

RESTAURANT FOR SALE OR LEASE

TRIPLE CROWN RESTAURANT ♦ 335 S. MAIN STREET (SR 91) ♦ MUNROE FALLS, OHIO



PROPERTY HIGHLIGHTS

- ♦ Triple Crown Restaurant For Sale or Lease; 11,000 Square feet Upper Level; 11,000 SF on Lower Level; plus outdoor patio on 3.27 acre lot
- ♦ 3 wood burning fireplaces, custom built tables & bar, hood system and fire sprinkler system
- ♦ Wine Cellar in Lower Level
- ♦ Fully loaded kitchen for lease plus additional pastry kitchen
- ♦ 342 person seating
- ♦ 3 men's and 3 women's bathrooms
- ♦ 220 parking spaces available
- ♦ Excellent location with strong demographics

DEMOGRAPHICS

Estimated Population	Average Household Income	Daytime Employees
3 Miles: 64,092	3 Miles: \$57,838	3 Miles: 30,178
5 Miles: 174,289	5 Miles: \$55,977	5 Miles: 84,984
7 Miles: 306,056	7 Miles: \$53,913	7 Miles: 170,928

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

CONTACT AGENT
Carla Massara
 216.514.1400 x 108
 cmassara@kowitzrealstate.com

KOWIT & COMPANY
 REAL ESTATE GROUP
 WWW.KOWITREALESTATE.COM

PROPERTY PHOTOS

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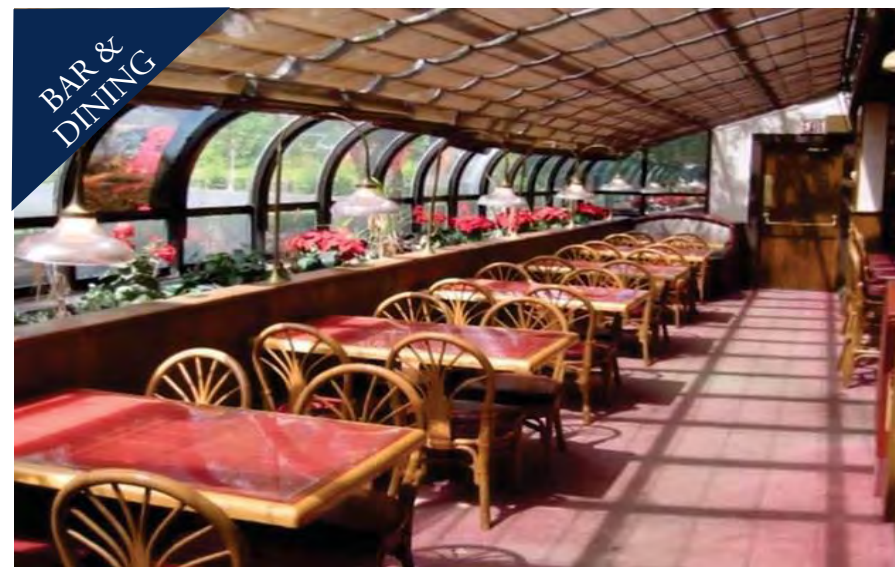
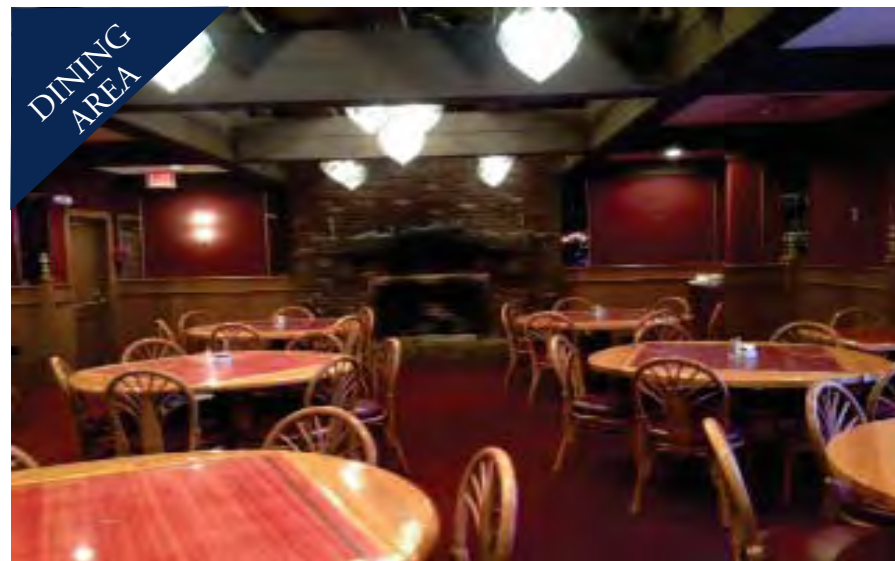
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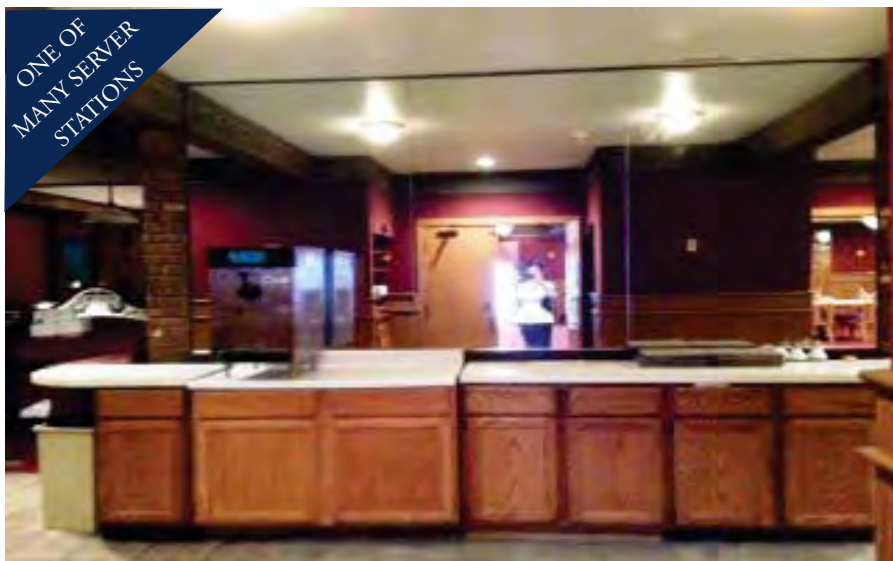
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TRIPLE CROWN RESTAURANT



ONE OF MANY SERVER STATIONS



BAR



WINE CELLAR & STORAGE



PASTRY KITCHEN

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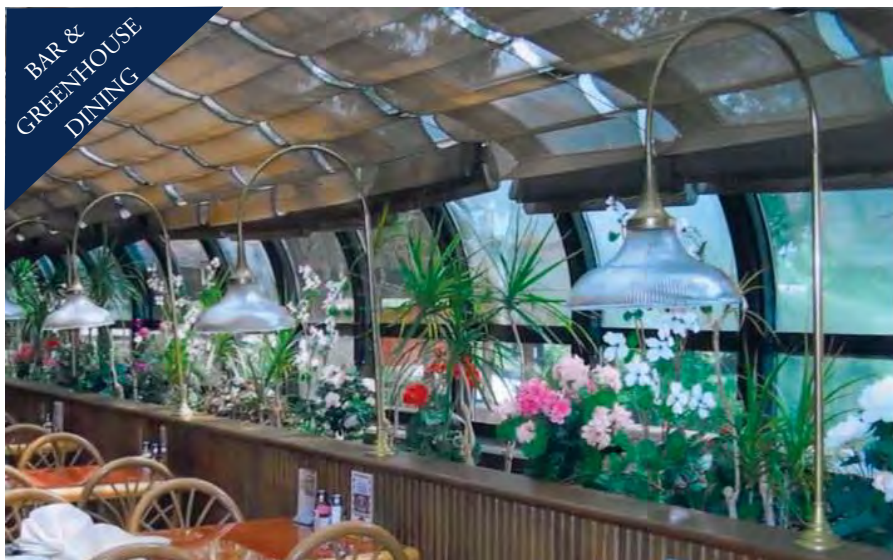
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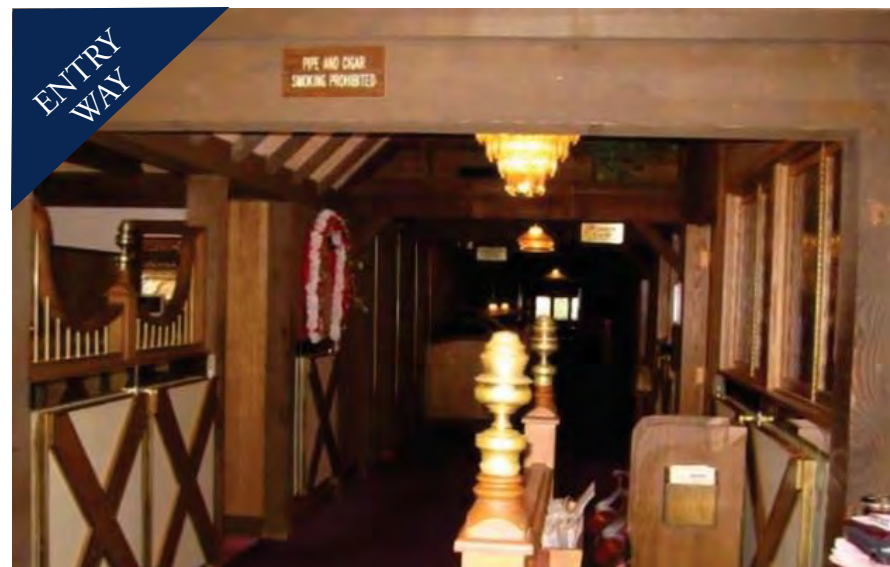
BAR &
GREENHOUSE
DINING



LOFT
DINING



WINE
CELLAR



ENTRY
WAY

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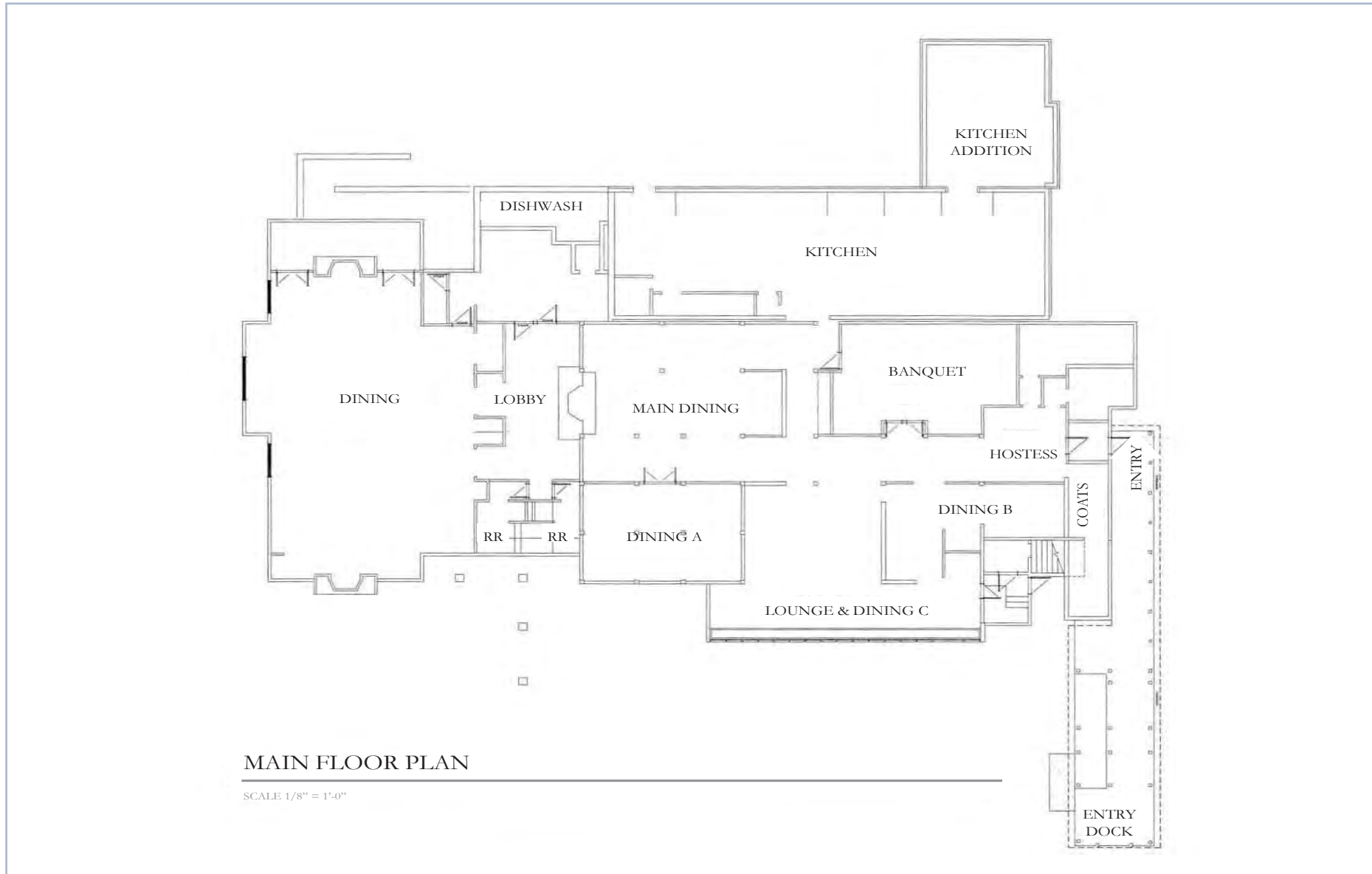
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MAIN FLOOR PLAN

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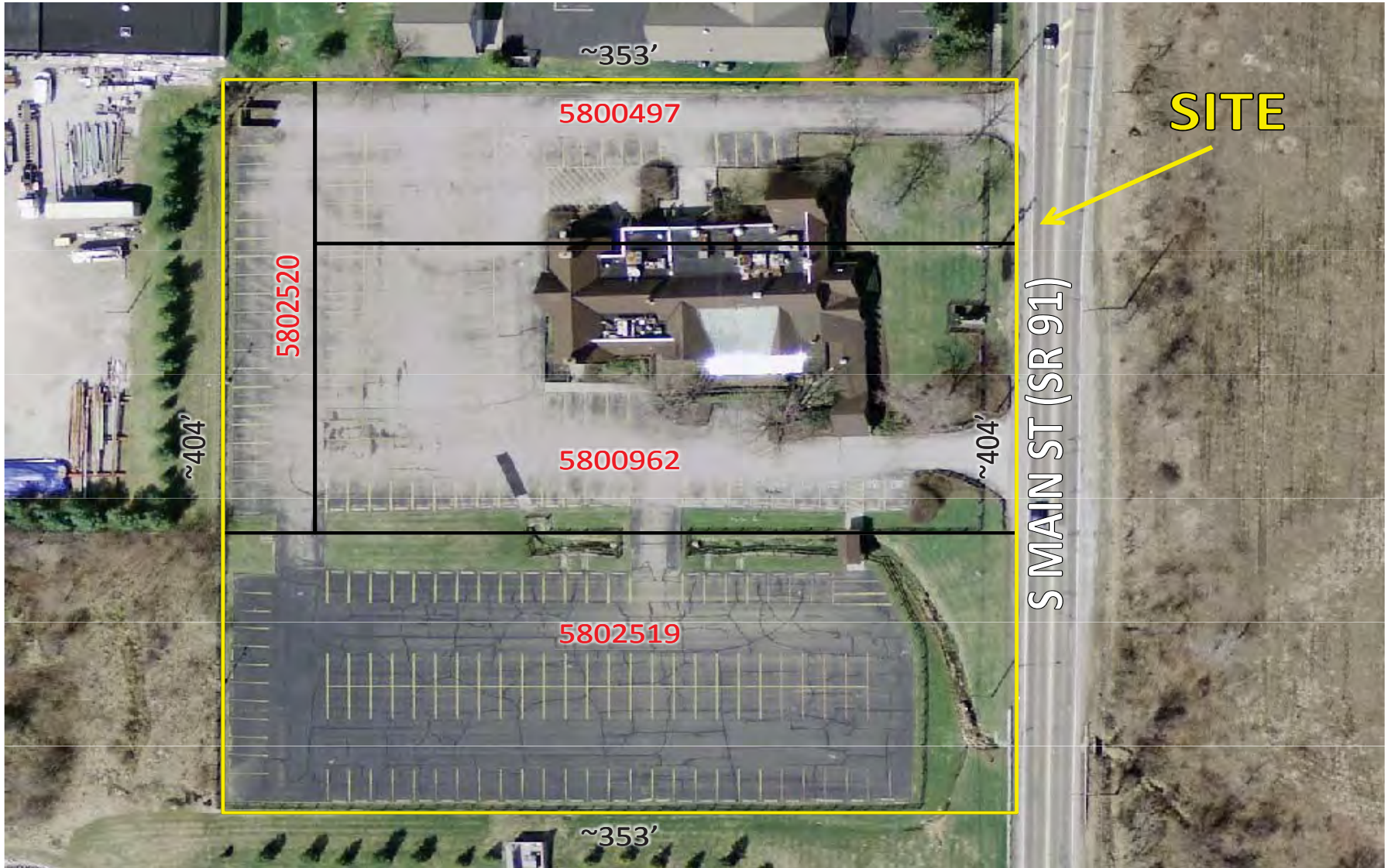
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PARCEL MAP & SITE DIMENSIONS

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CLOSE UP AERIAL

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OVERALL AERIAL

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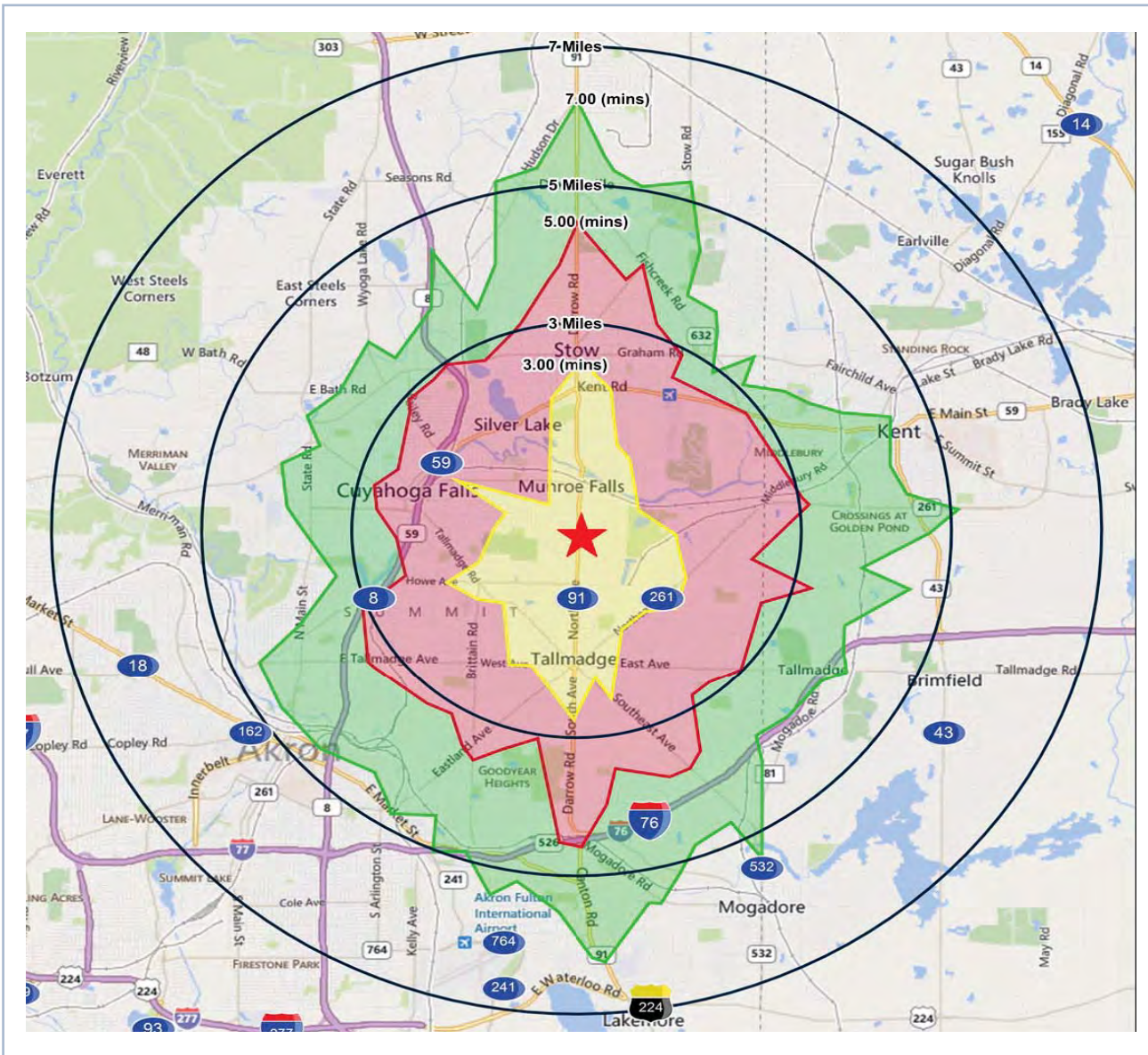
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AREA MAP

TRIPLE CROWN RESTAURANT ♦ 335 S. MAIN STREET ♦ MUNROE FALLS, OHIO



AREA MAP HIGHLIGHTS

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

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DEMOGRAPHICS

TRIPLE CROWN RESTAURANT ❖ 335 S. MAIN STREET ❖ MUNROE FALLS, OHIO

DEMO HIGHLIGHTS

❖ **Estimated Population**

3 Miles: 64,092
5 Miles: 174,289
7 Miles: 306,056

❖ **Average Household Income**

3 Miles: \$57,838
5 Miles: \$55,977
7 Miles: \$53,913

❖ **Daytime Employees**

3 Miles: 30,178
5 Miles: 84,984
7 Miles: 170,928

335 S Main Street Munroe Falls, Ohio		3 Miles	5 Miles	7 Miles	5.00 (mins)
POPULATION	2013 Estimated Population	64,092	174,289	306,056	67,488
	2018 Projected Population	62,944	171,567	301,611	66,268
	2010 Census Population	64,548	175,372	307,823	67,972
	2000 Census Population	64,896	177,063	314,998	68,568
	Projected Annual Growth 2013 to 2018	-0.4%	-0.3%	-0.3%	-0.4%
	Historical Annual Growth 2000 to 2013	-0.1%	-0.1%	-0.2%	-0.1%
	2013 Median Age	40.9	38	36.7	40.9
HOUSEHOLDS	2013 Estimated Households	28,260	73,904	125,925	29,526
	2018 Projected Households	27,819	72,925	124,353	29,061
	2010 Census Households	28,450	74,342	126,635	29,727
	2000 Census Households	27,580	72,827	126,973	28,849
	Projected Annual Growth 2013 to 2018	-0.3%	-0.3%	-0.2%	-0.3%
	Historical Annual Growth 2000 to 2013	0.2%	0.1%	-0.1%	0.2%
	RACE AND ETHNICITY	2013 Estimated White	91.5%	84.9%	78.8%
2013 Estimated Black or African American		4.8%	10.1%	15.8%	5.8%
2013 Estimated Asian or Pacific Islander		1.5%	2.0%	2.2%	1.6%
2013 Estimated American Indian or Native Alaskan		0.2%	0.2%	0.2%	0.2%
2013 Estimated Other Races		2.0%	2.8%	3.0%	2.1%
2013 Estimated Hispanic		1.6%	2.1%	2.1%	1.7%
INCOME		2013 Estimated Average Household Income	\$57,838	\$55,977	\$53,913
	2013 Estimated Median Household Income	\$49,728	\$48,473	\$45,999	\$49,999
	2013 Estimated Per Capita Income	\$25,669	\$23,905	\$22,371	\$25,577
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	2.5%	2.1%
	2013 Estimated Some High School (Grade Level 9 to 11)	6.8%	7.5%	8.6%	6.5%
	2013 Estimated High School Graduate	33.9%	33.5%	33.0%	34.3%
	2013 Estimated Some College	20.1%	20.7%	20.4%	20.2%
	2013 Estimated Associates Degree Only	8.0%	8.4%	7.9%	7.8%
	2013 Estimated Bachelors Degree Only	20.2%	19.3%	18.2%	20.3%
	2013 Estimated Graduate Degree	9.0%	8.5%	9.4%	8.7%
BUSINESS	2013 Estimated Total Businesses	2,396	6,243	11,263	2,403
	2013 Estimated Total Employees	30,178	84,984	170,928	29,791
	2013 Estimated Employee Population per Business	12.6	13.6	15.2	12.4
	2013 Estimated Residential Population per Business	26.8	27.9	27.2	28.1

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