

BAR & GRILL FOR SALE

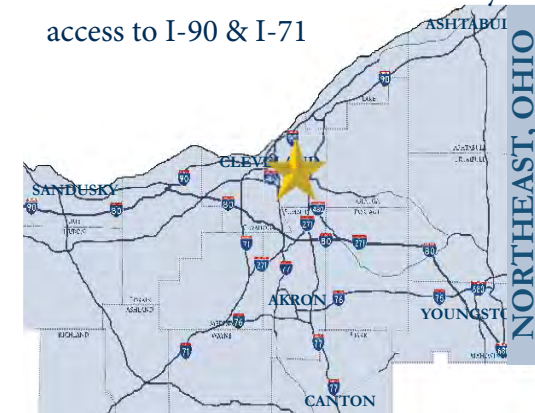
BAR & GRILL FOR SALE

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO



PROPERTY HIGHLIGHTS

- ♦ Popular Westpark Bar & Grill Business For Sale
- ♦ Real Estate Included in the sale is approximately a 4,536 SF building with a full basement plus a 3 car garage. First floor Bar and Grill is approximately 2,200 SF. Second floor includes (2) two bedroom apartments 100% leased.
- ♦ Furniture, fixtures, equipment and liquor license included.
- ♦ Located on the SW Corner of Lorain Road & West 127th Street with easy access to I-90 & I-71



DEMOGRAPHICS		
Estimated Population	Average Household Income	Daytime Employees
3 Miles: 122,755	3 Miles: \$61,298	3 Miles: 58,058
5 Miles: 257,651	5 Miles: \$57,972	5 Miles: 133,657
7 Miles: 447,931	7 Miles: \$56,924	7 Miles: 232,323

KOWIT & COMPANY
 6009-B Landerhaven Drive
 Mayfield Heights, Ohio 44124
 Phone: 216.514.1400

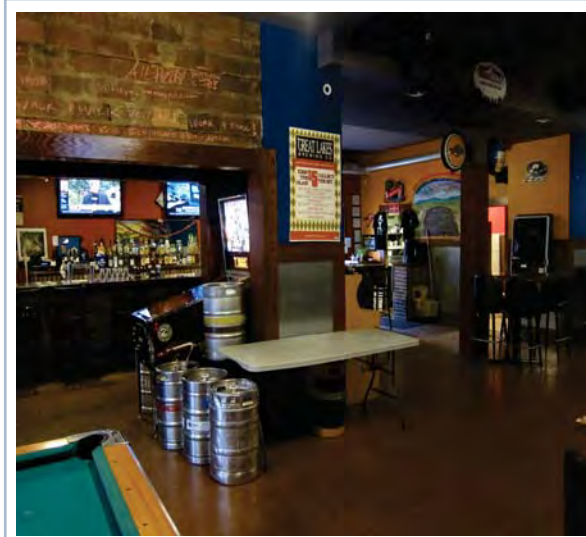
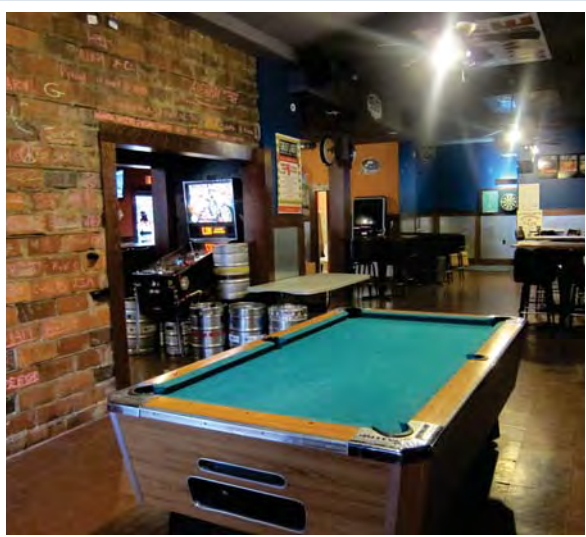
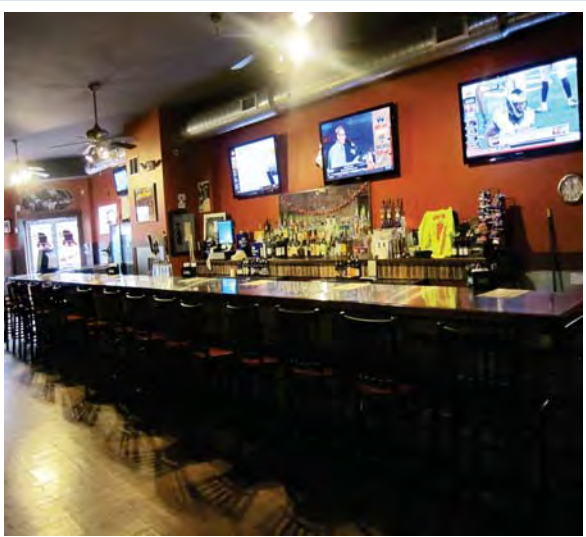
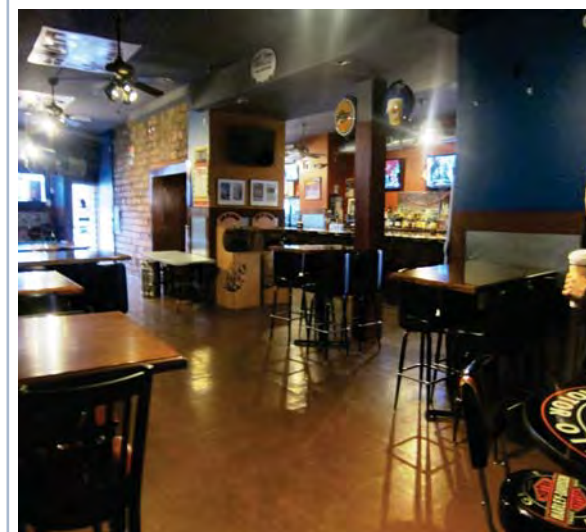
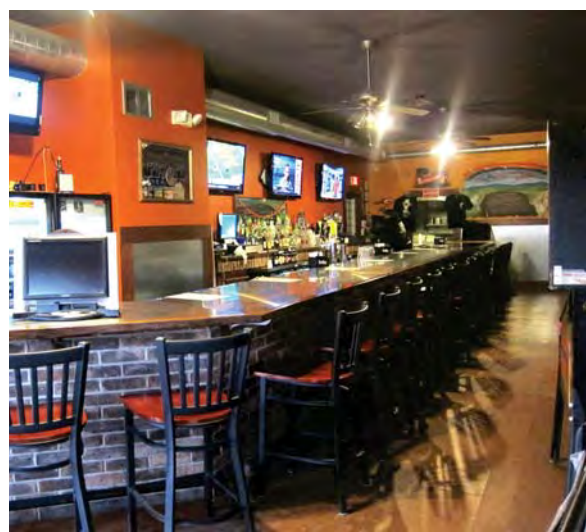
CONTACT BROKER
Amy Doroba
 216.514.1400 x 124
 adoroba@kowitzrealstate.com

KOWIT & COMPANY
 REAL ESTATE GROUP
 WWW.KOWITREALESTATE.COM

PROPERTY PHOTOS

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

BAR & GRILL FOR SALE



KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

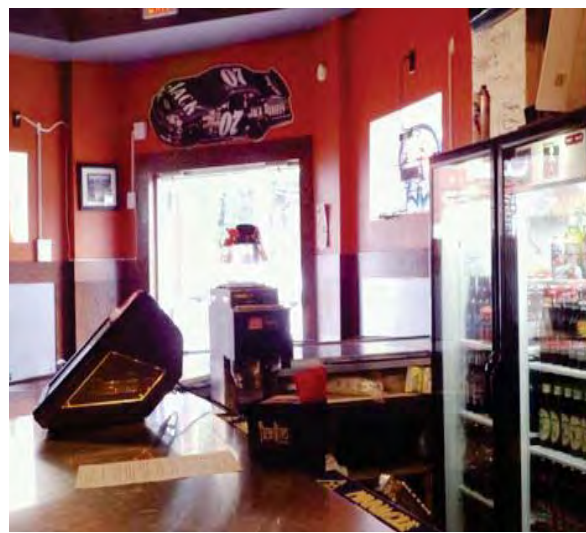
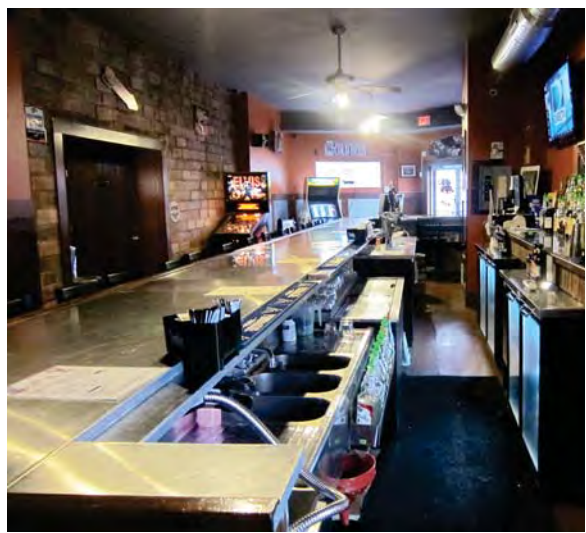
CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALSTATE.COM

PROPERTY PHOTOS

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

BAR & GRILL FOR SALE



KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

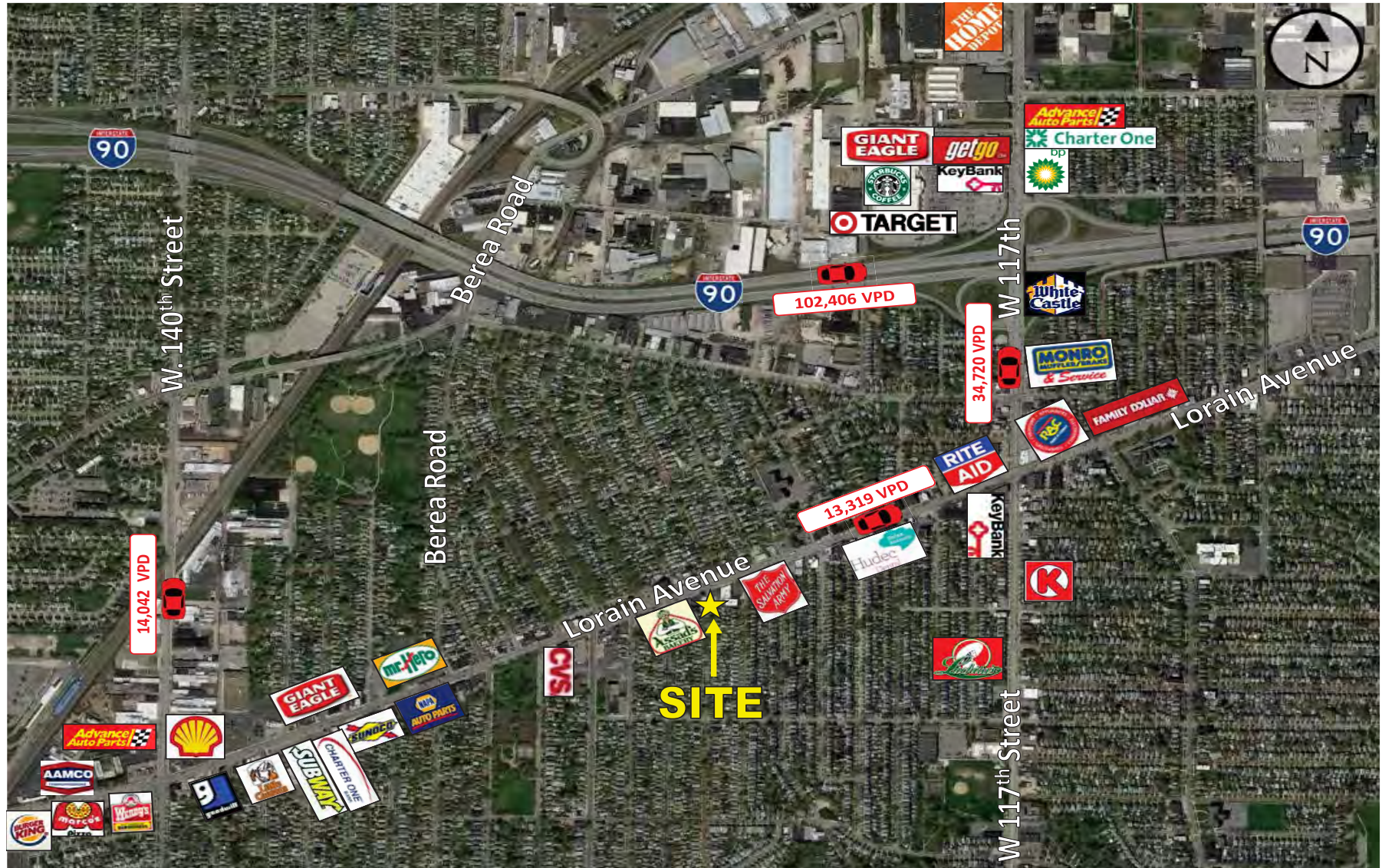
CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALSTATE.COM

AERIAL

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

BAR & GRILL FOR SALE



KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALSTATE.COM

PARCEL MAP

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

BAR & GRILL FOR SALE



KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

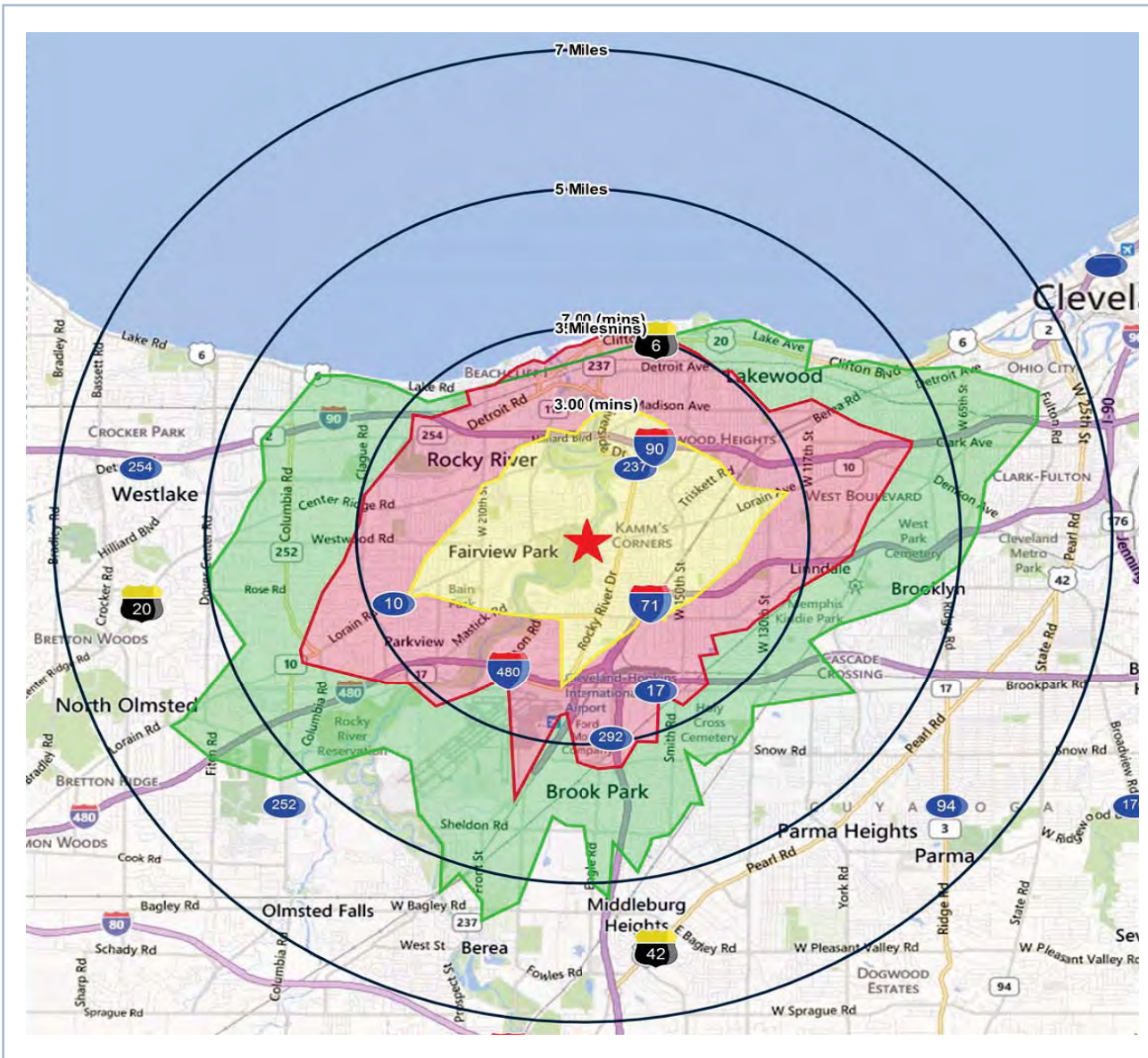
KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALSTATE.COM

AREA MAP

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

AREA MAP HIGHLIGHTS

- ♦ Mile Rings & Drive Times
- 3,5,7 Mile Rings
- 3,5,7 Minute Drive



KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALESTATE.COM

BAR & GRILL FOR SALE

DEMOGRAPHICS

WESTPARK BAR & GRILL ♦ CLEVELAND, OHIO

DEMO HIGHLIGHTS

12703 Old Lorain Road Cleveland, Ohio		3 Miles	5 Miles	7 Miles	5.00 (mins)
POPULATION	2013 Estimated Population	122,755	257,651	447,931	141,911
	2018 Projected Population	118,009	247,721	430,787	136,426
	2010 Census Population	124,692	261,707	454,934	144,154
	2000 Census Population	132,784	279,287	484,131	154,142
	Projected Annual Growth 2013 to 2018	-0.8%	-0.8%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2013	-0.6%	-0.6%	-0.6%	-0.6%
HOUSEHOLDS	2013 Median Age	38.8	38.9	38.8	37.9
	2013 Estimated Households	54,399	113,769	192,996	62,101
	2018 Projected Households	52,382	109,542	185,828	59,795
	2010 Census Households	55,246	115,534	195,996	63,065
	2000 Census Households	58,142	121,099	203,655	66,562
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.7%	-0.7%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2013	-0.5%	-0.5%	-0.4%	-0.5%
	2013 Estimated White	84.7%	81.8%	81.9%	81.7%
	2013 Estimated Black or African American	8.2%	9.6%	9.0%	9.8%
	2013 Estimated Asian or Pacific Islander	2.0%	2.4%	2.2%	2.1%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%	0.3%
	2013 Estimated Other Races	4.9%	5.9%	6.6%	6.1%
INCOME	2013 Estimated Hispanic	7.0%	8.7%	10.2%	9.0%
	2013 Estimated Average Household Income	\$61,298	\$57,972	\$56,924	\$58,008
	2013 Estimated Median Household Income	\$50,130	\$47,403	\$46,722	\$47,827
	2013 Estimated Per Capita Income	\$27,300	\$25,781	\$24,751	\$25,527
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.2%	4.2%	2.9%
	2013 Estimated Some High School (Grade Level 9 to 11)	8.0%	10.1%	10.6%	9.6%
	2013 Estimated High School Graduate	30.1%	31.5%	32.5%	30.9%
	2013 Estimated Some College	20.8%	21.2%	20.8%	20.8%
	2013 Estimated Associates Degree Only	6.9%	6.4%	6.6%	6.8%
	2013 Estimated Bachelors Degree Only	20.6%	17.5%	16.0%	18.8%
	2013 Estimated Graduate Degree	11.3%	10.0%	9.3%	10.3%
BUSINESS	2013 Estimated Total Businesses	4,561	9,363	16,597	5,064
	2013 Estimated Total Employees	58,058	133,657	232,323	61,846
	2013 Estimated Employee Population per Business	12.7	14.3	14.0	12.2
	2013 Estimated Residential Population per Business	26.9	27.5	27.0	28.0

♦ Estimated Population

3 Miles: 122,755
5 Miles: 257,651
7 Miles: 447,931

♦ Average Household Income

3 Miles: \$61,298
5 Miles: \$57,972
7 Miles: \$56,924

♦ Daytime Employees

3 Miles: 58,058
5 Miles: 133,657
7 Miles: 232,323

KOWIT & COMPANY
6009-B Landerhaven Drive
Mayfield Heights, Ohio 44124
Phone: 216.514.1400

CONTACT BROKER
Amy Doroba
216.514.1400 x 124
adoroba@kowitzrealstate.com

KOWIT & COMPANY
REAL ESTATE GROUP
WWW.KOWITREALSTATE.COM