

FOR SALE

**36391 Vine Street
Willoughby, Ohio 44094**

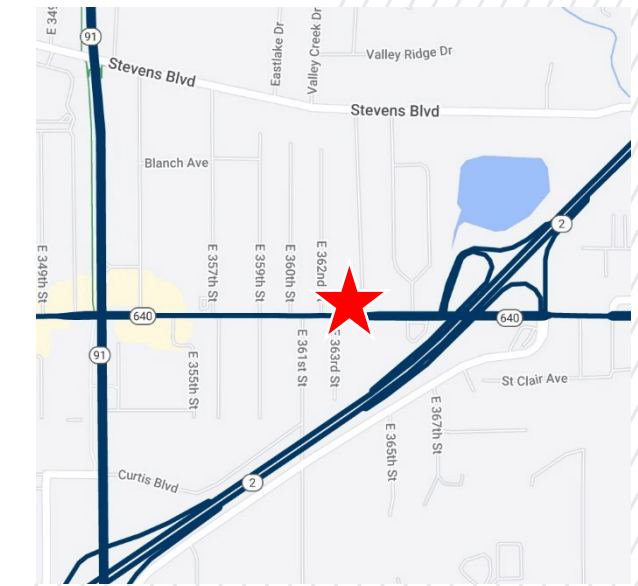


PROPERTY HIGHLIGHTS

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 commercial.

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

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



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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

TAX PARCEL ID	27-B-033-B-00-032-0
2023 RE TAXES	\$8,087.86
ZONING	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:

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