

CHOPS GRILLE & TAP HOUSE

1752 S Broadway, Geneva, OH 44041



SALE PRICE:	\$1,299,000
PRICE PER UNIT:	-
LOT SIZE:	2.79 Acres
BUILDING SIZE:	11,300 SF
YEAR BUILT:	1965
RENOVATED:	2010
ZONING:	Interchange Commercial
CROSS STREETS:	Interstate 90 And SR 534

PROPERTY OVERVIEW

Rare opportunity to acquire an exceptionally successful Northeastern Ohio restaurant. ANNUAL GROSS REVENUE SALES: \$2,000,000. In addition to the business the real estate, all furniture, fixtures, equipment and licenses are being included in the sale. The well maintained property is sited on a single parcel at highly desirable interchange. A signed and registered confidentiality agreement is required for all further inquires. TBA 13,000 sq. ft./GLA 11,300 sq. ft.

PROPERTY FEATURES

- ANNUAL GROSS REVENUE SALES: \$2,000,000
- Lease Opportunity to Qualified Operator
- Owner financing Available
- Interstate 90 and SR 534
- Spire Institute is adjacent to Restaurant property
- Exceptionally well-maintained clean structure with a warm and inviting decor.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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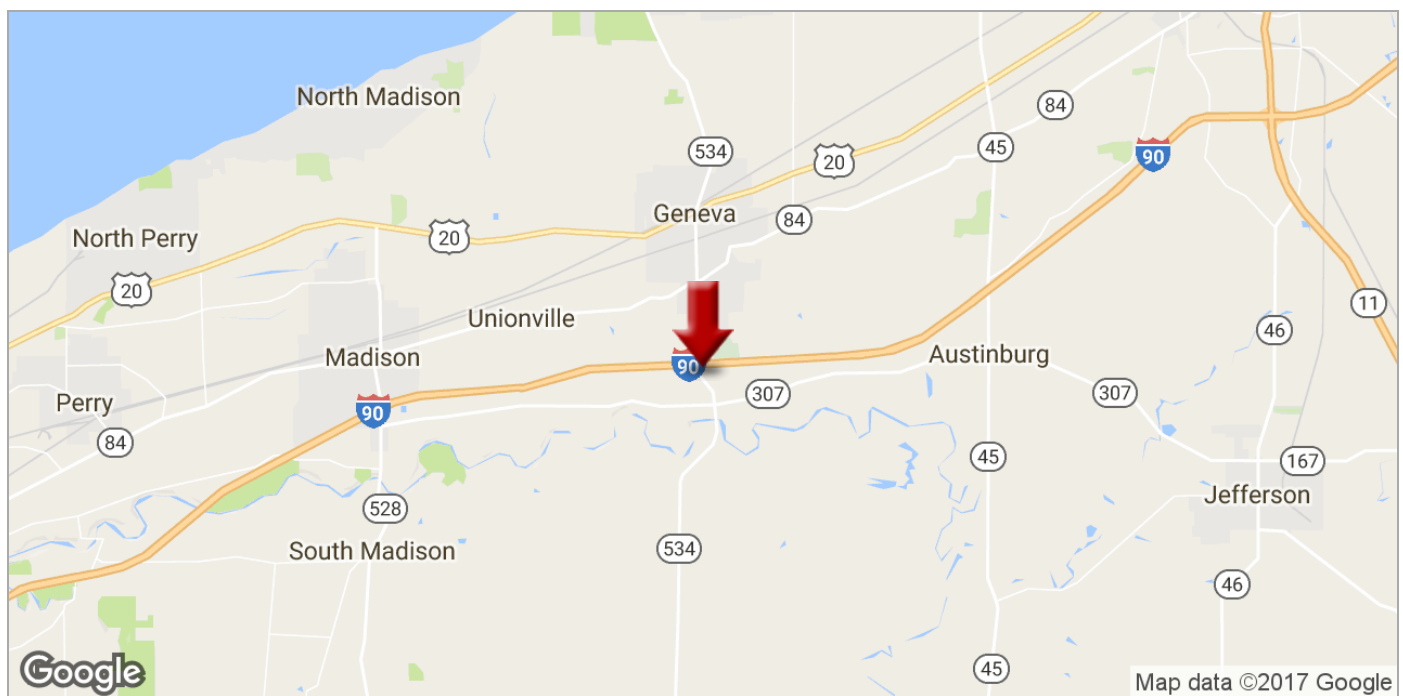
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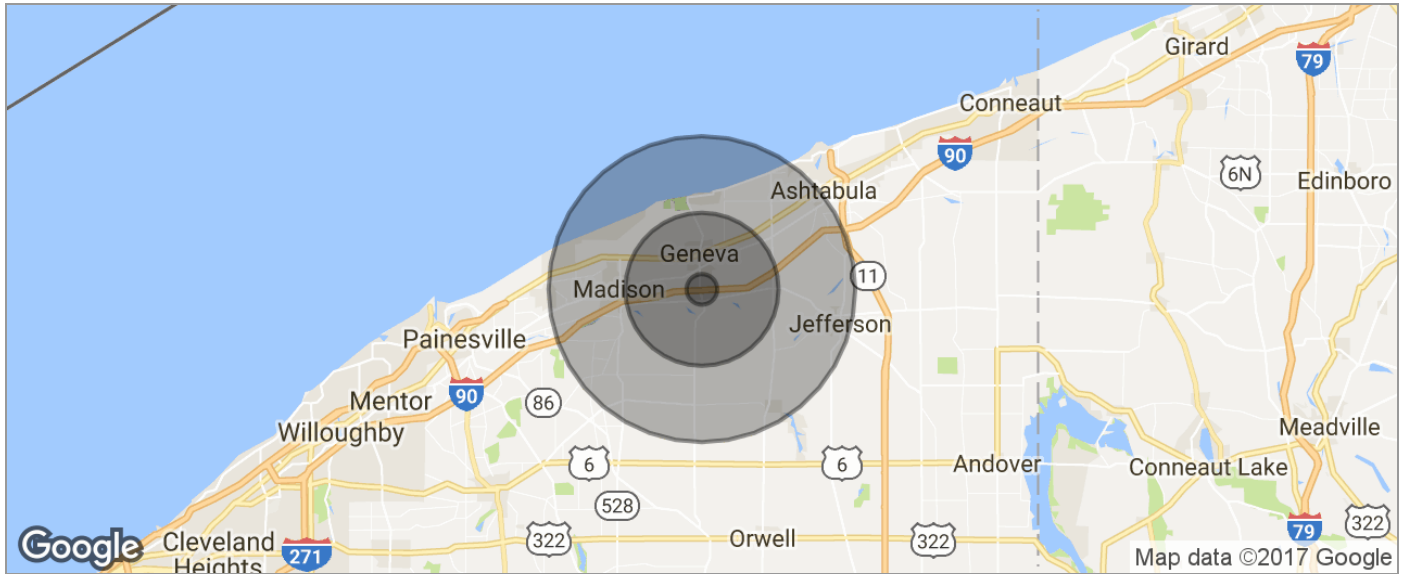
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,022	18,476	60,724
MEDIAN AGE	39.1	40.4	40.5
MEDIAN AGE (MALE)	37.9	38.6	38.8
MEDIAN AGE (FEMALE)	39.8	41.3	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	403	7,134	23,144
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$49,558	\$52,188	\$56,669
AVERAGE HOUSE VALUE	\$121,151	\$129,033	\$143,702
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.2%	95.0%	96.0%
% BLACK	2.1%	1.5%	1.1%
% ASIAN	0.0%	0.0%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	3.1%	2.2%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.0%	3.1%	2.8%

* Demographic data derived from 2010 US Census

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