

FOR LEASE Former Fast Food Restaurant





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 Drivethru 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

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540 White Pond Drive | Suite A Akron, Ohio 44320 330 535 2661 naipvc.com



FOR LEASE Restaurant / Retail Use









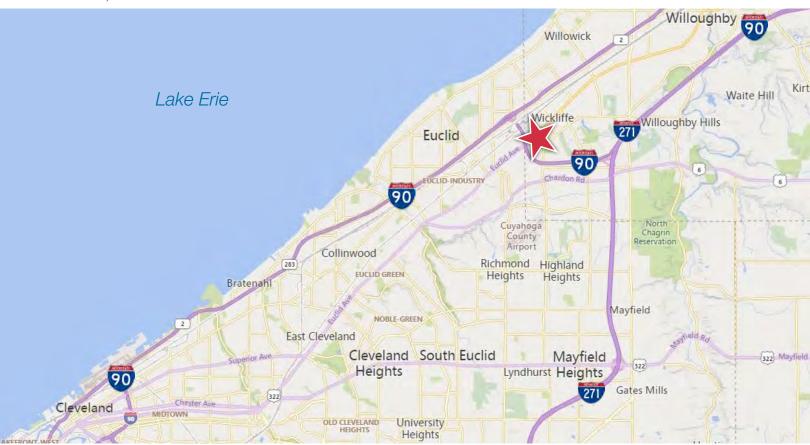
For more information:



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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.		

For more information:

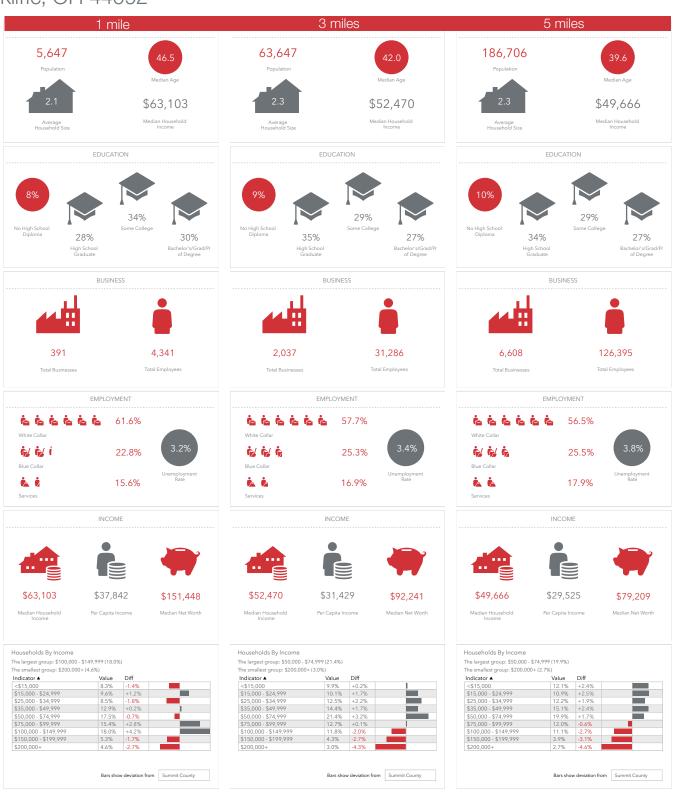
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FOR LEASE
Restaurant / Retail Use

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

\$6-\$7/SF for first 2-3 years, as is **LEASE PRICE**: 4 to 6 months of rent abatement

(NNN's in that period covered by tenant)

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

Redevelopment Ideas:

- Auto related such as collision repair, parts or detailing
- Casual fast food, ethnic specific restaurant, commercial kitchen, events planning, food truck hub
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