

RETAIL SPACE IN WICKLIFFE, OHIO



28711 Euclid Ave.
Wickliffe, OH 44092

**\$6-\$7/SF FOR FIRST 2-3 YEARS, AS IS
4 TO 6 MONTHS OF RENT ABATEMENT
(with NNN's in that period covered by tenant)**

Property Details

- Building Size: 5,244 SF
- Acreage: 1.28 acres
- Frontage: 33' (Euclid Ave.)
- Zoning: GB - General Business
- Many creative uses for this two-curb cut corner property
- Motivated landlord
- Majority of obsolete fixtures have been removed Drive-thru and walk-in cooler remain
- On Hard Corner, two ingress/egress cuts
- Existing signage pole is grandfathered or a monument sign is allowable. (Hard corner sign use is not available)

Suggested Redevelopment Ideas

- Auto related such as collision repair, parts or detailing
- Casual fast food, ethnic specific restaurant, commercial kitchen, events planning, food truck hub
- Urgent Care, independent or compounding pharmacy, gym or wellness center



For more information:

Margaret Slesnick

330 575 7584

margaret.slesnick@naipvc.com

NAIPleasant Valley

28711 Euclid Ave.

Wickliffe, OH 44092

FOR LEASE

Restaurant / Retail Use



For more information:

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margaret.slesnick@naipvc.com

540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

naipvc.com

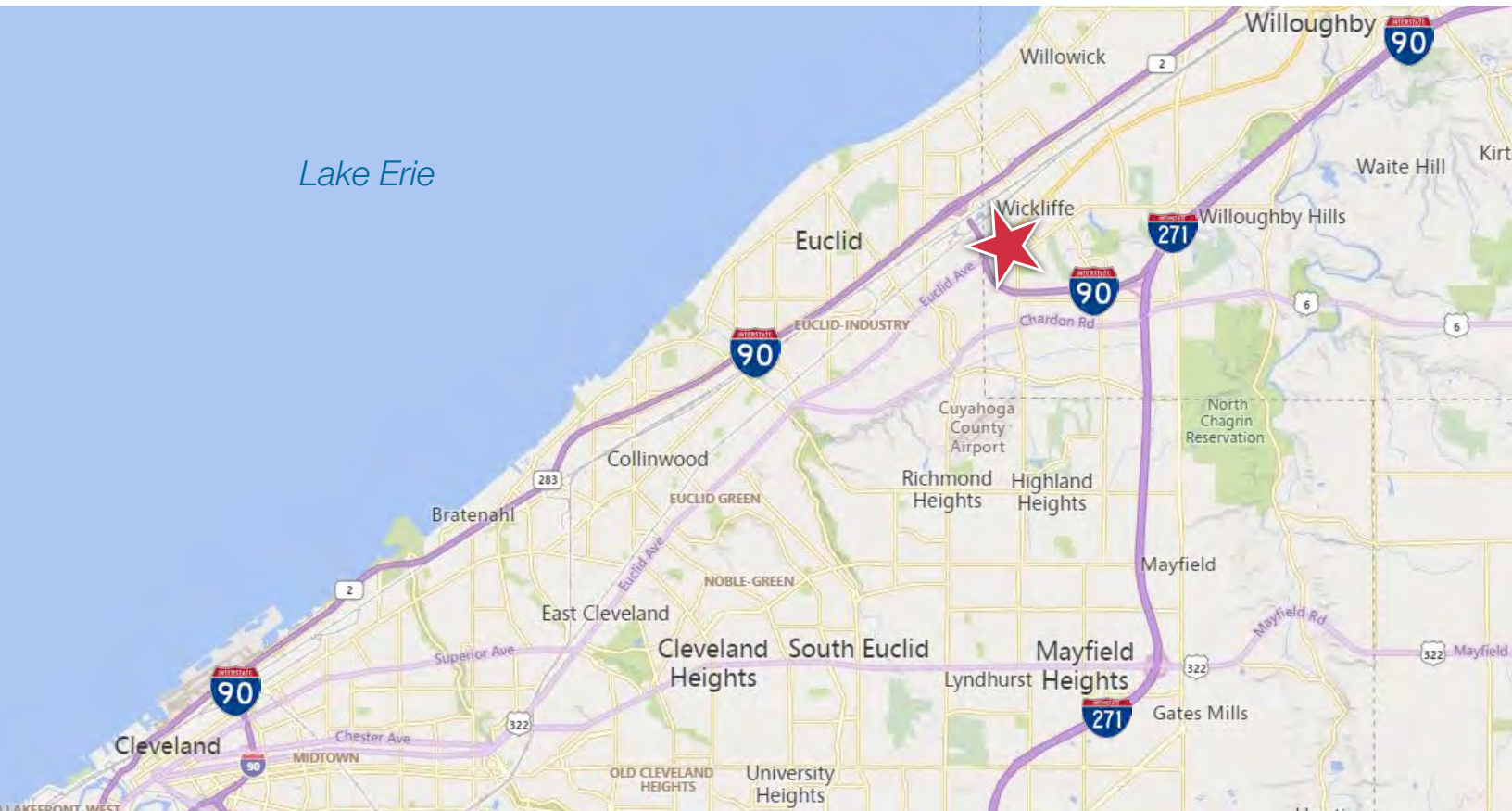
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Demographics	1 Mile	3 Miles	5 Miles
Population:	8,708	82,131	156,008
Households:	3,703	37,810	72,466
Median Age:	39	43.1	45.4
Average HH Income:	\$67,557	\$81,784	\$85,342
Traffic Count:	8,510 Euclid Ave @ Bishop Rd.		

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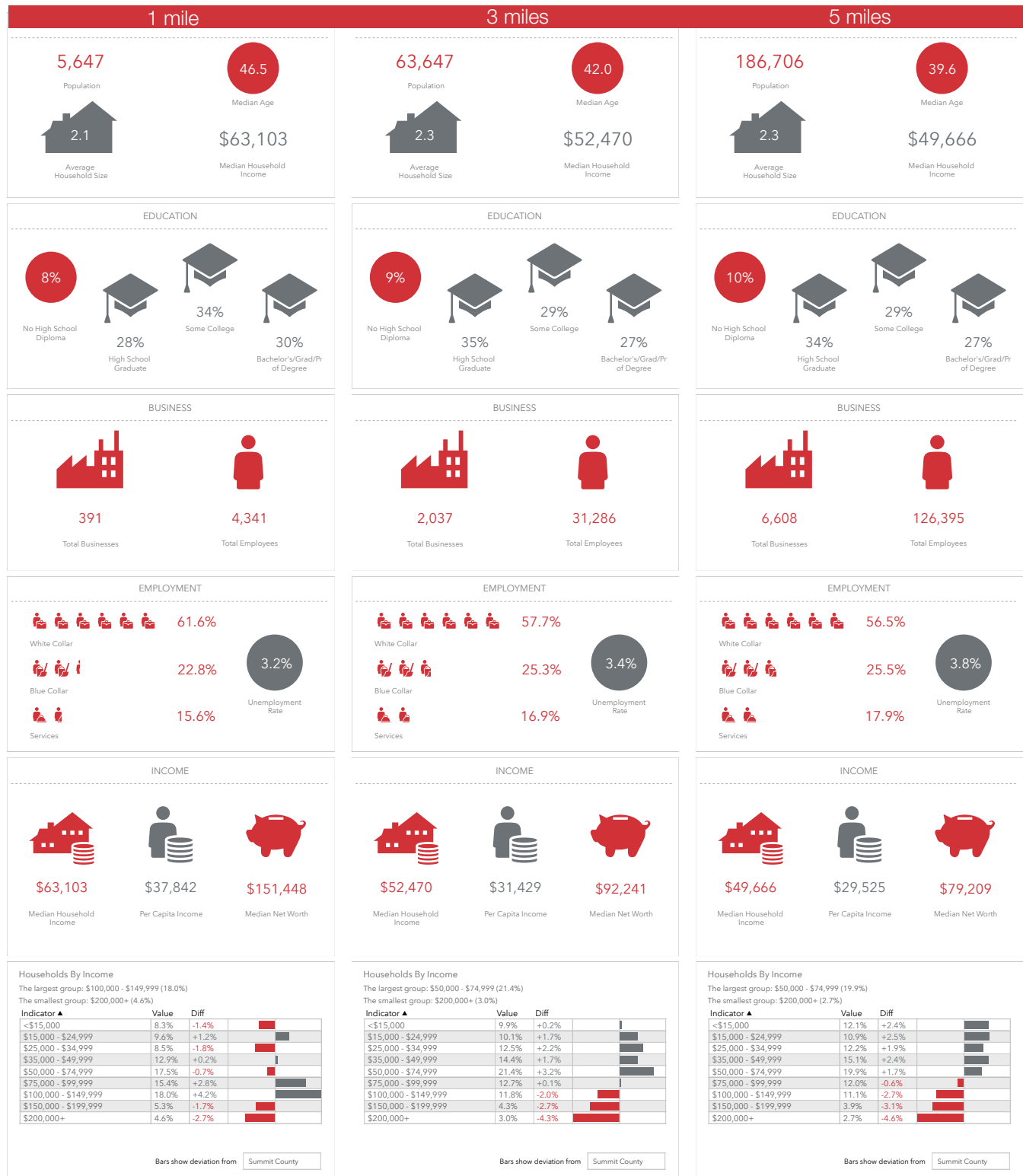
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Property Details

BUILDING SIZE:	5,244 SF
PROPERTY TYPE:	Retail / Restaurant
ACREAGE:	1.28 acres
FRONTAGE:	33' (Euclid Ave.)
CEILING HEIGHT:	14'
CONSTRUCTION:	Masonry, Fire Resistant
ZONING:	GB - General Business
YEAR BUILT:	1989 / 1995
PARKING:	55 Spaces -Surface Lot
FEATURES:	Majority of obsolete fixtures have been removed. Drive-thru and Walk in Cooler remain.

Lease Details

LEASE PRICE:	\$6-\$7/SF for first 2-3 years, as is 4 to 6 months of rent abatement (NNN's in that period covered by tenant)
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Location Details

COUNTY:	Lake
INTERCHANGE / DISTANCE:	I-90 / less than 0.25 mile
LOCATED:	Euclid Ave. and Bishop Rd.

Notes

READY TO RE-PURPOSE, RE-CONFIGURE OR RE-DEVELOP!
Active Deed Restriction / Negotiable to Remove Restriction

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