

## RETAIL FOR SALE OR LEASE

RESTAURANT PROPERTY FOR SALE ON LAKE ERIE--FOR ALL SEASONS! PRICE TO SELL!

5514 Lake Road E, Geneva On The Lake, OH 44041



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$249,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	2,785 SF
<b>ZONING:</b>	Commercial
<b>SUBMARKET:</b>	Geneva
<b>PRICE / SF:</b>	\$89.41

### PROPERTY OVERVIEW

Geneva on the Lake offers a unique opportunity to enjoy the frontage along beautiful Lake Erie. This classical and iconic venue is one of a kind. Start your dream business and enjoy the summers in beautiful Ohio along the shores of Lake Erie.

This property contains two separate store fronts along Lake Road allowing for two businesses to either rent or own. A large outdoor patio offers music and seating for patrons. An optional third lot along Lakegrove Avenue could be included . This offers additional parking and possible single family residential dwelling with proper approval

**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.

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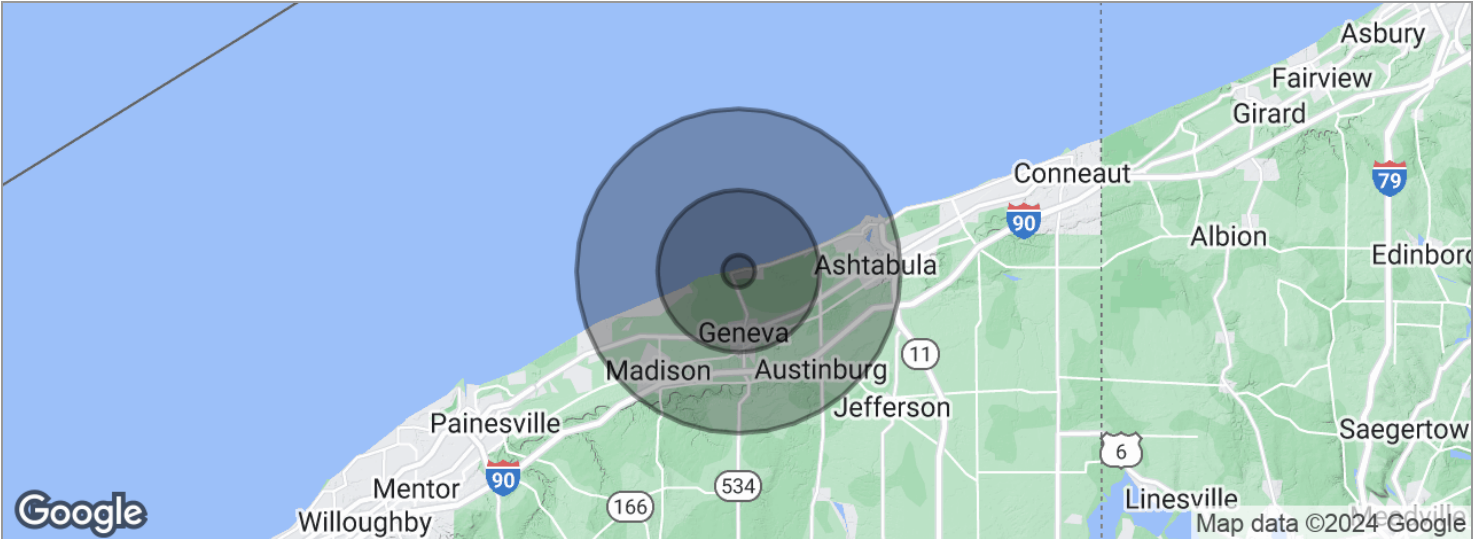
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	618	13,227	61,103
Median age	40.0	40.4	38.5
Median age (male)	35.5	39.0	37.3
Median age (Female)	40.4	40.4	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	261	5,322	23,627
# of persons per HH	2.4	2.5	2.6
Average HH income	\$35,223	\$47,921	\$50,527
Average house value	\$148,641	\$139,634	\$133,443

\* Demographic data derived from 2020 ACS - US Census

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