

**SALE / LEASE**

# Turnkey Standalone Restaurant

**24940 SPERRY DR**

Westlake, OH 44145

**PRESENTED BY:**

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PROPERTY SUMMARY



SALE/LEASING SUMMARY

SALE PRICE:	\$1,550,000
RATE/TYPE:	Negotiable (NNN)
BUILDING SIZE:	7,652 SF
LOT SIZE:	2.324 Acres
USE:	Restaurant
LEASING AVAILABILITY:	April 2024
YEAR BUILT/RENOVATED:	1999/2014
RENOVATED:	2014
ZONING:	IS - Interchange Service
APN:	21308023

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PROPERTY OVERVIEW

Strategically situated off of I-90 is a free-standing second-generation restaurant with a prime location in Westlake, Ohio. Currently occupied by Hooley House and will be vacated by April 1st, providing a turnkey opportunity for a new restaurant user to establish a presence in a fast growing market.

PROPERTY HIGHLIGHTS

- High visibility and easily accessible via I-90 (Columbia Rd exit)
- Traffic Counts: 79,300 VPD (I-90) ; 14,240 VPD (Columbia Rd) ; 25,779 VPD (Detroit/Columbia Rd intersection)
- Kitchen equipment and FF&E in place
- Ample parking: 110 spaces
- Median HHI: \$99,556 (1 mi)
- Population: 61,963 (3 mi)
- Monument signage visible from highway
- Retail, medical, hospitality, and additional attractions nearby including Crocker Park and Clague Park
- Located within 10 minutes are Westlake's largest corporations including TravelCenters of America HQ, Hyland Software, KoyoUS, Nordson, etc.
- Surrounding cities include Rocky River, Bay Village, and Fairview Park



INTERIOR PHOTOS



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SITE AERIALS

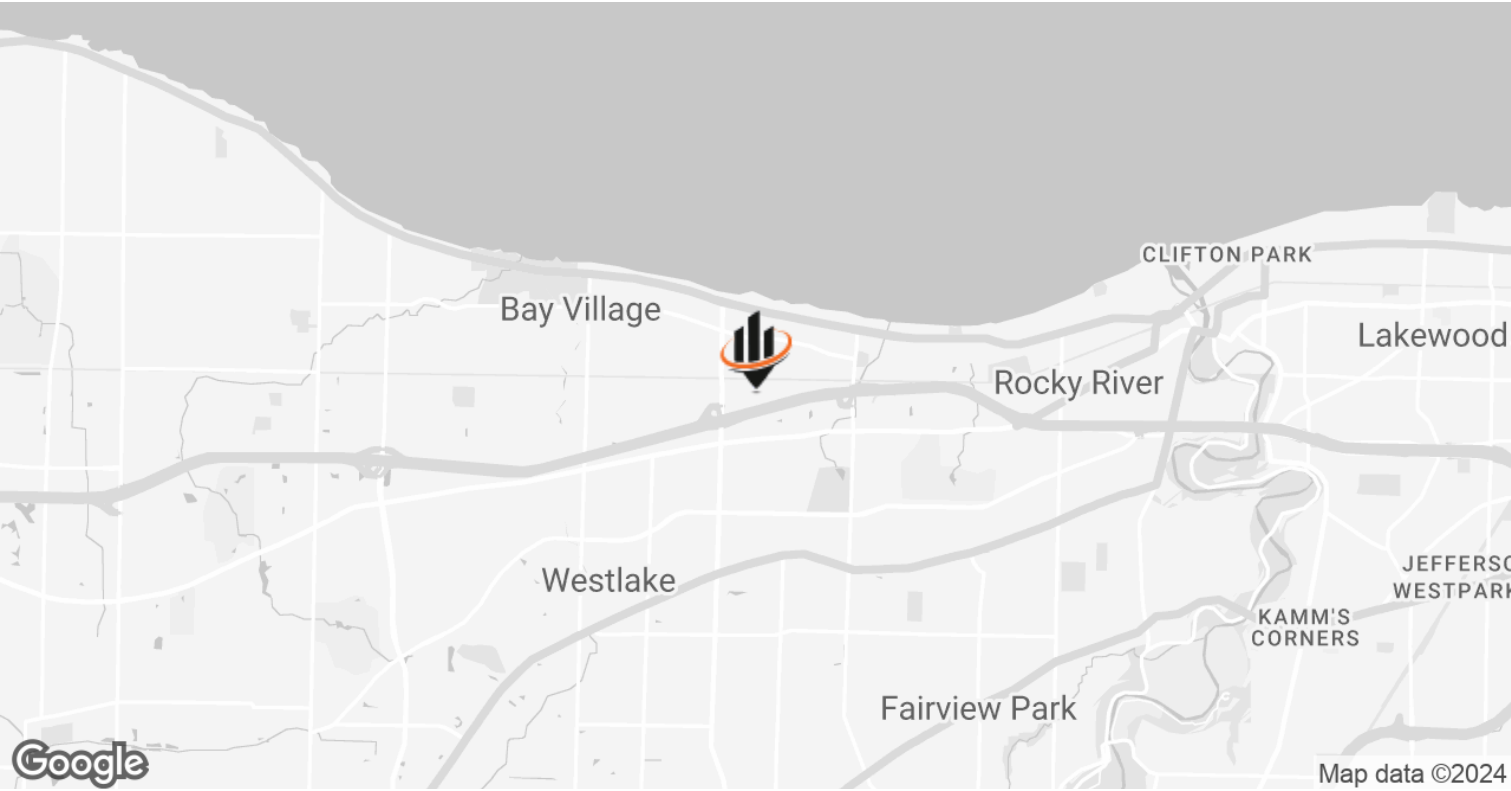
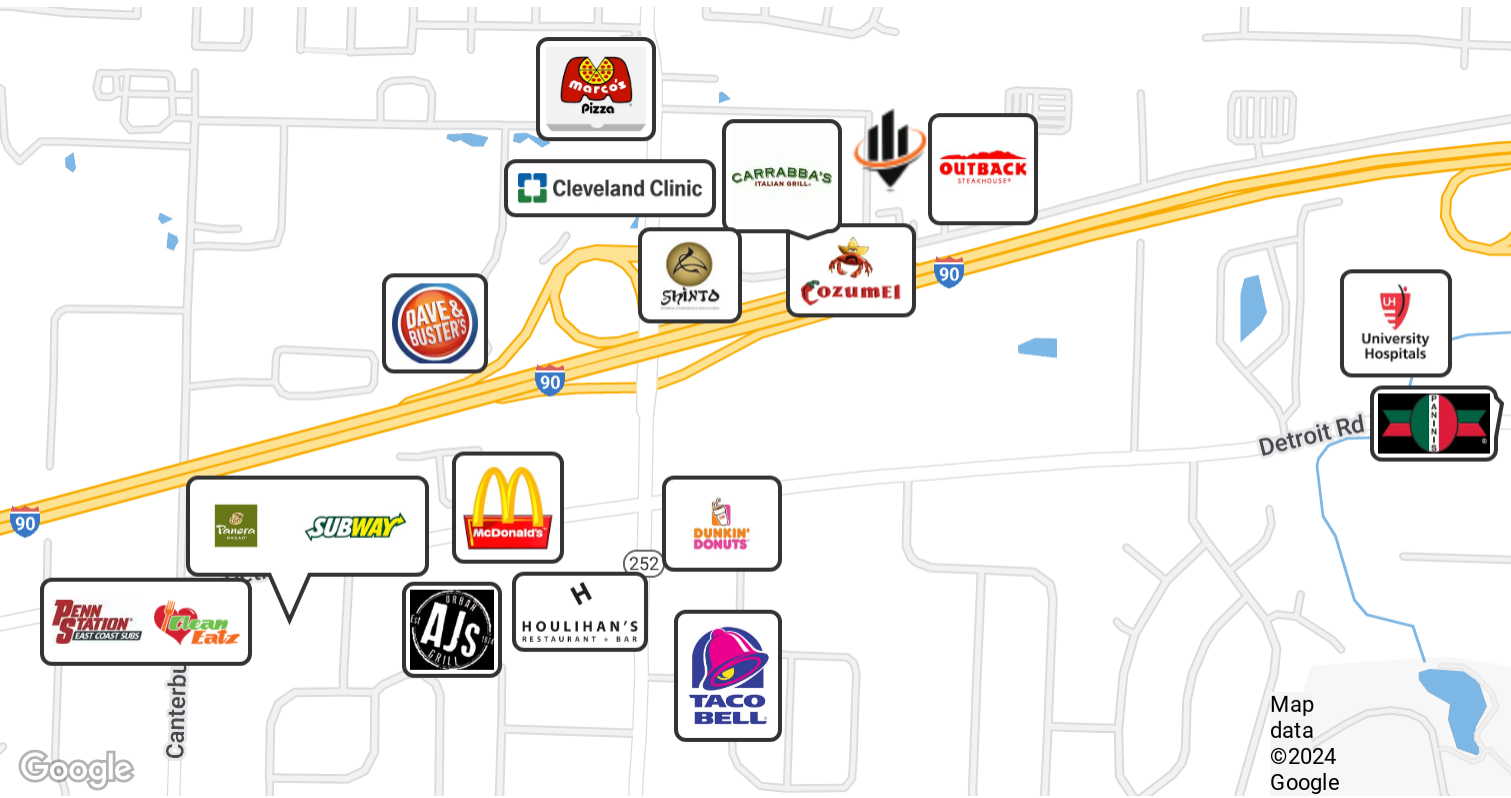


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NEARBY RETAILERS & CITIES

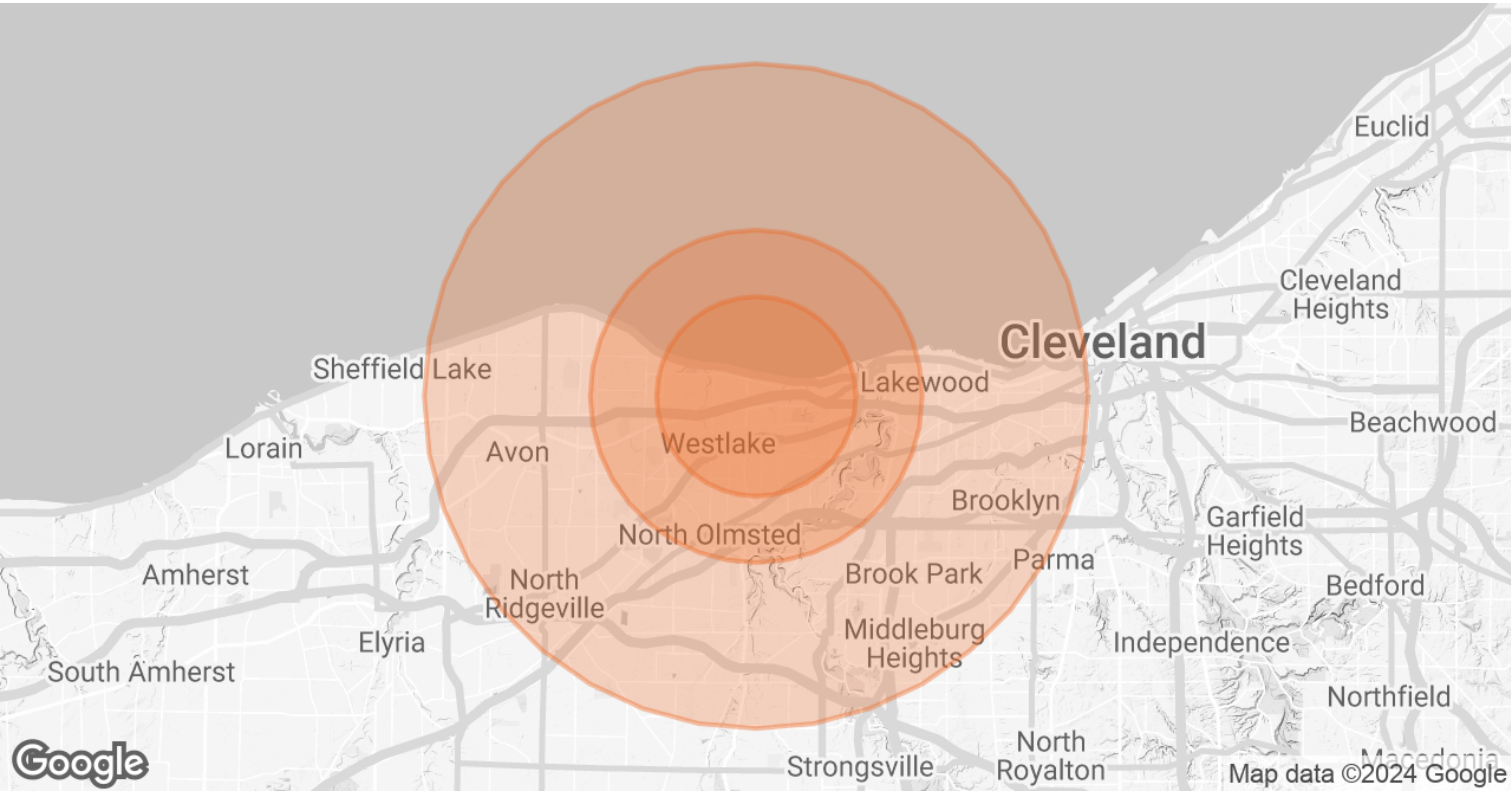


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	60,173	150,624	522,717
AVERAGE AGE	44.5	42.9	40.6
AVERAGE AGE (MALE)	42.9	41.6	39.2
AVERAGE AGE (FEMALE)	46.1	43.9	42.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	27,558	70,000	243,393
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$112,090	\$99,781	\$76,537
AVERAGE HOUSE VALUE	\$232,276	\$221,600	\$168,383

\* Demographic data derived from 2020 ACS - US Census

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