

RETAIL PROPERTY FOR SALE



# Restaurant, Event /Party Center, And Bar

MENTOR, OH



SALE BROCHURE

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

*PRESENTED BY:*

**RICK OSBORNE JR.**  
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OH #2010001710

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>LOT SIZE:</b>	2.16 Acres
<b>BUILDING SIZE:</b>	5,159 SF
<b>RENOVATED:</b>	1985
<b>ZONING:</b>	M-1
<b>PRICE / SF:</b>	\$111.46

### PROPERTY OVERVIEW

For Sale or Lease--Owner will lease space to qualified tenants. Discover the vibrant and bustling community surrounding this 5,159 SF historical retail property with additional 3,500 SF of covered outdoor space in this prime location in Mentor, OH. This full-service restaurant, event/party center, and bar with large outdoor area in the heart of the city is teeming with diverse retail and dining opportunities, making it an ideal spot for prospective investors in the retail or restaurant industry. Includes all equipment and liquor license! With its close proximity to notable attractions such as the Great Lakes Mall, Mentor Civic Amphitheater, and Mentor Lagoons Nature Preserve, this dynamic location attracts a steady flow of visitors and locals alike. From shopping and entertainment to outdoor recreation, the area offers a rich tapestry of experiences, creating a compelling draw for businesses looking to establish a presence in this thriving community.

### PROPERTY HIGHLIGHTS

- 5,159 SF building with historical significance
- Renovated in 1985 for modern functionality
- M-1 zoning for versatile business opportunities
- Active restaurant, event/party center, and bar
- All equipment and valuable liquor license included

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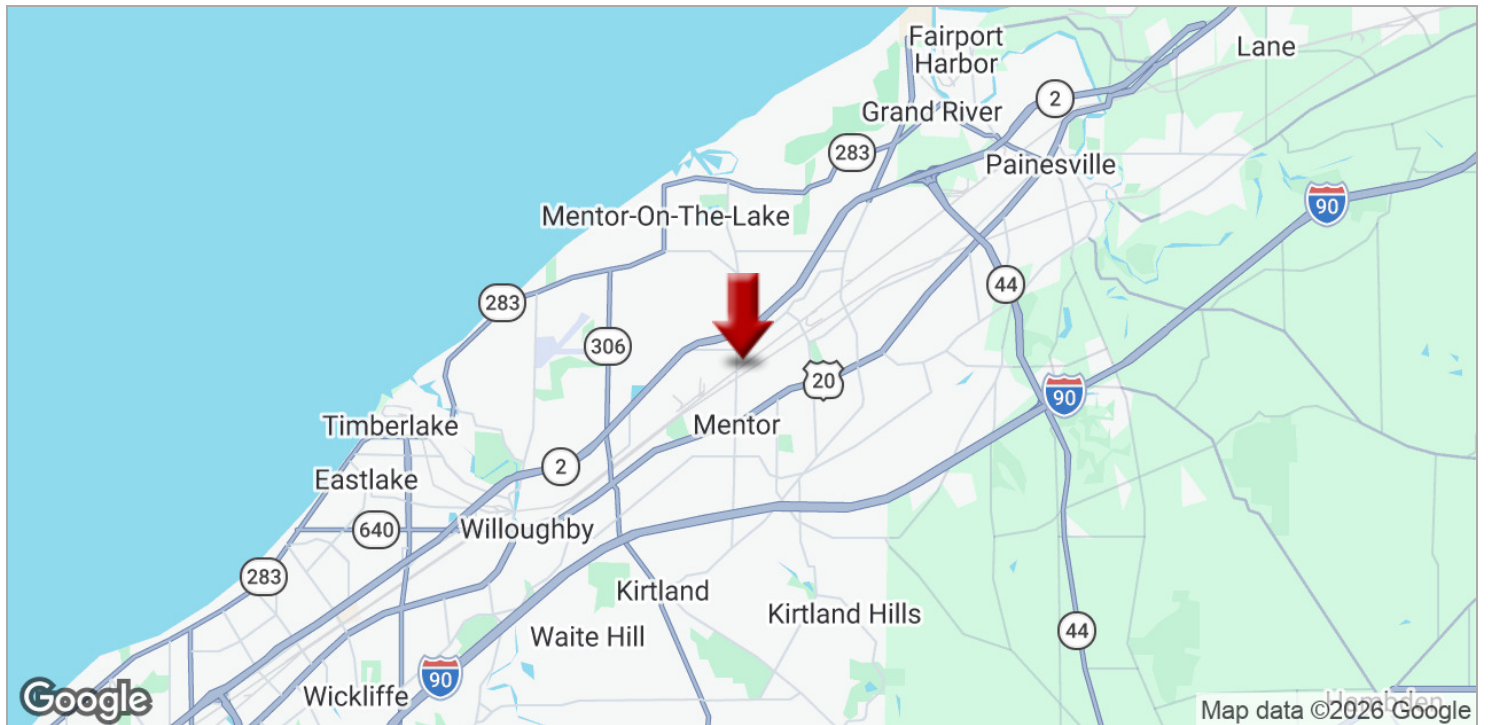
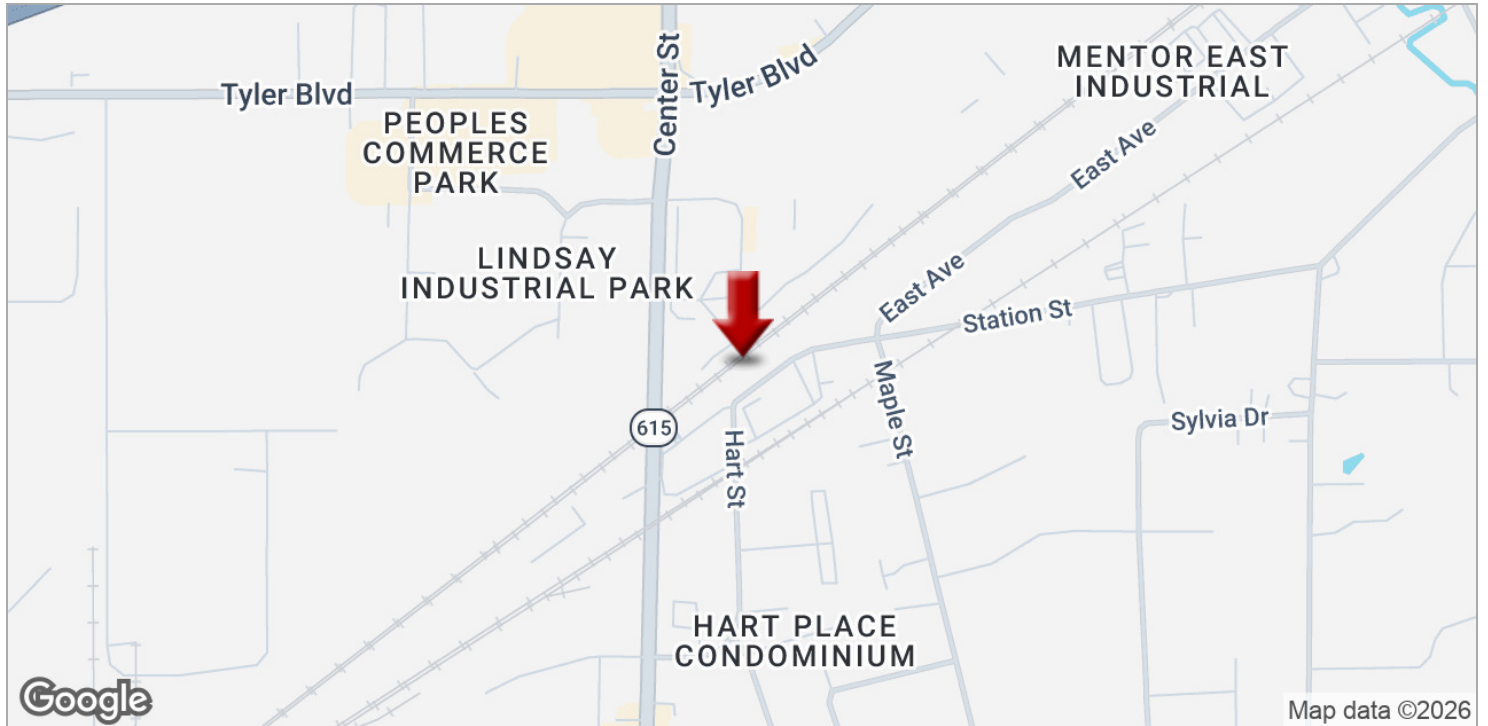
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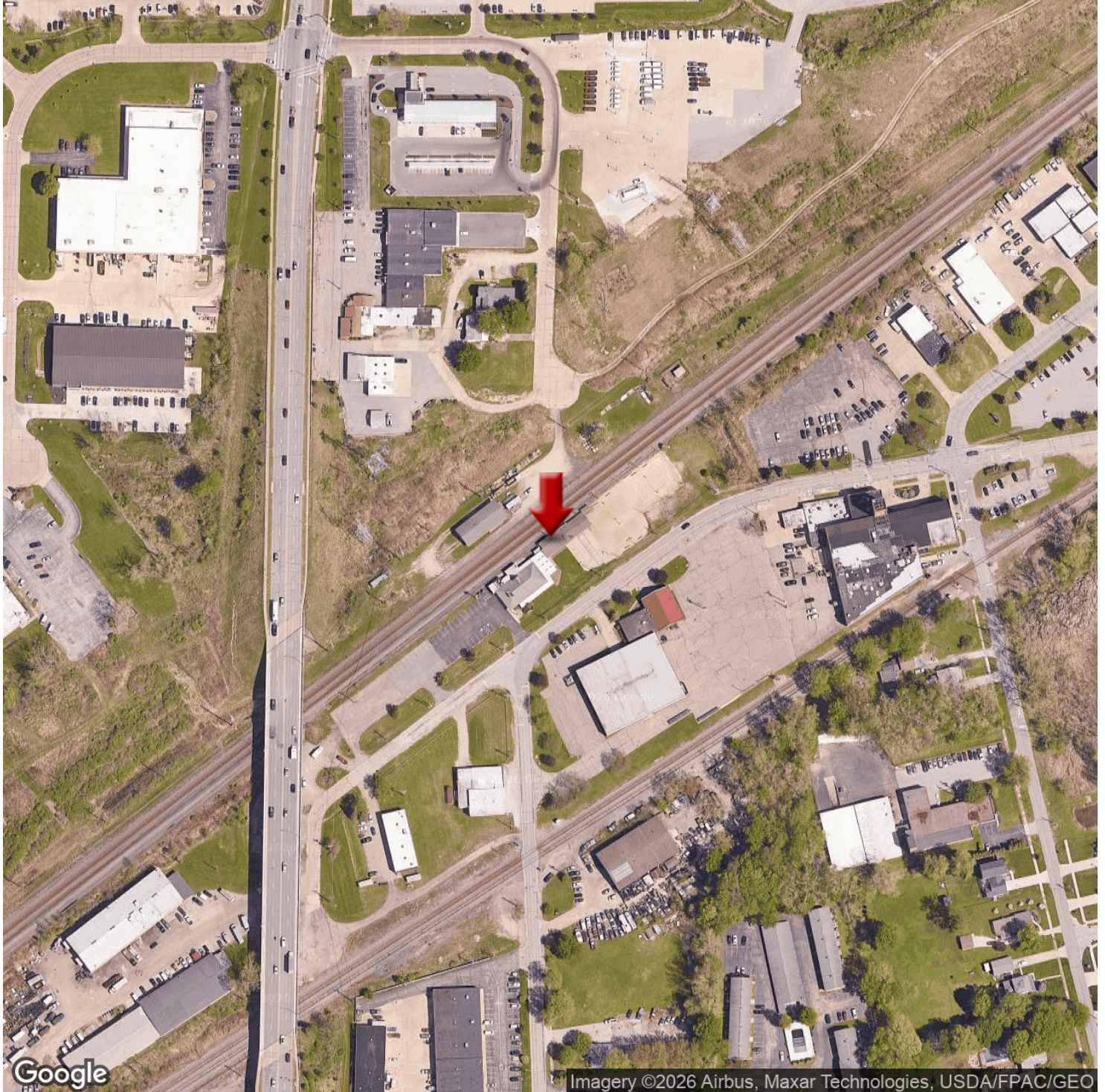
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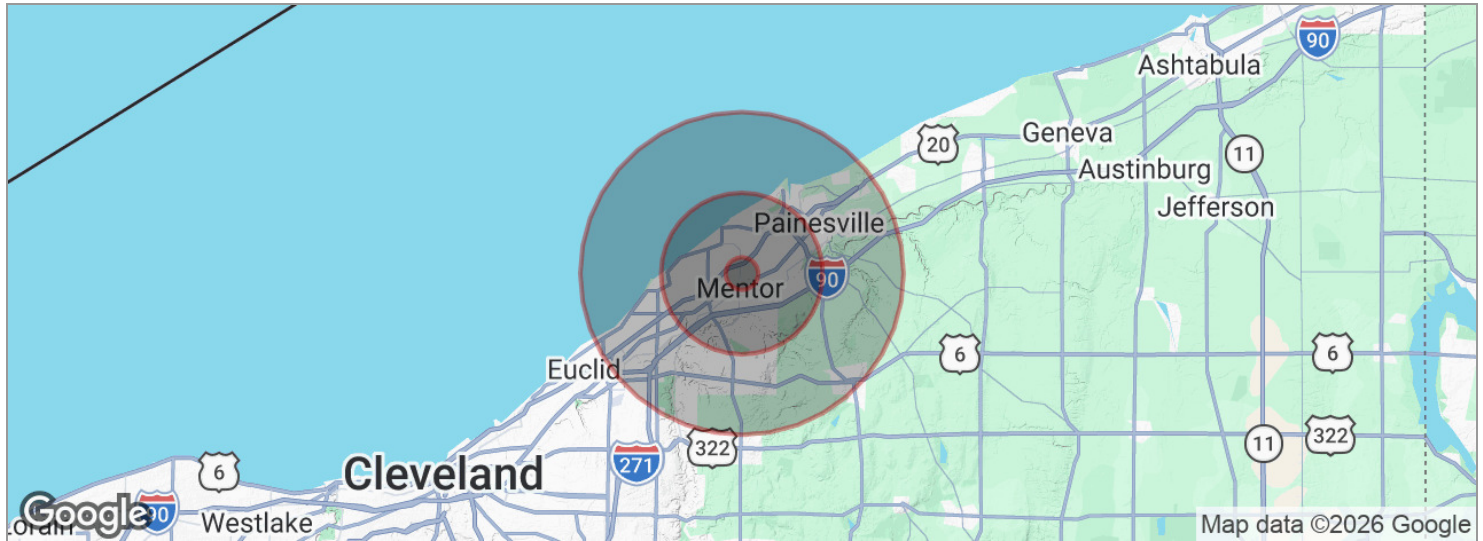
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	3,831	106,355	255,779
Median age	45.0	43.1	42.1
Median age (male)	44.1	42.0	41.2
Median age (Female)	45.7	44.3	43.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,583	43,576	105,239
# of persons per HH	2.4	2.4	2.4
Average HH income	\$65,580	\$73,697	\$70,434
Average house value	\$175,957	\$202,161	\$210,766

\* Demographic data derived from 2020 ACS - US Census

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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 the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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