

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	0.91 Acres
BUILDING SIZE:	3,800 SF
ZONING:	Commercial
MARKET:	Cleveland

PROPERTY OVERVIEW

Remarkable building constructed initially for Burger King and then occupied by a salon. Many options available. Existing drive-thru can be used for fast food restaurant, beverage store, bank, or similar uses. Landlord is asking \$15/SF triple-net, with a minimum of 3 year lease. Landlord is willing to make improvement for national retailer or qualified tenant.

Free-standing building on Lake Shore Boulevard in Eastlake, Ohio offers an opportunity for many possible tenants for the local neighborhood. Existing improvements include superior plumbing, 120/208 volt/3-phase electric with an 400 amp service, rooftop HVAC units with individual zones, ceiling grid, and finished walls throughout. Zoned for commercial use that allows fast food with a drive-thru, an office, a daycare, bank, check cashing store, or other neighborhood retail uses. Ample parking, a metal roof, large windows, manicured landscaping, and great signage creates optimal curb appeal on this property.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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.

Each Office Independently Owned and Operated osbornegroupohio.com

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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.

Each Office Independently Owned and Operated osbornegroupohio.com

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

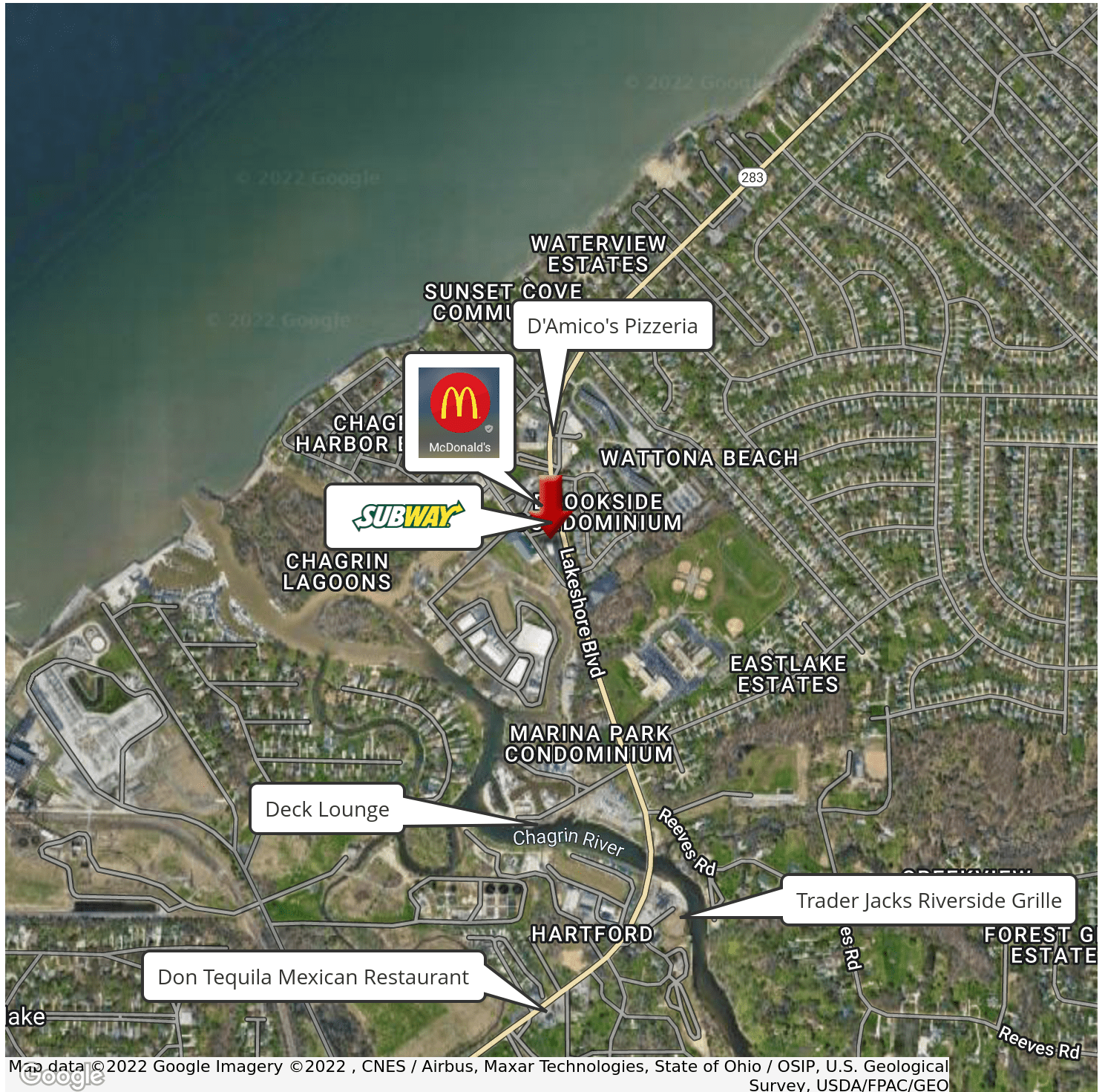
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated osbornegroupohio.com

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

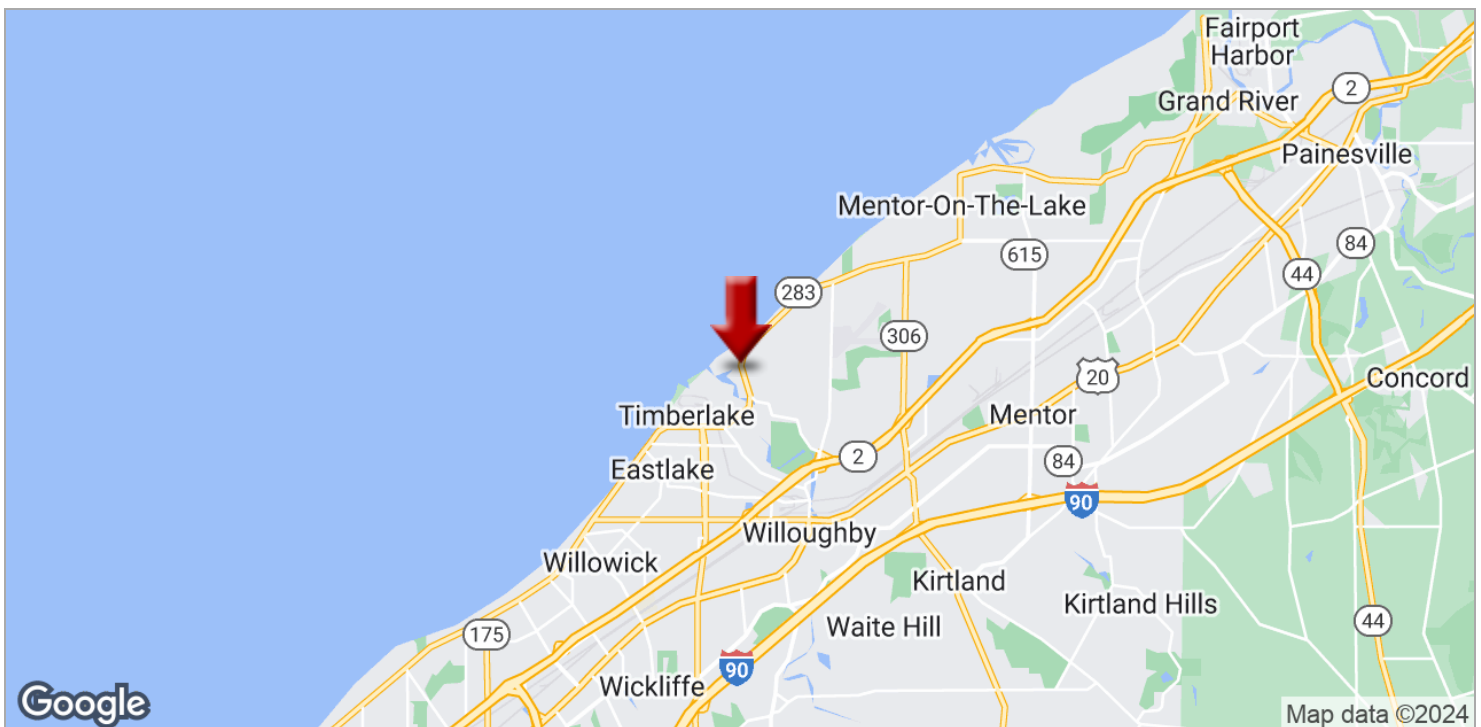
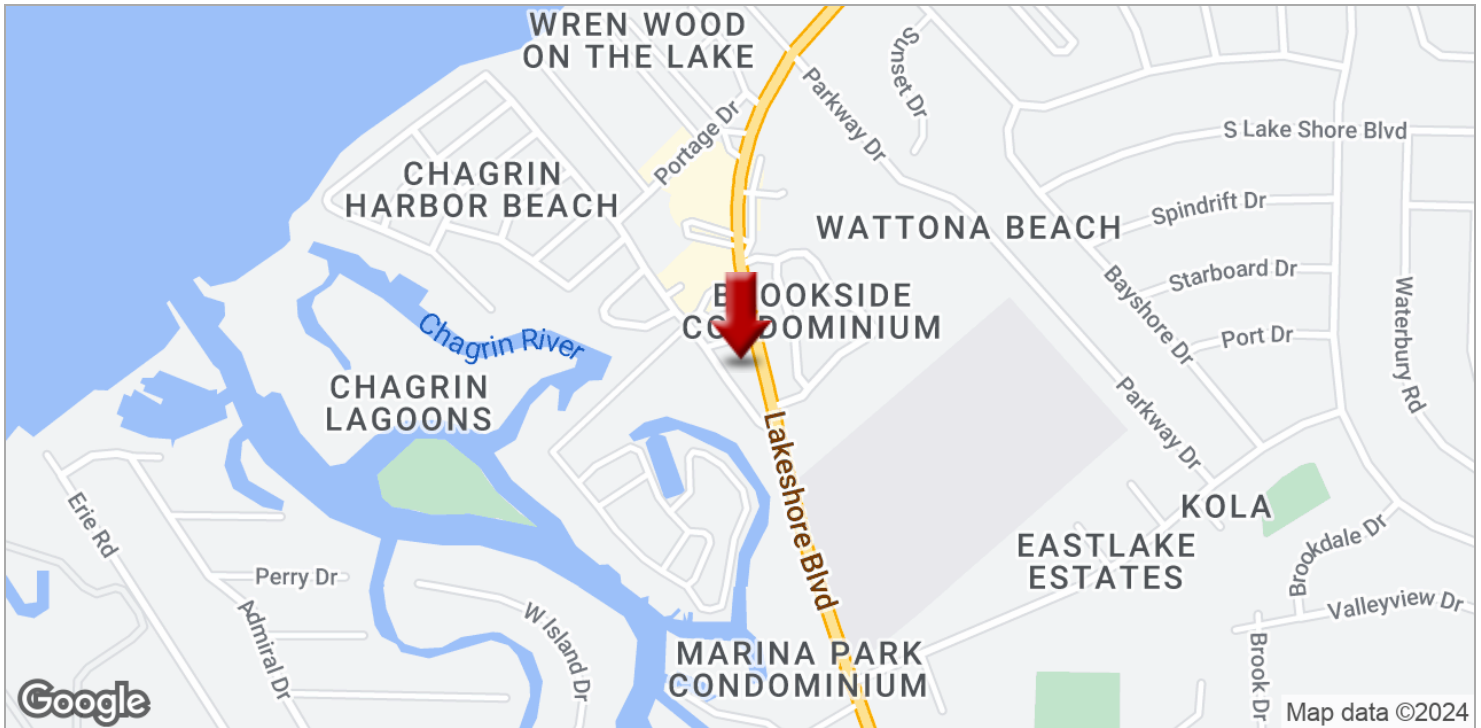
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated osbornegroupohio.com

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

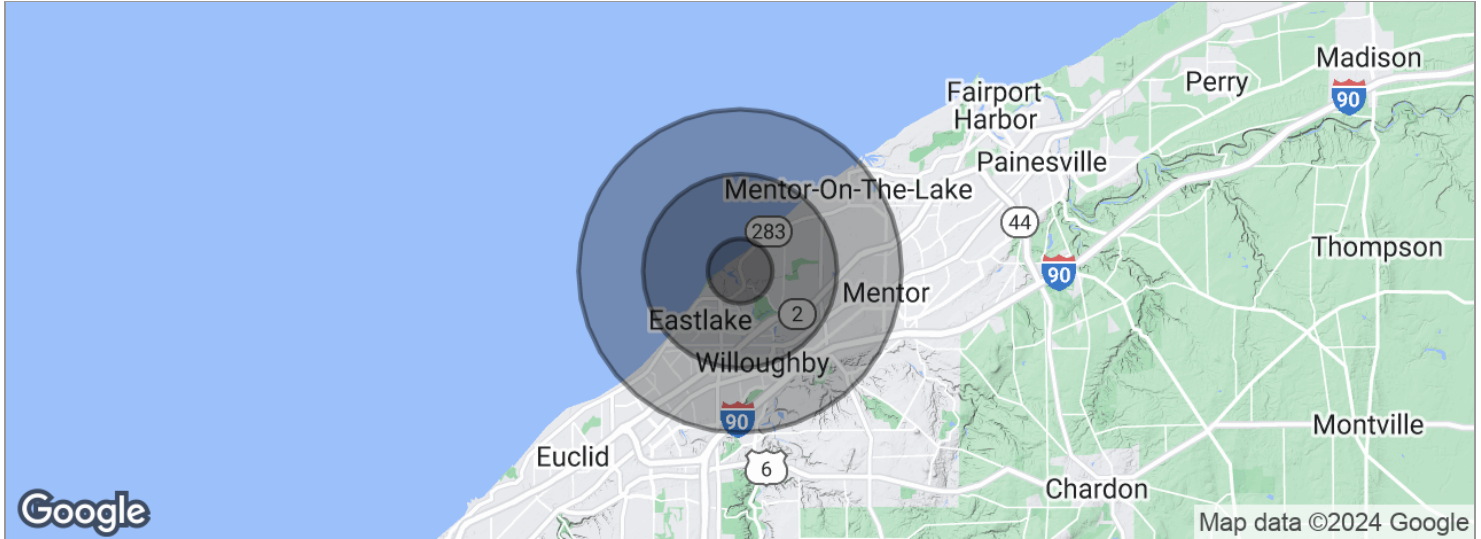
RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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.

Each Office Independently Owned and Operated osbornegroupohio.com

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,103	44,581	107,495
Median age	42.3	41.5	43.0
Median age (male)	40.9	40.3	41.4
Median age (Female)	45.0	43.3	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,899	19,108	46,910
# of persons per HH	2.5	2.3	2.3
Average HH income	\$64,420	\$62,730	\$62,886
Average house value	\$165,378	\$179,818	\$174,330

** Demographic data derived from 2020 ACS - US Census*

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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.

Each Office Independently Owned and Operated osbornegroupohio.com

RETAIL FOR LEASE

FREE-STANDING RETAIL BUILDING

36005 Lake Shore Blvd, Eastlake, OH 44095



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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.

Each Office Independently Owned and Operated osbornegroupohio.com