

9528 Diamond Centre Drive - *Mentor Brewing Company*

# 2,992± SF Restaurant - Bar - Retail Site For Sale

Mentor, Ohio 44060 (Lake County)



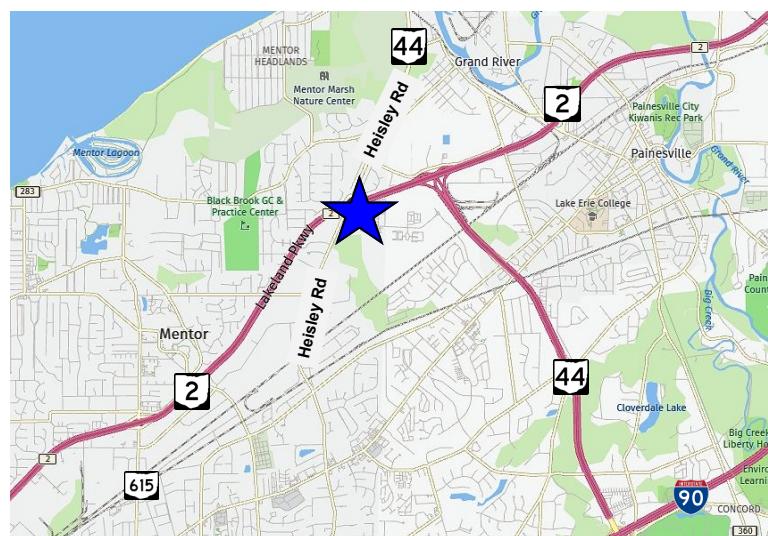
## Property Features:

- 2,992± SF Restaurant/Bar Area
- .4962± Acre
- Zoned B-2, General Business
- Signalized Ingress and Egress
- Private Events Room
- Outdoor Patio
- Two ADA Restrooms
- Craft Brewing and Wine Making in Lower Level
- 29 Parking Spaces including 2 Handicapped
- Completely Renovated in 2016, Expanded in 2021
- Great Site for National Food Service Operators
- Nearby Retailers Include Sam's Club, Menards and Home Depot
- Easy Access to Heisley Road and State Route 2
- Business is also available For Sale, Separate from the Real Estate

**Sale Price \$995,000.00**



Contact:  
**David Sigg, CCIM, Broker**  
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440-668-3300 Cell  
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# GLOBAL

**Real Estate Advisors Inc.**

Broker [www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)

**440-255-5552**

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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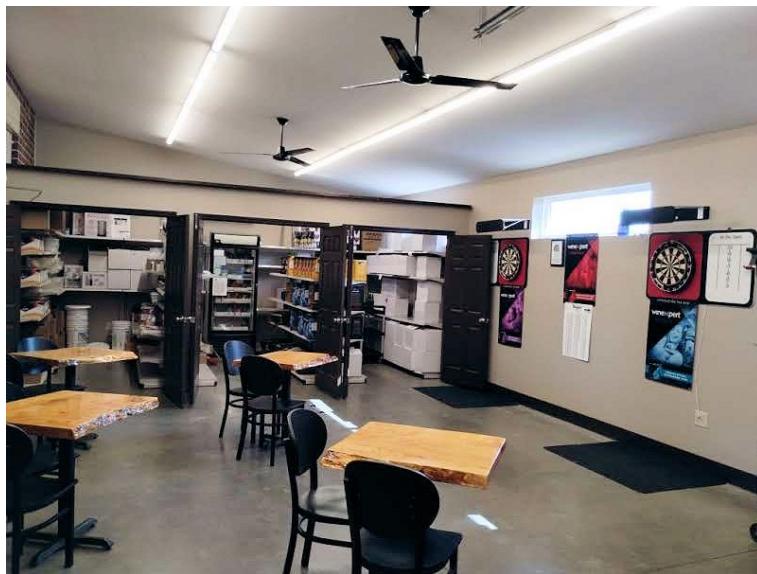
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***This is "Mentor Brewing Company" Site  
(Business is also available For Sale, Separate from the Real Estate);  
Business Assets Including Name, License, Recipes, FFE and Inventory  
\$275,000.00***



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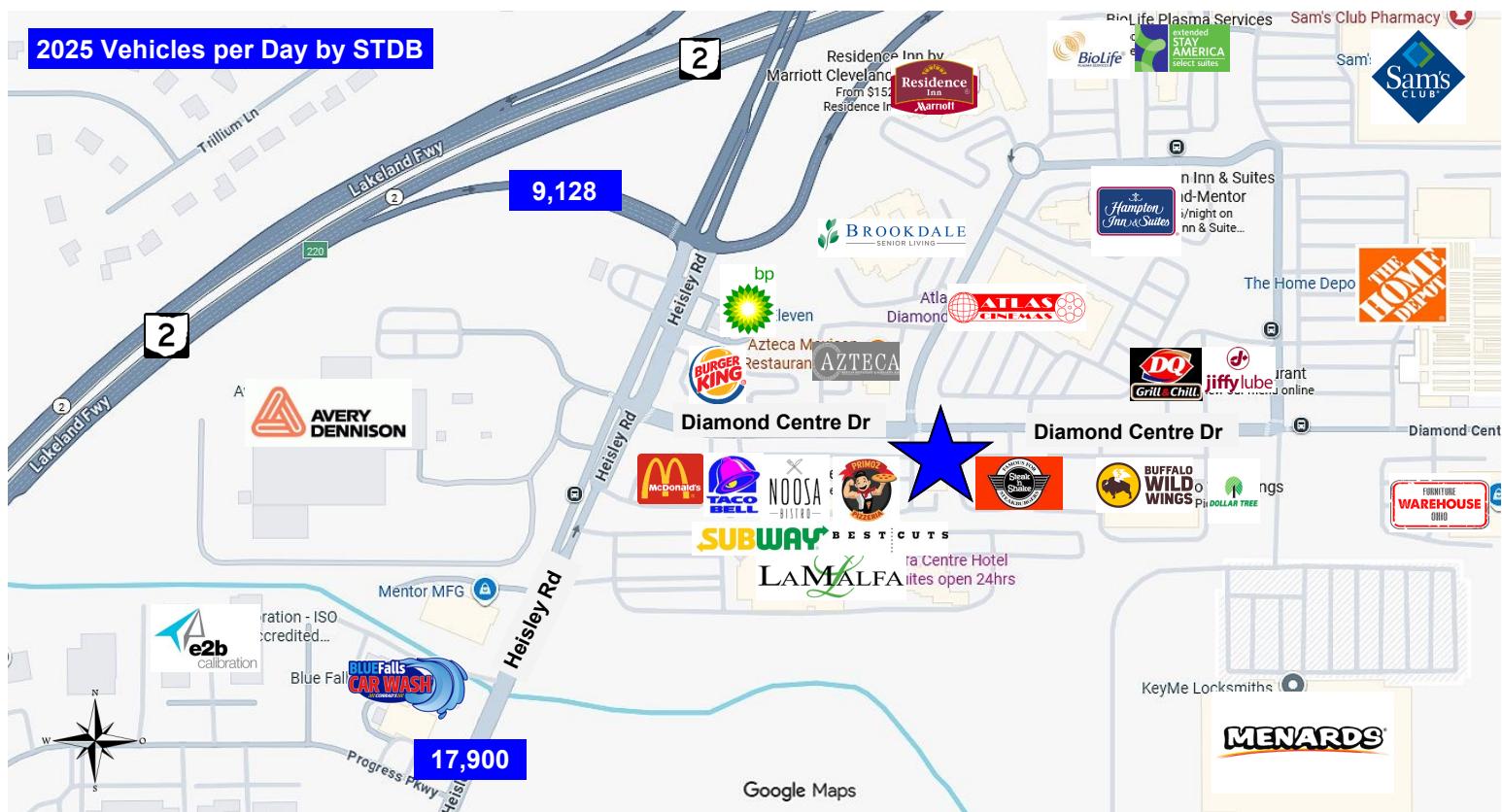
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2025 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	4,562	48,787	97,569
Households	1,832	20,905	41,988
Average Household Income	\$118,412	\$96,655	\$106,661
Total Housing Units	1,972	22,032	44,064

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