

RETAIL FOR SALE

BELLA'S LAKE HOUSE

6497 Ohio 85, Andover, OH 44003



PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity in Andover close to the Pymatuning State Park recreational area. This 2,700 SF retail building sits on 1.26 acres and includes a large outdoor patio and plenty of parking, offering an ideal setting for retail or restaurant ventures. Don't miss the chance to own a piece of this bustling recreational environment and landscape.

PROPERTY HIGHLIGHTS

- 2,700 SF retail/restaurant property
- Built in 1957, renovated in 1980
- Strategic location in Andover area and Pymatuning State Park
- Move-in ready

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.26 Acres
Building Size:	2,700 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	85	234
Total Population	93	200	549
Average HH Income	\$60,580	\$61,832	\$62,037

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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
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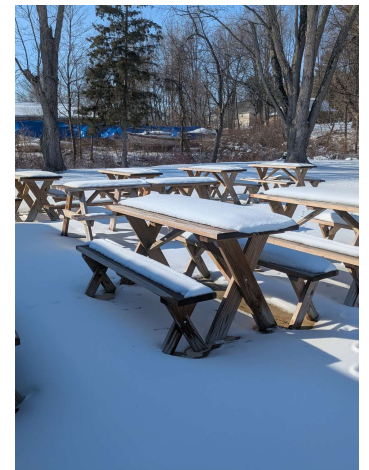
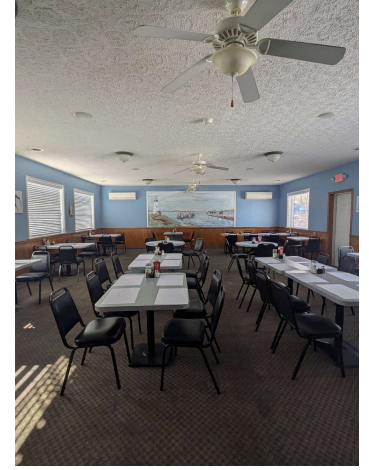
KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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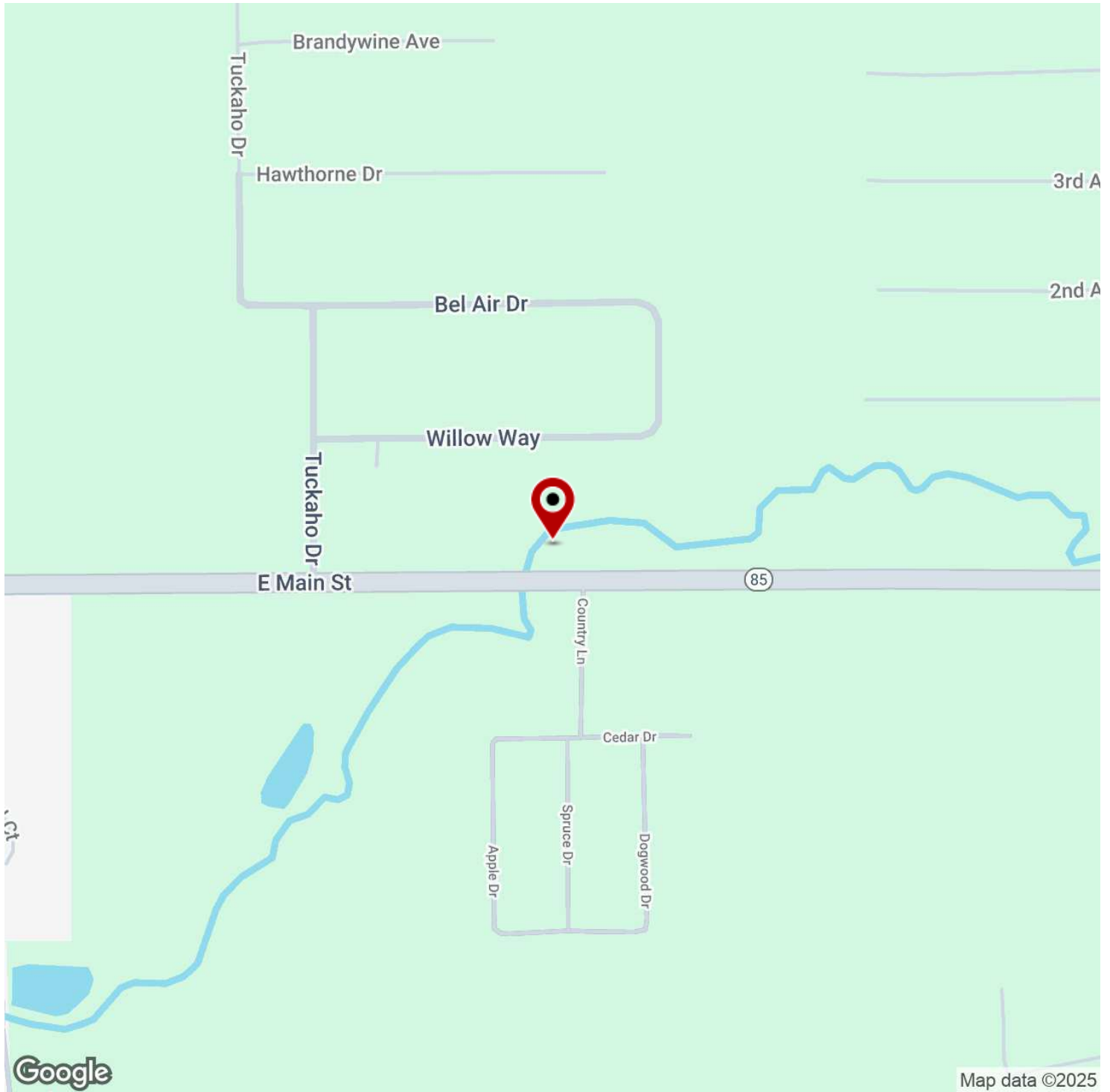
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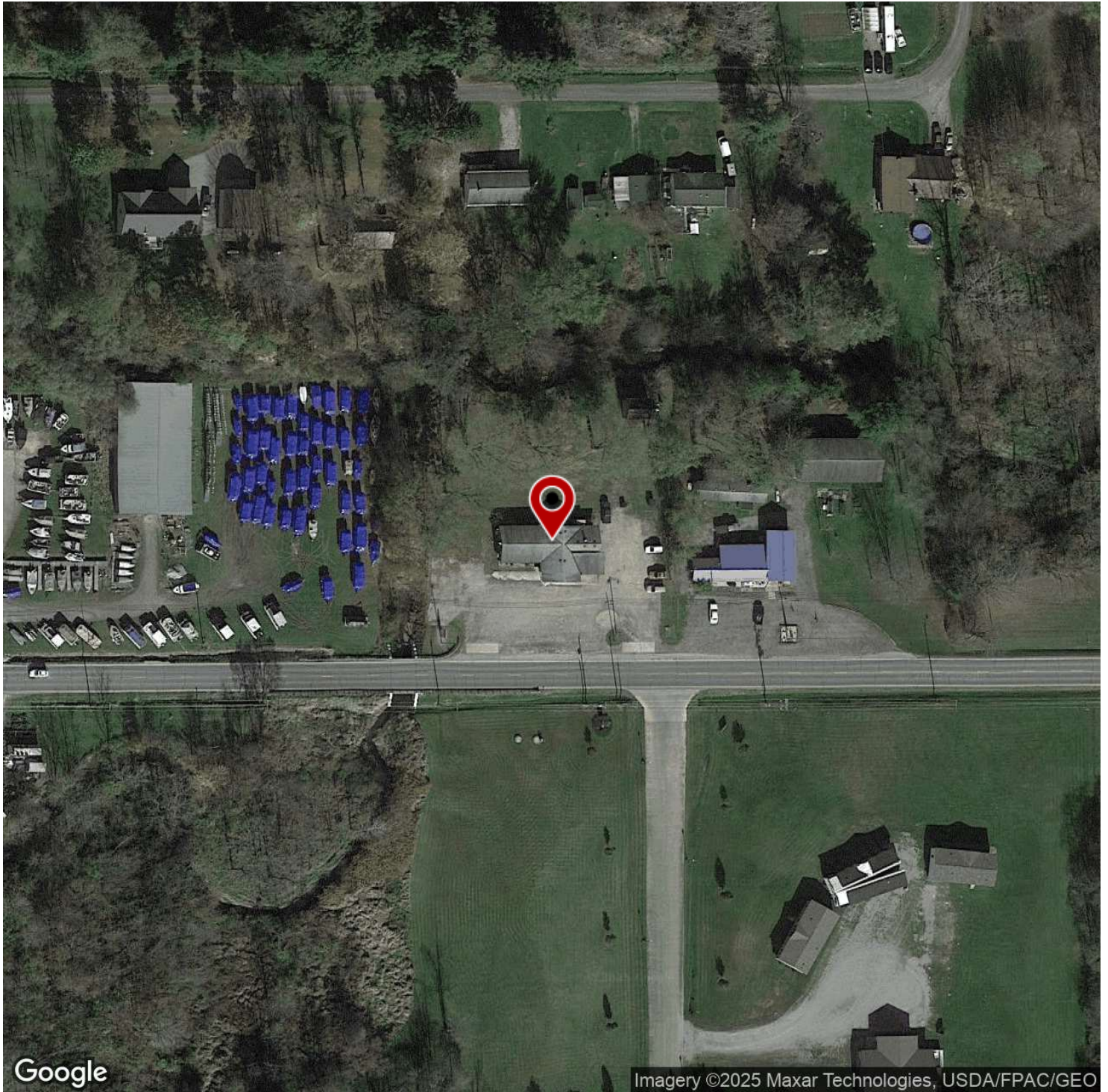
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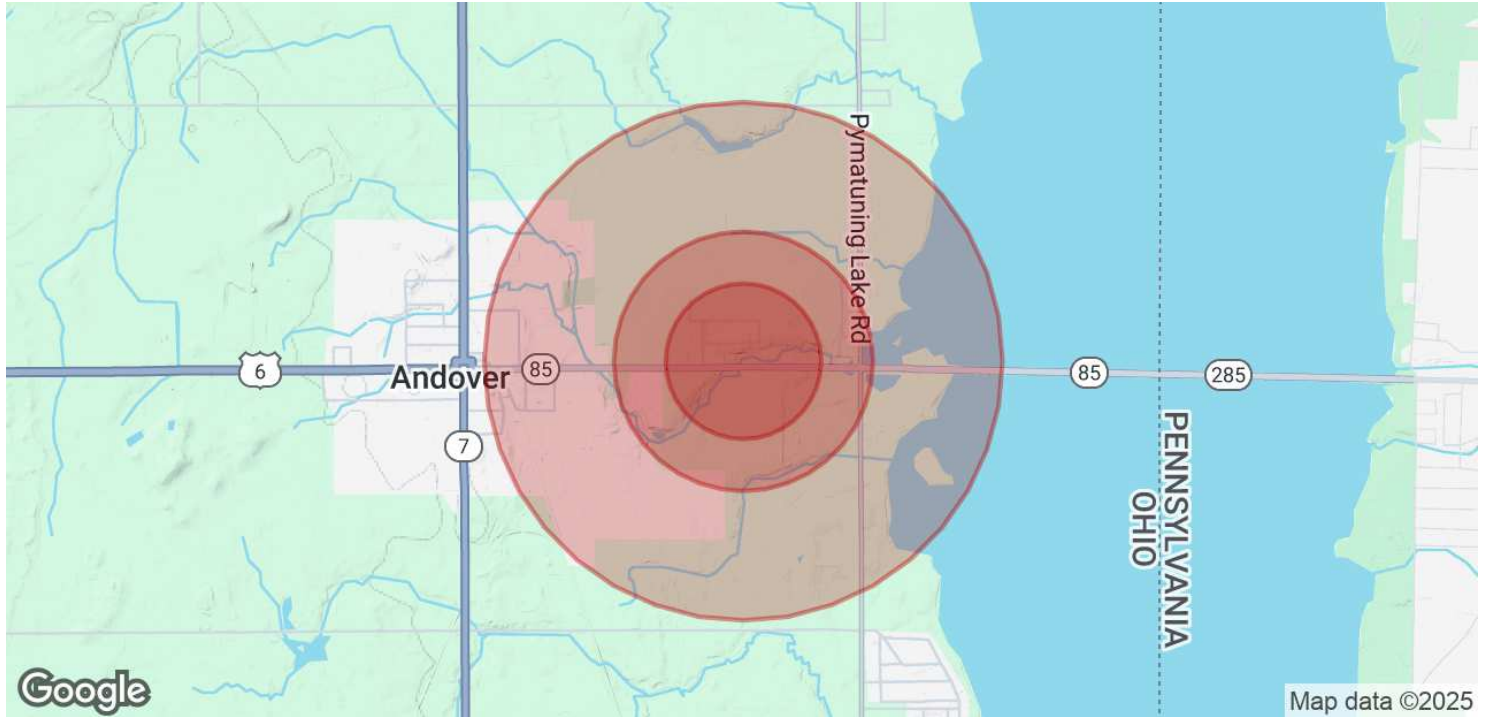
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	93	200	549
Average Age	49	48	48
Average Age (Male)	48	48	48
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	85	234
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,580	\$61,832	\$62,037
Average House Value	\$147,846	\$148,121	\$149,094

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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