

RETAIL FOR SALE



COMMERCIAL VENUE & RESTAURANT OPPORTUNITY

3560 E 93rd St, Cleveland, OH 44105



PROPERTY DESCRIPTION

Premier 10,000+ SF entertainment venue offering a fully built-out, flexible space currently operating as a bar/restaurant and gentlemen's club. The property features multiple bars, open seating areas, private lounges, stage/dance floor setups, and includes a liquor license. A commercial-grade kitchen with walk-in coolers and full service infrastructure supports high-volume food and beverage operations. Entertainment amenities include stage areas, lighting and sound potential, VIP sections, and private rooms, making it suitable for nightlife, dining, live entertainment, or specialty concepts. Zoned for multiple commercial uses, the property offers strong flexibility for bar, nightclub, restaurant, or multi-use entertainment redevelopment in a well-established location.

PROPERTY HIGHLIGHTS

- 10,000+ SF fully built-out entertainment venue
- Currently operating as bar/restaurant and gentlemen's club
- Flexible zoning for bar, restaurant, nightclub, or event use

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.4 Acres
Building Size:	10,656 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	1,138	4,457
Total Population	440	2,507	10,064
Average HH Income	\$42,718	\$46,551	\$48,548

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CHANDLER JEKUTIS
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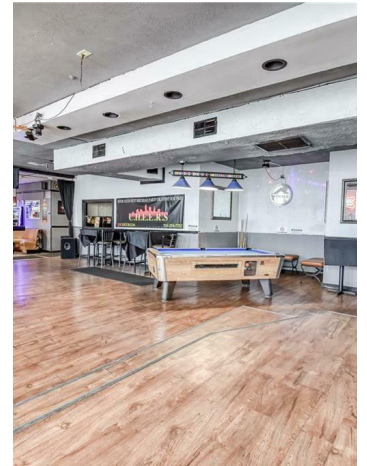
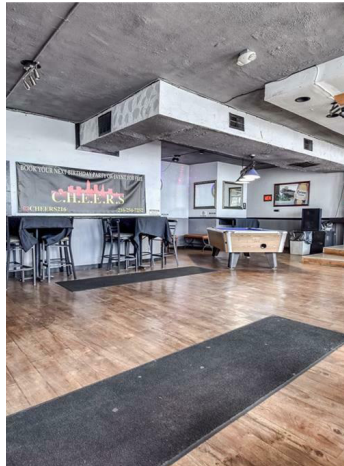
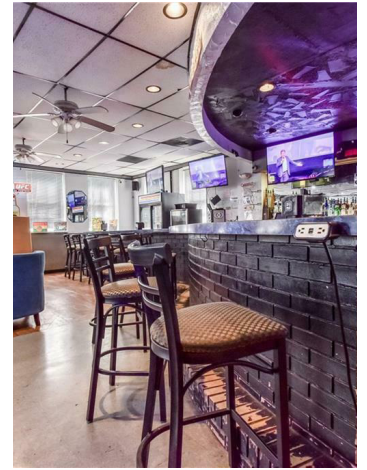
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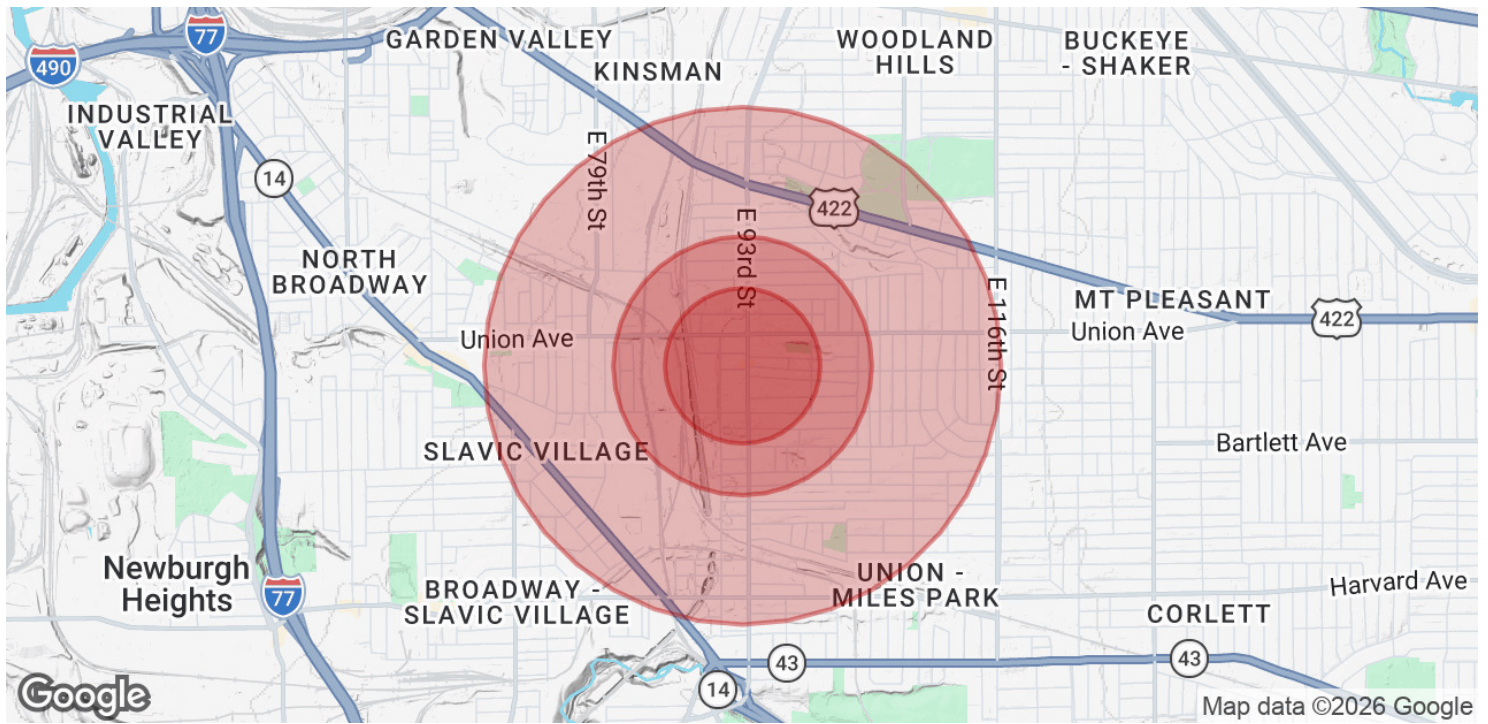
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	440	2,507	10,064
Average Age	39	40	41
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	1,138	4,457
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$42,718	\$46,551	\$48,548
Average House Value	\$51,273	\$70,136	\$70,375

2020 American Community Survey (ACS)

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CHANDLER JEKUTIS

Commercial Broker

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Direct: 440.413.2534

PROFESSIONAL BACKGROUND

Chandler has established himself as a trusted expert in the commercial real estate industry across Northeast Ohio. With a deep-rooted passion for real estate, he specializes in investment and industrial sales, providing invaluable insights and opportunities for business owners, investors, and developers alike. Chandler's approach is centered around identifying high-value opportunities that drive long-term growth, ensuring his clients maximize their investments.

Beyond his work in commercial sales, Chandler actively manages a diverse portfolio that includes mixed-use industrial buildings, retail properties, and his own personal residential rental properties. This hands-on involvement allows him to leverage his market expertise to oversee seamless transactions and strategic investments that align with both short- and long-term goals.

Chandler's work ethic and dedication extend far beyond the office. Outside of real estate, he enjoys snowboarding, training in Brazilian jiu-jitsu, and exploring the outdoors. These passions reflect his love for challenge, discipline, and adventure—qualities that he brings into every professional endeavor. Whether he's navigating the slopes, honing his skills on the mats, or venturing into nature, Chandler's drive and adaptability are evident in all aspects of his life.

This relentless pursuit of excellence shapes his approach to real estate, infusing his work with energy, strategic thinking, and an unwavering commitment to success.

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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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