Person Booth and Table Seating
18 Stool "Cheers Style" Bar
Owner Training Provided on Business Operations and Restaurant Recipes
Ownership of Business Website & Social Media Accounts

Full Basement

Basement has been Waterproofed
2 Water Heaters
Boiler System for Heat
Beer Gas & Soft Drink Dispensing Area

Apartments

Two Apartments Above the Restaurant

Apt. South

One bedroom studio apartment with living room and kitchen combo (stove & refrigerator). Large walk-in closet, bathtub and shower. Leased Out.

Apt. North

Three bedroom apartment with kitchen dining room, washer, dryer, refrigerator, garbage disposal and stove. Leased Out.

Office #1

Point of Sale Computer
2 Printers & 1 Laminator
12 Camera Security System
Digital Video Recorder & Monitor
3 Safes & Misc. Office Equipment

Office #2 (Payroll Office)

2 Computers
Hi-Speed Printer & Office Equipment
Bathroom & Shower

GENERAL INFORMATION

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6009-B Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
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RESTAURANT FOR SALE PROPERTY SPECIFICS

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Bar Area

Multiflow Soft Drink Dispensing System at 2 Locations in Bar Area
12 Tap Beer Keg Dispensing System
3 Bar Coolers
2 Ice Sinks
Wine Cooler
3 Point of Service Touch Screen Computers (Restaurant Manager)
Muzak System
Stainless Steel Expo Area
2 HD Flat Screen Televisions
Nespresso Coffee Machine
Hi-Speed (90 second glass washer)
Lighted Art Glass Divider
Waits Staff Sink
Microwave
Lighted Waits StLighted Art Glass Divider
Waits Staff Sink
Microwave

Restaurant Capacity

6 Booths (4 Seater)	24
7 and 7a Tables	08
Tables 9 to 17	25
18 Bar Stools	18
6 Bar Stools	20
Patio Seating	15
Total	110

First Floor (Front Kitchen Equipment)

2 Lo-Boy Coolers
Steam Table
2 Microwaves
Salamander Broiler
6 Burner Stove/Oven
Dishwasher
3 Compartment Sink
Pass Through Window Area
2 Deep Fryers
High Output T-8 Lighting
Stainless Counter Space

Rear Kitchen Equipment

10 Burner Stove with 2 Ovens
3 Sous Vide Units - 18 Quart Each
3 Compartment Sink
1 Grill
1 Deep Fryer
3 Stainless Work Tables with upper Racks
1 (1-Door Freezes)
1 (2-Door Fridge)
AC & Heating Unit
Hood & Grease trap
10 Quart Mixer
Lots of Small Ware

Center Room (Between Kitchens)

1 (3 Door Freezer)
Walk in Cooler
Single Door Freezer
Pots & Pans
Stainless Steel Table
Food Slicer
Knife Sharpener
Bakers Rack (6ft.)

Wine Room (Across From Front Kitchen)

Secured Area for Liquor Storage
2 Door Deep Glass Front Refrigerator
1 Door Freezer

Lower Level

Catering Equipment
Wine Storage Area
Keg Cooler Room
Work Room with Tools
Rear Stairs Leading to South Parking Lot
Steel Shelf Racks (10)
2 Refrigerators
3 Freezers
Wine Cooler

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RESTAURANT FOR SALE DEMOGRAPHICS

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Cleveland, Ohio		3 Miles	5 Miles	7 Miles	5.00 (mins)
POPULATION	2013 Estimated Population	79,393	193,119	345,876	70,195
	2018 Projected Population	76,364	186,171	334,352	67,514
	2010 Census Population	80,634	195,954	350,583	71,293
	2000 Census Population	93,188	230,997	403,659	82,592
	Projected Annual Growth 2013 to 2018	-0.8%	-0.7%	-0.7%	-0.8%
	Historical Annual Growth 2000 to 2013	-1.1%	-1.3%	-1.1%	-1.2%
	2013 Median Age	40.3	40.1	39.8	39.1
HOUSEHOLDS	2013 Estimated Households	36,267	85,532	151,549	31,938
	2018 Projected Households	34,927	82,574	146,644	30,758
	2010 Census Households	36,834	86,773	153,622	32,438
	2000 Census Households	41,006	97,242	169,327	36,477
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.6%	-0.7%
	Historical Annual Growth 2000 to 2013	-0.9%	-0.9%	-0.8%	-1.0%
RACE AND ETHNICITY	2013 Estimated White	32.0%	37.7%	49.1%	30.4%
	2013 Estimated Black or African American	64.7%	58.5%	45.7%	66.3%
	2013 Estimated Asian or Pacific Islander	0.7%	1.3%	2.7%	0.7%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2013 Estimated Other Races	2.4%	2.3%	2.3%	2.5%
	2013 Estimated Hispanic	1.5%	1.5%	1.8%	1.6%
INCOME	2013 Estimated Average Household Income	\$44,325	\$48,996	\$56,065	\$42,749
	2013 Estimated Median Household Income	\$37,945	\$41,088	\$44,821	\$36,833
	2013 Estimated Per Capita Income	\$20,526	\$21,915	\$24,825	\$19,695
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.2%	3.0%	4.1%
	2013 Estimated Some High School (Grade Level 9 to 11)	10.3%	10.2%	9.4%	10.5%
	2013 Estimated High School Graduate	33.1%	31.1%	28.7%	34.9%
	2013 Estimated Some College	25.7%	24.6%	22.7%	26.6%
	2013 Estimated Associates Degree Only	7.1%	7.4%	6.9%	6.7%
	2013 Estimated Bachelors Degree Only	12.3%	14.0%	16.4%	11.0%
	2013 Estimated Graduate Degree	7.6%	9.5%	13.0%	6.2%
BUSINESS	2013 Estimated Total Businesses	2,402	5,787	12,939	2,178
	2013 Estimated Total Employees	30,839	70,726	166,730	26,585
	2013 Estimated Employee Population per Business	12.8	12.2	12.9	12.2
	2013 Estimated Residential Population per Business	33.1	33.4	26.7	32.2



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