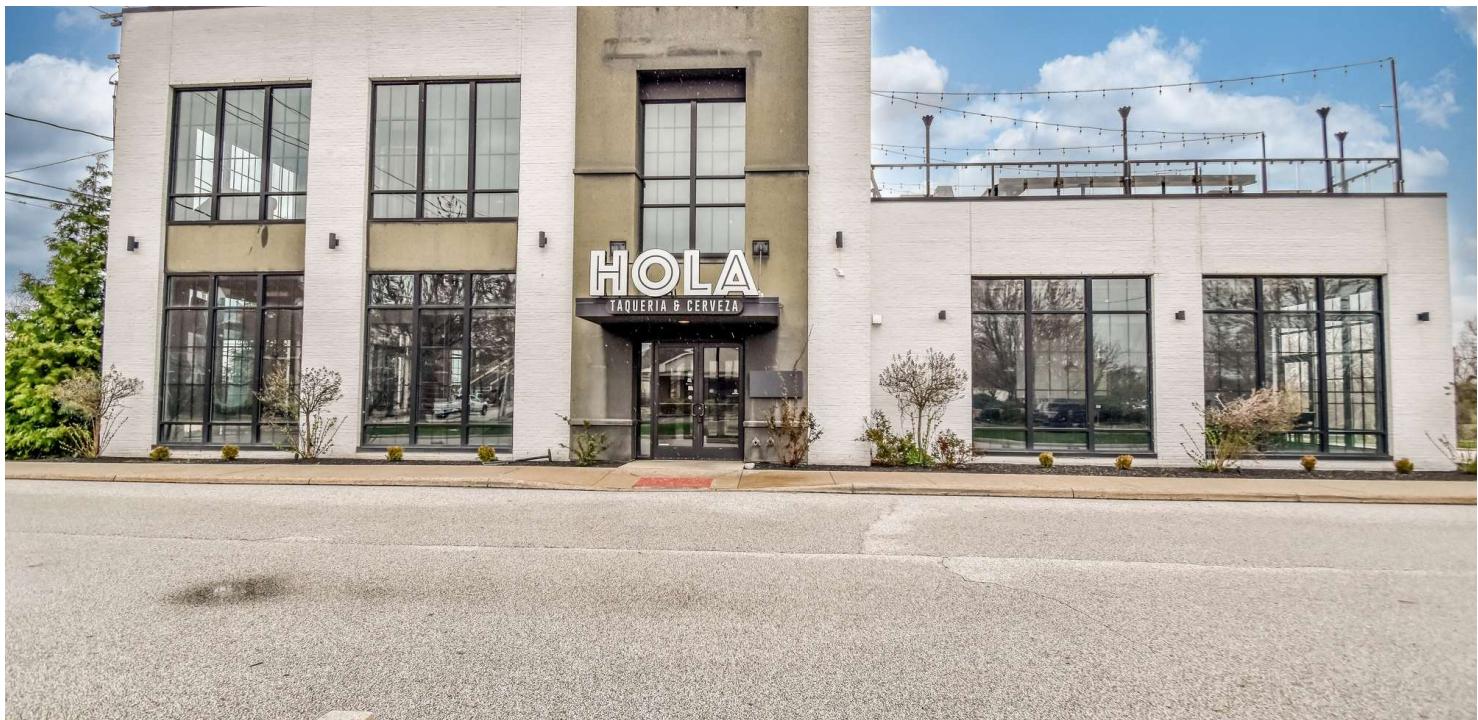


# RETAIL FOR SALE & LEASE

STATE OF THE ART BREWERY IN DOWNTOWN HISTORIC WILLOUGHBY, OHIO

3941 Erie St, Willoughby, OH 44094



## PROPERTY DESCRIPTION

PRIME LOCATION for an exceptional investment opportunity in Historic Downtown Willoughby! This stunning 8,700 SF modern two-story building was constructed in 2016 for a state of the art gastropub, micro brewery, and fine dining restaurant. Perfectly suited for a variety of retail, office, or entertaining business ventures. This venue is fully equipped and located adjacent to the Chagrin River near a high traffic intersection with high visibility on Erie Street off of Route 20. Some other features include a liquor license (A1A, A1C, D6), large open-concept kitchen, 2 full bars, brewery equipment, indoor seating up to 160, private office, restrooms on both levels, an elevator, and exclusive parking. The outdoor rooftop patio with fireplace is easily the best in the area, seating up to 75, overlooking the charming community of DTW. Experience Northeast Ohio's favorite destination for restaurants, bars, shopping, and year-round entertainment and activities! Price negotiable and will consider sale, lease, or land contract option with qualified parties.

## OFFERING SUMMARY

Sale Price:	\$2,950,000
Lease Rate:	\$16,000.00 per month (NNN)
Available SF:	8,700 SF
Lot Size:	1.55 Acres
Building Size:	8,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	778	2,488
Total Population	425	1,327	4,728
Average HH Income	\$63,524	\$64,960	\$72,574

## PROPERTY HIGHLIGHTS

- 8700 SF modern two-story building

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### RICK OSBORNE JR.

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### CARRIE DWORNING

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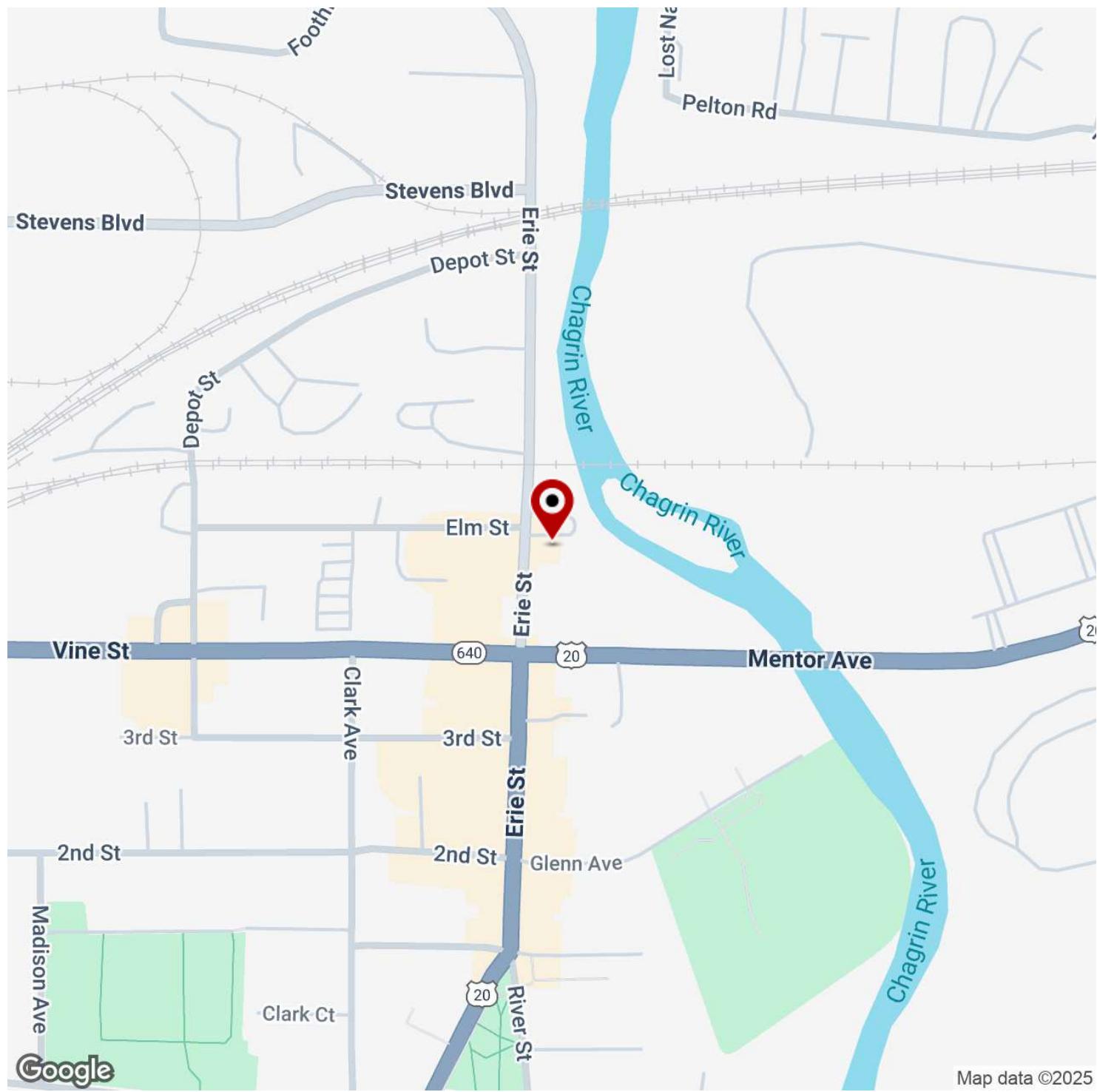
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Each Office Independently Owned and Operated [osbornegroupohio.com](http://osbornegroupohio.com)

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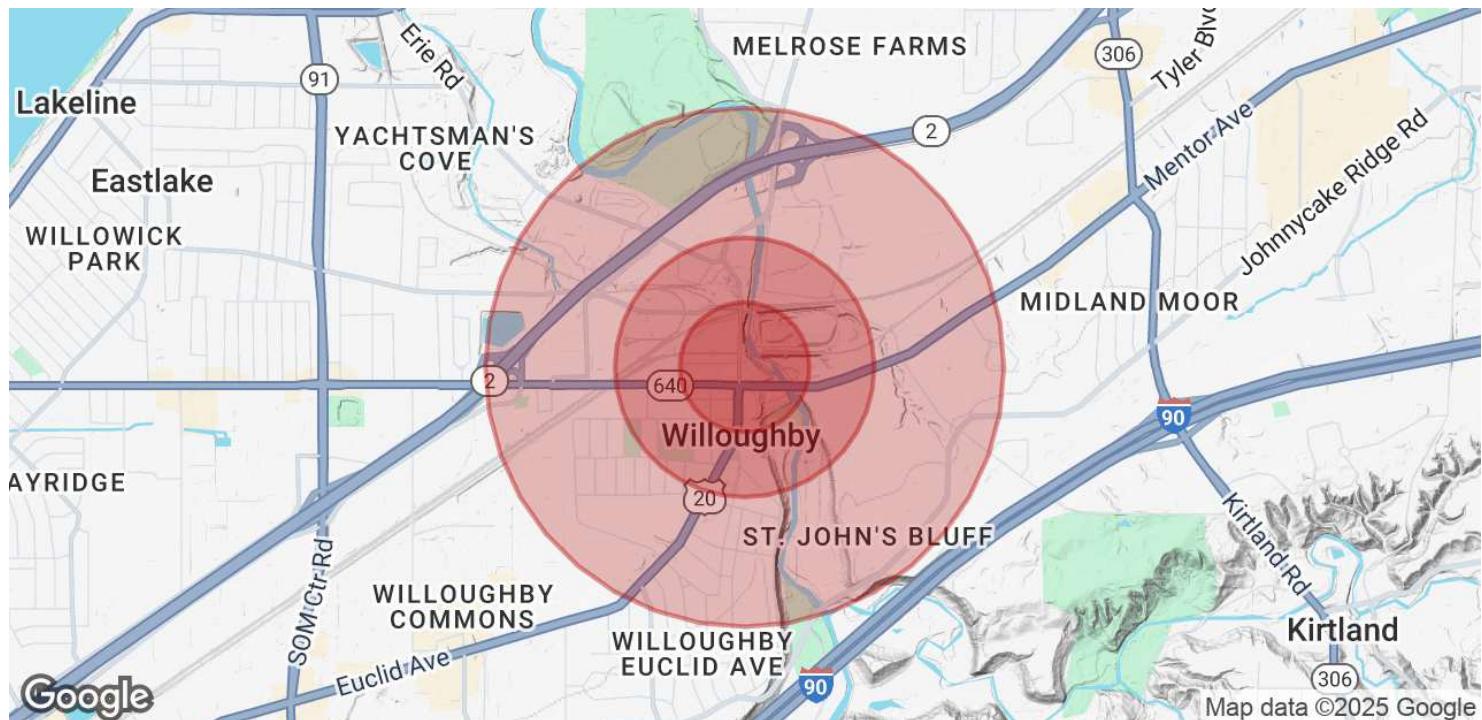
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Map data ©2025 Google

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	425	1,327	4,728
Average Age	43.7	42.6	43.4
Average Age (Male)	43.5	42.2	43.2
Average Age (Female)	44.4	43.2	43.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	778	2,488
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$63,524	\$64,960	\$72,574
Average House Value	\$155,545	\$155,431	\$166,240

2020 American Community Survey (ACS)

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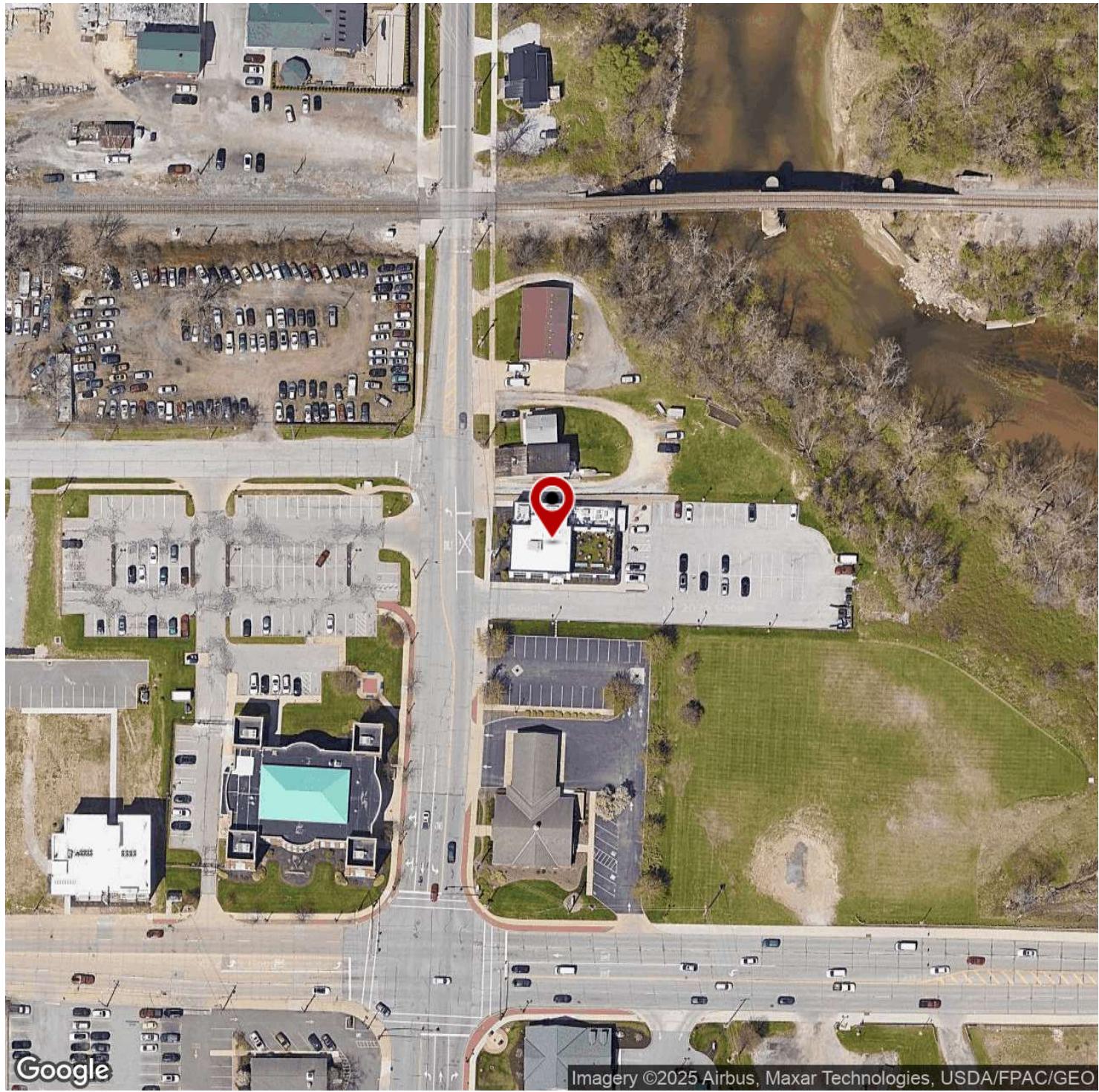
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## PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader in commercial real estate in Northeast Ohio.

## EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

## MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

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## PROFESSIONAL BACKGROUND

A lifelong resident of Lake County, Carrie Dworning brings a broad knowledge of the local real estate market and what the community has to offer. With over two decades of customer service and sales management experience, Carrie understands the importance of strong communication and relationship-building skills. Whether buying or selling real estate, she strives to represent her clientele with absolute professionalism and to put them at ease through every transaction. Carrie is excited to continue expanding her expertise while growing her business with The Osborne Group.

Carrie has been a licensed Realtor with Keller Williams Greater Cleveland Northeast since 2016.

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# WHY Hire KW Commercial for Retail:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process

- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



# ABOUT KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results- driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means

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