

# AVAILABLE

FREESTANDING RESTAURANT BUILDING

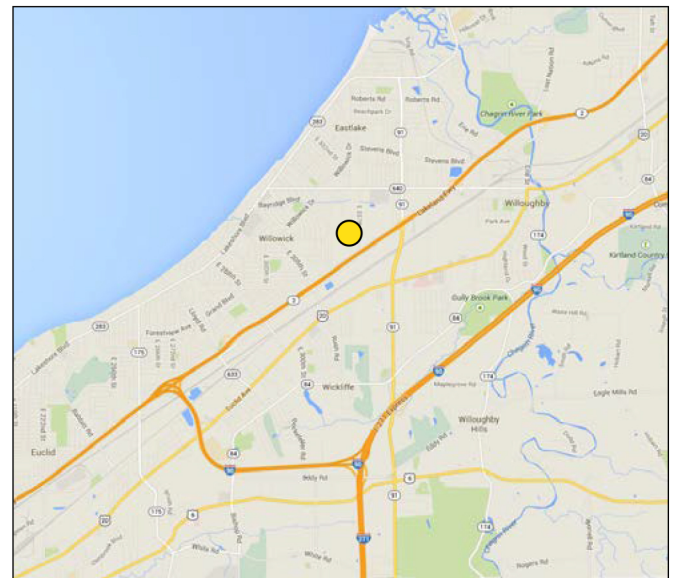
33550 Vine Street  
Eastlake, OH 44095

**New LOW Price- \$1,200,000**



## PROPERTY HIGHLIGHTS

- 9,704 +/- SF building on 1.849 acres available for sale
- Freestanding restaurant building with the potential for a retail conversion
- Furniture, fixtures, equipment and liquor license included
- Excellent visibility and road frontage
- Outstanding ingress and egress with two curb cuts on Vine St. and an additional curb cut on East 337th St. across from the Walmart driveway
- Minutes from Classic Stadium, home to the minor league Lake County Captains who host 70 home games a year



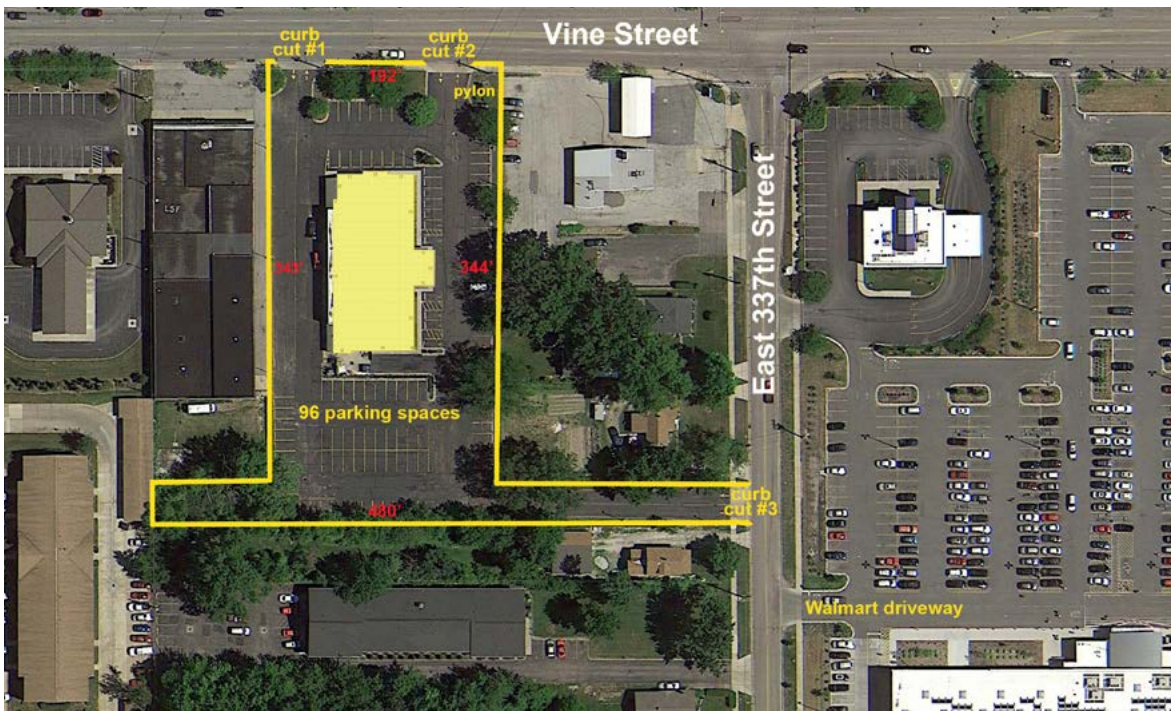
## DEMOGRAPHICS

	<u>Population</u>	<u>Average Income</u>
• 1 mile	12,204	\$57,525
• 3 mile	59,404	\$60,061
• 5 mile	114,533	\$61,279

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## SITE PLAN



## AERIAL OVERVIEW



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