

Retail | For Sale

CBRE

±6,500 SF Bar/Restaurant, Retail, and Apartment Owner/User Opportunity

37000-37040 Detroit Road
Avon, Ohio 44011

Excellent Location in the French Creek District - High Corner Traffic Count



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- + Building Size - ±6,500 SF total
 - Bar/Restaurant: 5,000 SF
(Not available until August 2023 for bar/restaurant use)
 - Retail: 600 SF
 - Apartment: 860 SF (1 Bedroom)
 - Patio: 2,200 SF
- + Land Size - 0.51 Acres; PPN: #:0400010113030 (Lorain County)
- + Excellent located in Avon's French Creek District
- + Currently income producing property
- + Year Built - 1920/Renovated - 2014
- + Construction - Masonry
- + New roof installed
- + FF&E included
- + Full kitchen includes 16' hood system
- + Bar/Restaurant area includes full soda system, 2nd bar in restaurant area with soda service, 8 tap system, 12 tap system
- + Large new walk-in keg cooler approximately 12' x 12'
- + Parking - 60 Spaces
- + Frontage - 325' on Colorado Avenue/SR 611 and 200' on Detroit Road/SR 254
- + High visibility corner lot with historical bar
- + Full service restaurant with separate bar area with custom hand-made bar
- + Includes fire, theft, motion & alarm system
- + Traffic Counts: 12,162 VPD (2021) on Detroit Road/SR 254
10,316 VPD (2021) on Colorado Avenue/SR 611
22,478 VPD (2021) at site intersection
- + Real Estate Taxes - \$16,231.60/yearly
- + Sale Price - \$1,675,000
- + Lease Rate - \$7,500 per month for bar/restaurant
\$1,200 per month for retail corner 600 SF space
\$850 per month for apartment rent

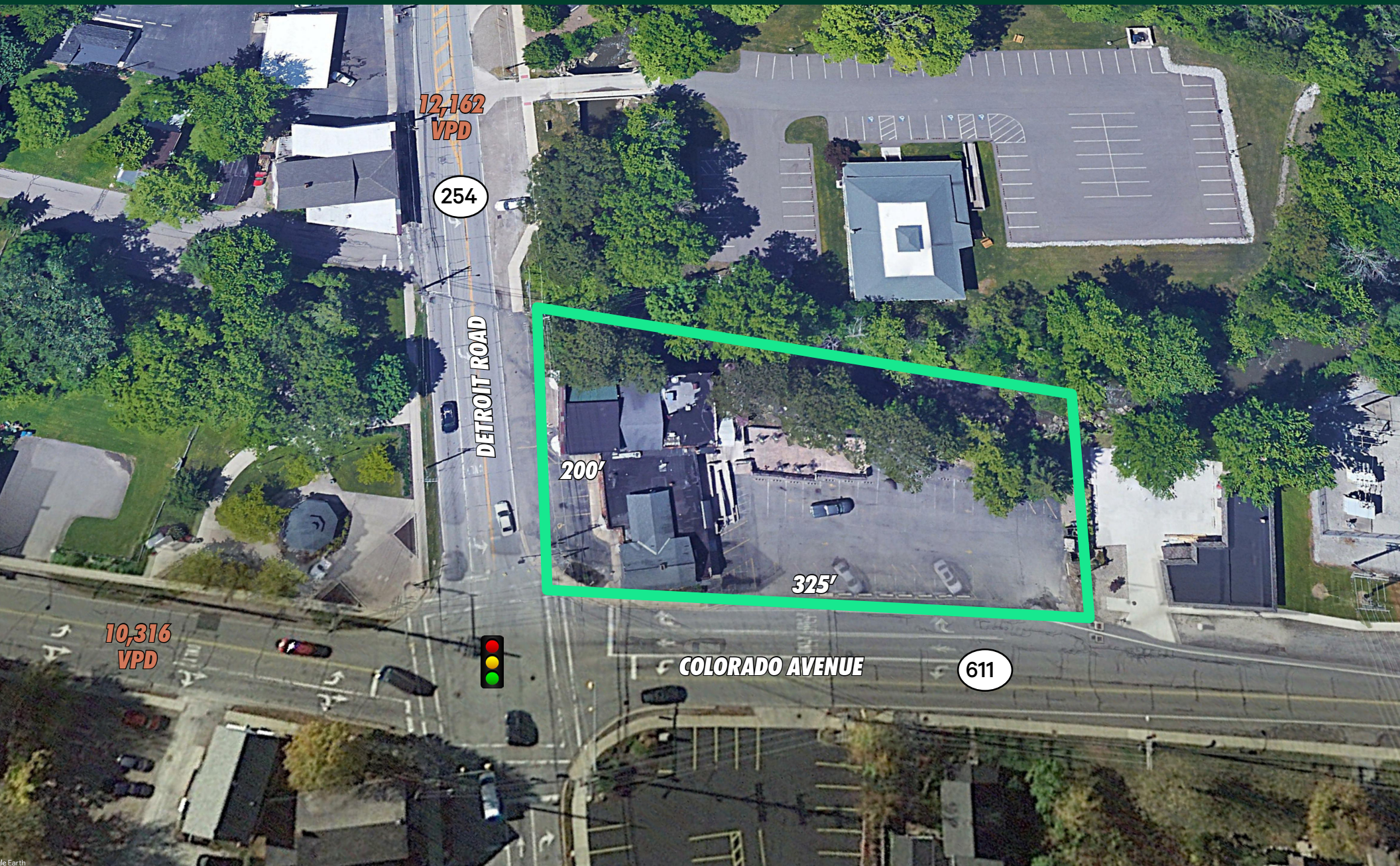
- + Items available separate from real estate sale are:
 - Kitchen Area: 3 compartment sink, flat top, grill, oven, 2 fryers, 2 freezers, 1 refrigerator, refrigerated prep table, hand sinks, NSF food racks, heated plate serving rack
 - Bar/Restaurant Area: 3 compartment sink, approximately 39 bar stools, approx 10 tall tables/40 tall chairs, approximately 20+ dining tables/80 seats (mix of table/tall table, booth), full POS system, approximately 7 reach in coolers at main bar
 - Patio Area: approximately 14 tables/50 chairs
 - 7 Flat screen tv's 40 - 55"



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Property Aerial



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Property Photos



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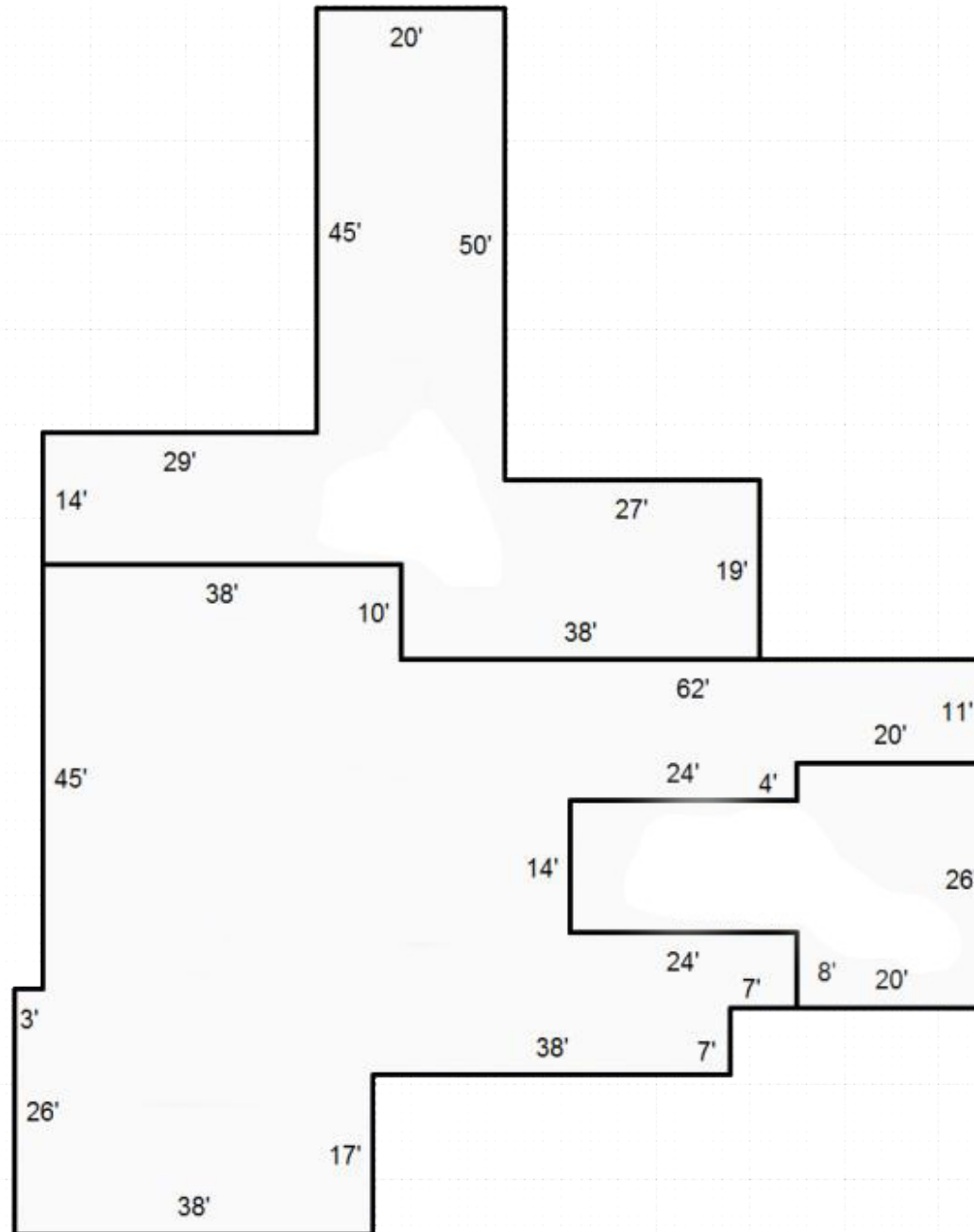
Property Photos



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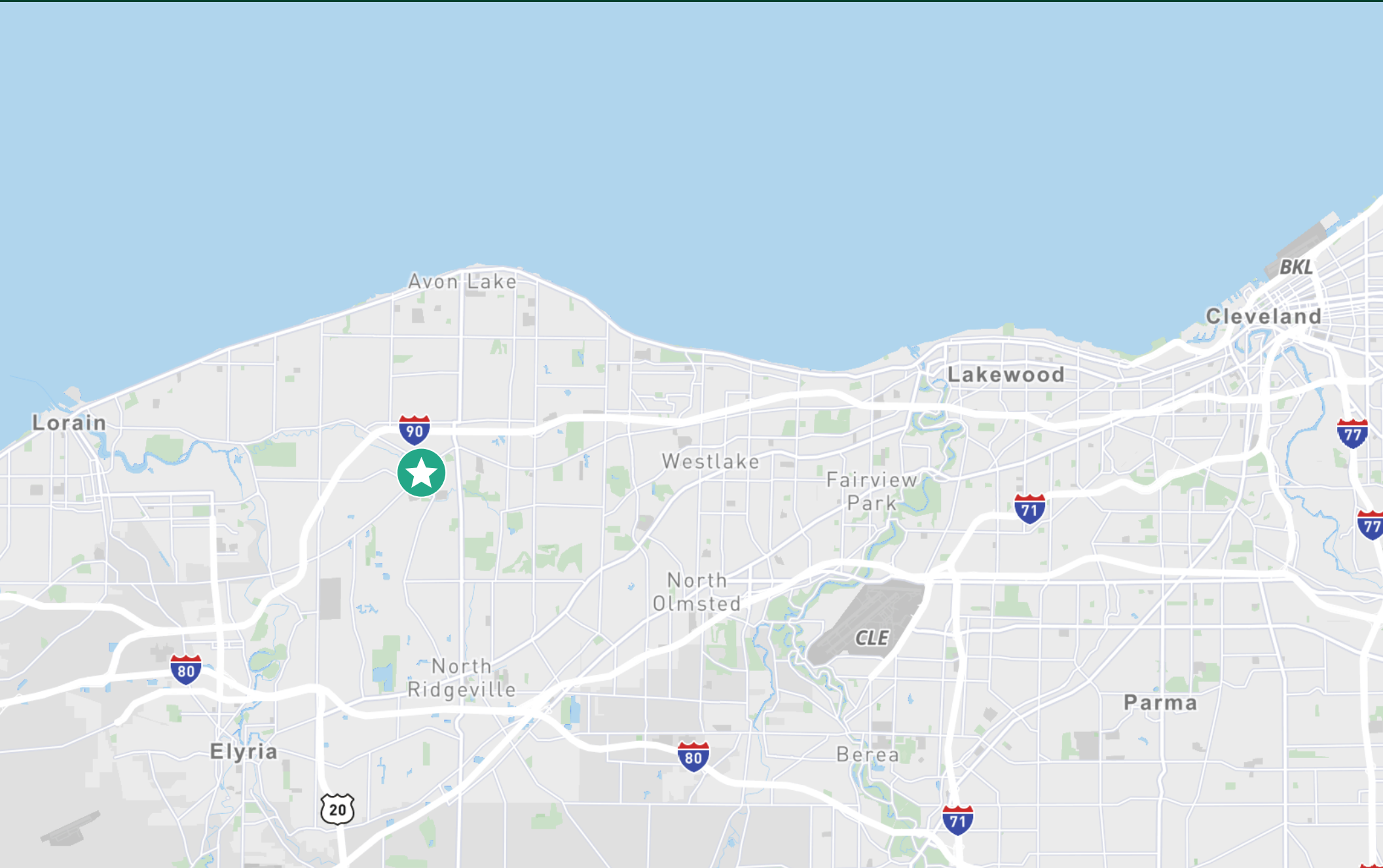
Floor Plan



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Location Map



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Demographic Overview

Demographics	1 mile	3 miles	5 miles	10 miles
2022 Businesses	233	1,255	3,519	11,245
2022 Employees	2,534	21,159	57,018	166,711
2022 Population	5,260	35,024	119,215	370,902
2022 Median Age	39.50	41.10	43.10	43.30
2022 Population 25 and Over	3,463	23,347	83,992	264,758
2022 Households	1,956	12,908	47,924	154,072
2022 Average Household Size	2.67	2.69	2.46	2.38
2022 Average Household Income	\$119,250	\$140,926	\$118,469	\$97,308
2022 Owner Occupied Housing Units	1,673	10,921	38,681	114,180
2022 Average Value of Owner Occ. Housing Units	\$292,488	\$317,292	\$275,181	\$239,418
2022 Daytime Population	5,551	38,040	115,498	353,843
Daytime Workers	2,644	19,681	54,000	158,029
Daytime Residents	2,907	18,359	61,498	195,814

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Contact Us

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