

## FOR SALE

36391 Vine Street  
Willoughby, Ohio 44094

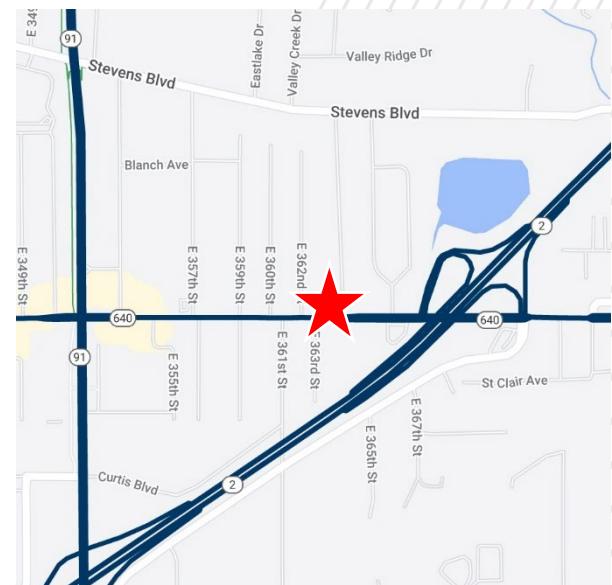


### PROPERTY HIGHLIGHTS

This former convenience store is available for sale in Willoughby, Ohio, located at the corner of Vine & E. 364th Street adjacent to Stanmor Realty Company, Waffle House and Biaggio's Donuts between SOM Center Road (S.R. 91) and State Route 2 in Willoughby. The existing building is approximately 2,562 SF on .3323 acre and is zoned R-B Retail Business.

<b>BUILDING SF</b>	2,562
<b>LAND SIZE</b>	.3323 AC
<b>YEAR BUILT</b>	1969
<b>PARKING</b>	14 Spaces
<b>TRAFFIC COUNTS</b>	16,301 VPD

<b>SIGNAGE TYPE</b>	Pylon
<b>1-MILE (POP.)</b>	7,198
<b>3-MILE (POP.)</b>	59,994
<b>MED. INCOME</b>	\$73,797
<b>SPACE USE</b>	Retail



### JEFF SCHEIDECKER

Account Contact  
+1 314-384-8662  
Jeff.scheidegger@cushwake.com

### Nanci V Ferrante

Senior Vice President  
+1 216 525 1496  
nferrante@crescoalestate.com

## FOR SALE

36391 Vine Street  
Willoughby, Ohio 44094

### LOCATION DESCRIPTION

The surrounding area includes multiple automotive businesses in addition to quick service restaurants between SOM Center Road to the west and State Route 2 to the east. The site is located on the northwest corner of Vine Street and E. 364th Street. The west wall of the building abuts another building and shares a curb cut with the adjacent building for drive access off of Vine Street. The driveway to the site is located on E. 364th Street.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	27-B-033-B-00-032-0
<b>2024 RE TAXES</b>	\$6,482.60
<b>ZONING</b>	COMMERCIAL



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

#### JEFF SCHEIDECKER

Account Contact  
+1 314 384-8662  
Jeff.scheidegger@cushwake.com

#### Nanci V Ferrante

Senior Vice President  
+1 216 525 1496  
nferrante@crescorealestate.com