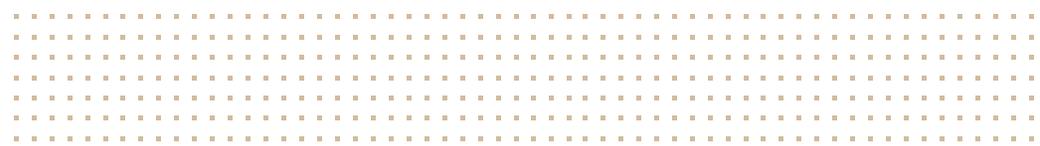


324 DELAWARE STREET | PUT-IN-BAY, OHIO

Excellent Retail Investment Opportunity

Popular & Iconic Restaurant, Bar, & Beverage Store





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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

PHOTO CREDIT: Susan Byrnes & Marija Lemon

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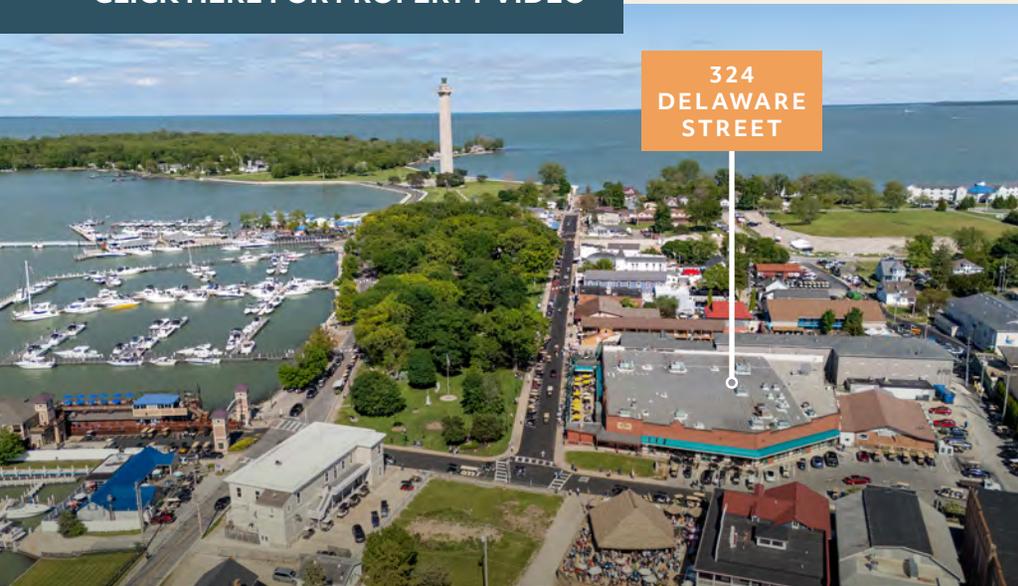
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THE ULTIMATE PUT-IN-BAY ENTERTAINMENT COMPLEX, a legacy of the historic Colonial, offers a unique and iconic destination for tourists and locals alike. The Beer Barrel Saloon featuring Guinness Book of World Records Longest Bar, Tippers Restaurant, and Island Beverage Store, provides live entertainment, food, and beverages to the island.

Experience the ultimate Put-In-Bay investment opportunity with The Beer Barrel Saloon, Tippers Lounge & Restaurant, and the Island Beverage Store, a unique and iconic business trifecta located in the heart of Put-In-Bay, that offers an exceptional opportunity to add to a piece of island history!

**GET A FEEL FOR THE ISLAND!
CLICK HERE FOR PROPERTY VIDEO**



PROPERTY OVERVIEW

ADDRESS	324 Delaware Street, Put-In-Bay
PARCEL	0250563707367000
ACREAGE	1.05 Acres
ZONING	C-2, General Commercial District
BUILDING AREA	32,504 Square Feet
ASKING PRICE	\$6,300,000

BUSINESSES

**Beer Barrel
Saloon**

**Tippers Lounge
& Restaurant**

**Island
Beverage Store**

PROPERTY DETAILS

Retail Investment Opportunity Located in the Heart of Put-In-Bay

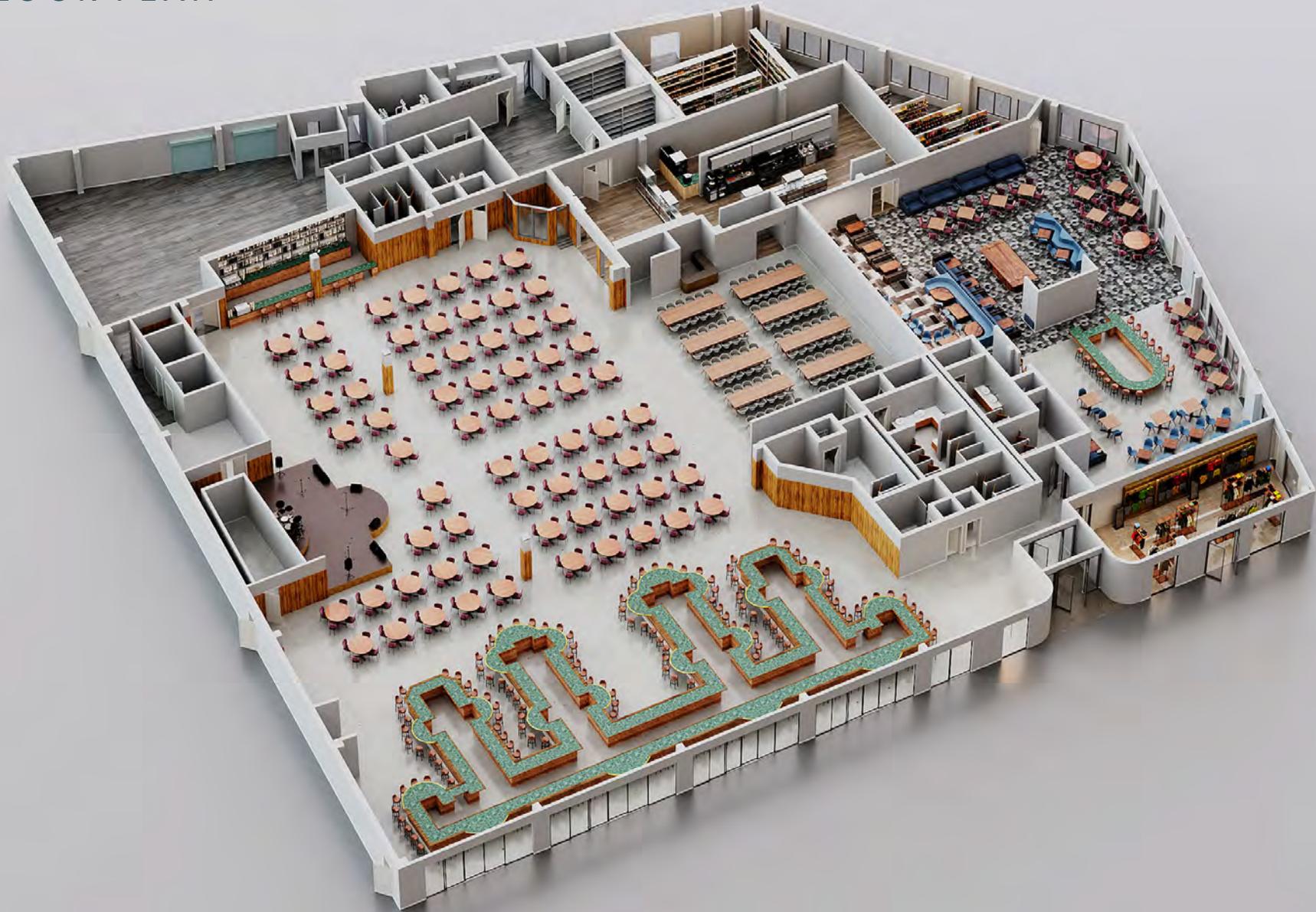


38,076 SF OF EARNING POTENTIAL

BEER BARREL	24,300 SF
BEER BARREL PATIO	4,760 SF
PIZZA KITCHEN	450 SF
GIFT SHOP	574 SF
TIPPERS RESTAURANT	5,676 SF
TIPPERS PATIO	812 SF
TIPPERS KITCHEN	1,504 SF
TOTAL	38,076

- A unique opportunity to reimagine and revitalize the potential of this property while adding to the island's history and character
- Located on South Bass Island which welcomes 850,000 tourists each year SOURCE: VISITPUTINBAY.COM
- The "Vacationland" area in Erie & Ottawa Counties, which includes Put-In-Bay, recorded 13 million visitors and over \$3 billion in tourism sales in 2023 SOURCE: SHORES & ISLANDS OHIO
- Accessible by the Miller Ferry from Catawba Island, the Jet Express from Port Clinton, or island airlines.

FLOOR PLAN





BEER BARREL SALOON

Home of the World's Longest Bar, The Beer Barrel Saloon is one of Put-in-Bay's most popular attractions providing a lively, friendly atmosphere and top-notch entertainment attractions. The 405-foot bar features an amazing 56 beer taps and 160 bar stools, offering ample space for visitors to enjoy drinks and delicious food. The Beer Barrel hosts live entertainment from April to October and is a favorite spot for tourists and island locals alike.



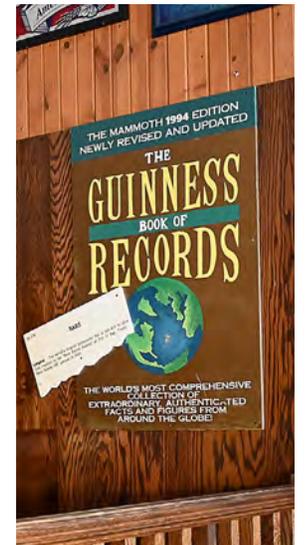
TIPPERS LOUNGE & RESTAURANT

Located adjacent to Beer Barrel Saloon, Tipper's is the perfect destination for a delicious meal on the island. Serving up surf and turf in a welcoming environment, Tipper's is a popular spot offering daily specials and happy hour. This restaurant boasts 5,676 SF of dining and bar area and includes a massive 1,500 SF kitchen.



ISLAND BEVERAGE STORE

The Island Beverage Store is PIB's one-stop shop for the locals and visitors beverage and snack needs and operates year-round. Located in the heart of the island, just a short stroll from Jose De Rivera Park and the City Boat Docks, it is the perfect pit stop for boaters and visitors alike. This store is the go-to place for liquor, beer, wine, other beverages and snacks on the island.





ABOUT PUT-IN-BAY

Put-in-Bay (PIB) is a small island village located on South Bass Island in Lake Erie, Ohio, known for its beautiful beaches, vibrant nightlife, and rich history, attracting tourists and seasonal residents with its unique island lifestyle.



Transportation

PIB is accessible by ferry from several nearby ports, including Catawba, Port Clinton, and Sandusky.



Nightlife

Known for its vibrant nightlife, PIB has numerous bars, clubs, and live music venues to choose from.



Attractions

The village is home to several popular attractions, such as Put-in-Bay Winery & Perry's Victory Memorial



Activities

Visitors can enjoy a variety of activities, including boating, fishing, golfing, and walkable preserves.



Lodging

PIB offers a range of accommodations, from bed and breakfasts to hotels and rentals.



Events

A variety of events take place during the year, including Bash on the Bay and the annual Road Race.



324
DELAWARE
STREET



Bash on the Bay



Lonz Winery



Get a feel for the island!
WATCH THE PROPERTY VIDEO!

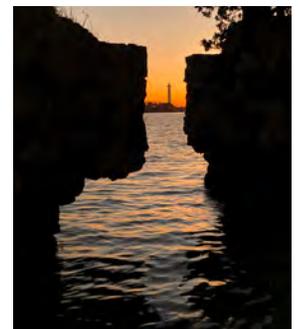


Perry's Victory & International Peace Memorial



Miller Ferry & Jet Express bring visitors to the island





FINANCIALS | SALES BREAKDOWN

FISCAL YEAR ENDING - MARCH 31					
	2020	2021	2022	2023	2024
ALCOHOL SALES ON-PREMISES					
Beer Barrel	\$1,022,092.64	\$1,548,305.03	\$1,458,015.62	\$1,467,637.01	\$1,262,121.72
Tippers	\$77,965.06	\$90,783.94	\$67,743.89	\$105,458.60	\$101,071.96
Total	\$1,100,057.70	\$1,639,088.97	\$1,525,759.51	\$1,573,095.61	\$1,363,193.68
ALCOHOL SALES OFF-PREMISES					
Island Beverage	\$590,897.69	\$676,138.97	\$679,634.52	\$673,987.19	\$566,204.09
FOOD SALES					
Beer Barrel	\$61,503.89	\$99,516.64	\$107,662.51	\$99,981.83	\$37,969.98
Tippers	\$198,351.77	\$241,102.39	\$155,882.98	\$227,215.55	\$236,948.85
Total	\$259,855.67	\$340,619.03	\$263,545.49	\$327,197.38	\$274,918.83
OTHER SALES					
Beer Barrel	\$81,317.76	\$151,272.14	\$107,092.78	\$107,642.66	\$82,400.36
Tippers	\$8,785.46	\$11,542.00	\$5,915.07	\$8,066.23	\$7,196.52
Island Beverage	\$442,448.18	\$548,576.65	\$506,412.17	\$495,669.89	\$445,151.71
Total	\$532,551.41	\$711,390.79	\$619,420.03	\$611,378.77	\$534,748.59
TOTALS BY BUSINESS					
Beer Barrel	\$1,164,914.30	\$1,799,093.80	\$1,672,770.91	\$1,675,261.50	\$1,382,492.06
Tippers	\$285,102.30	\$343,428.34	\$229,541.95	\$340,740.37	\$345,217.33
Island Beverage	\$1,033,345.87	\$1,224,715.62	\$1,186,046.69	\$1,169,657.08	\$1,011,355.80
TOTAL SALES	\$2,483,362.47	\$3,367,237.76	\$3,088,359.54	\$3,185,658.95	\$2,739,065.19

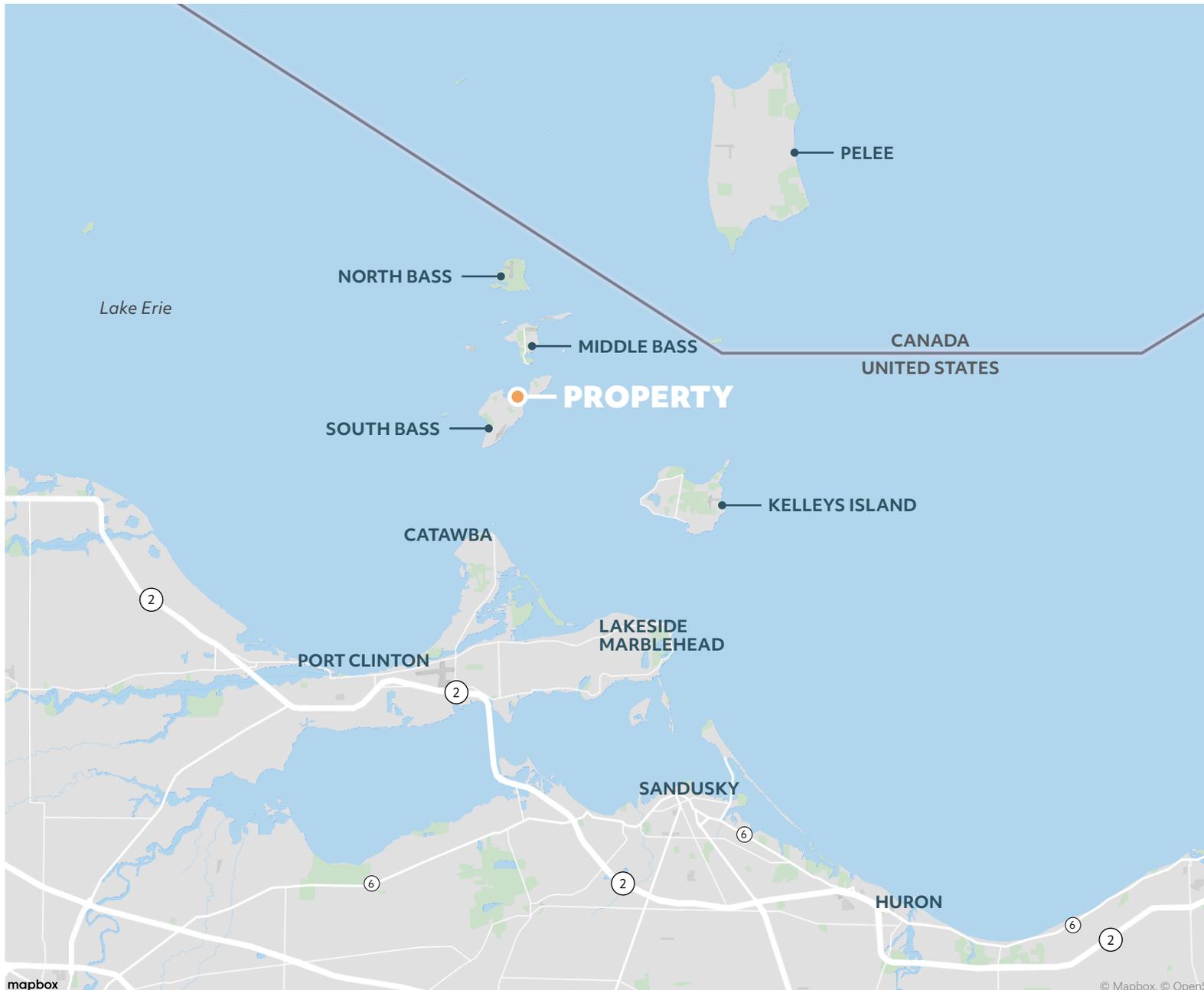
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Ideally Located in the Heart of Put-In-Bay



A GREAT LAKE WITH GREAT ISLANDS



FACTS

FIFTEEN

number of Lake Erie Islands in Ohio

9.7 MILES

miles of publicly accessible coast

12TH

largest freshwater lake in the world

50%

of fish in the Great Lakes are estimated to be in Lake Erie

SOURCES:
LAKEERIEWATERKEEPER.ORG
OHIO SEA GRANT

An aerial photograph of a coastal town and marina at sunset. The sky is a mix of orange, yellow, and grey. The water is calm, reflecting the light. In the foreground, there are several buildings and a large marina with many boats docked. In the background, there is a large island in the water.

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