

9,163 SF FORMER RESTAURANT ON 1.5+ AC

5989 CANAL ROAD VALLEY VIEW, OH 44125

FOR SALE / FOR LEASE



SITE

OAK BARREL

QUAKER STEAK & LUBE BEST WINGS USA

Rockside Road Office Corridor (1 Mile)

Kurtz Bros. - Landscape Supply Center

CANAL ROAD - 11,370 VPD

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Freestanding restaurant adjacent to one of most visited movie theatres in the United States (Placer.ai)



THE OPPORTUNITY



- Freestanding 9,163 SF former restaurant adjacent to Ohio's most visited Cinemark (Placer.ai) and one of the most visited movie theatres in the United States (Placer.ai)
 - For Sale: \$1,599,000
 - For Lease: Inquire for Details
- Second Generation restaurant with hood, cooler, bar and additional restaurant infrastructure in place
- One of the most centrally located sites in the market; easily accessible to downtown Cleveland, Independence, Western suburbs and Eastern suburbs
- Positioned minutes from Rockside Road which features over 4 M SF office space and the markets only Top Golf
- Positioned minutes from the redeveloped 750,000 SF Highland Park business park
- Multiple industrial distribution centers constructed in the Valley over the past few years
- Dense population of 201,497, with daytime population of 190,553 in a 5 mile radius
- Over 3.5 M SF industrial/flex space in the Valley View corridor (Source: Costar)

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

190,553



2021
POPULATION

201,497



2021
HOUSEHOLDS

86,610



2021
POPULATION
25 & OVER

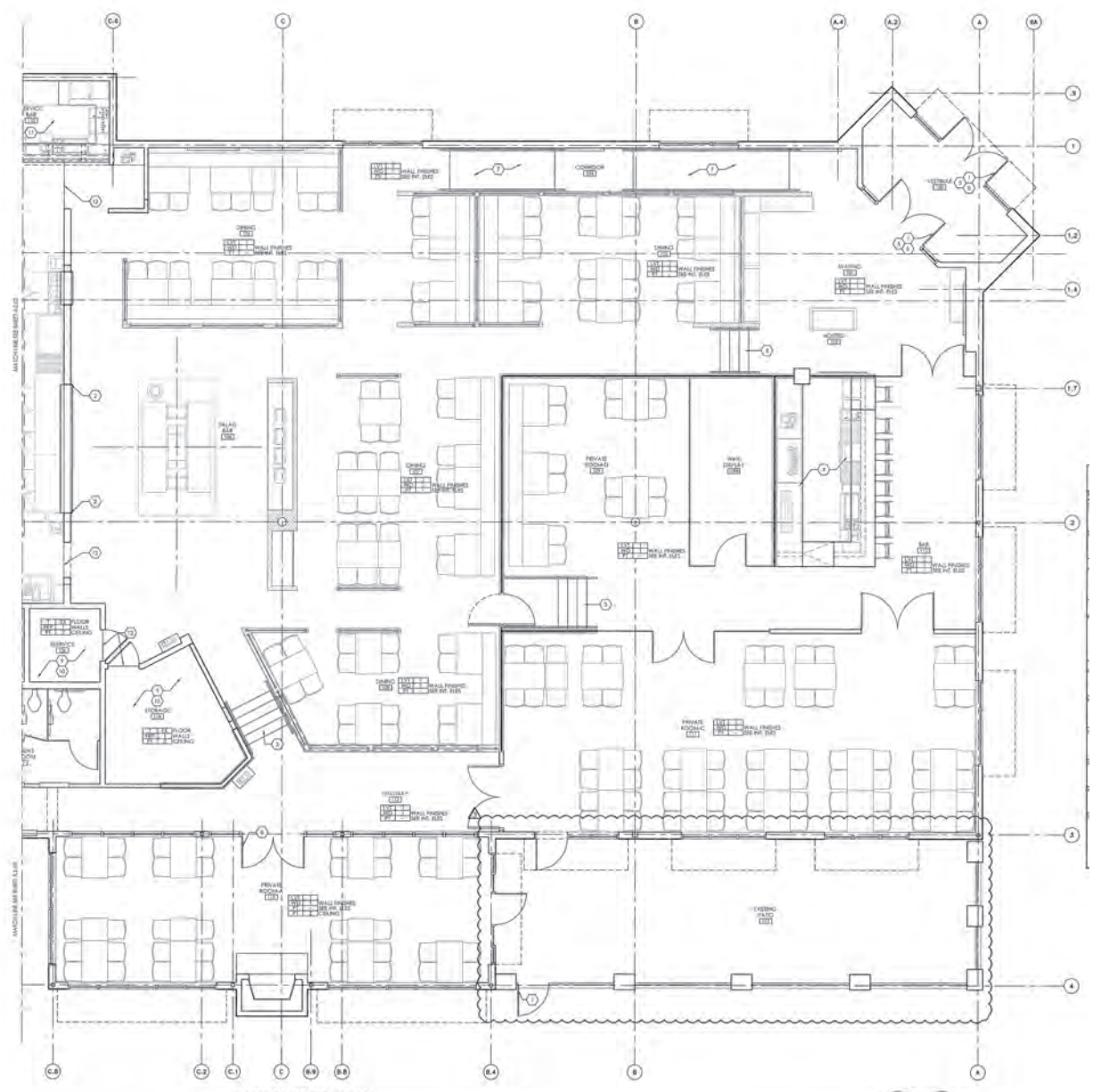
145,427



2021
AVG. HOUSEHOLD
INCOME

\$69,486

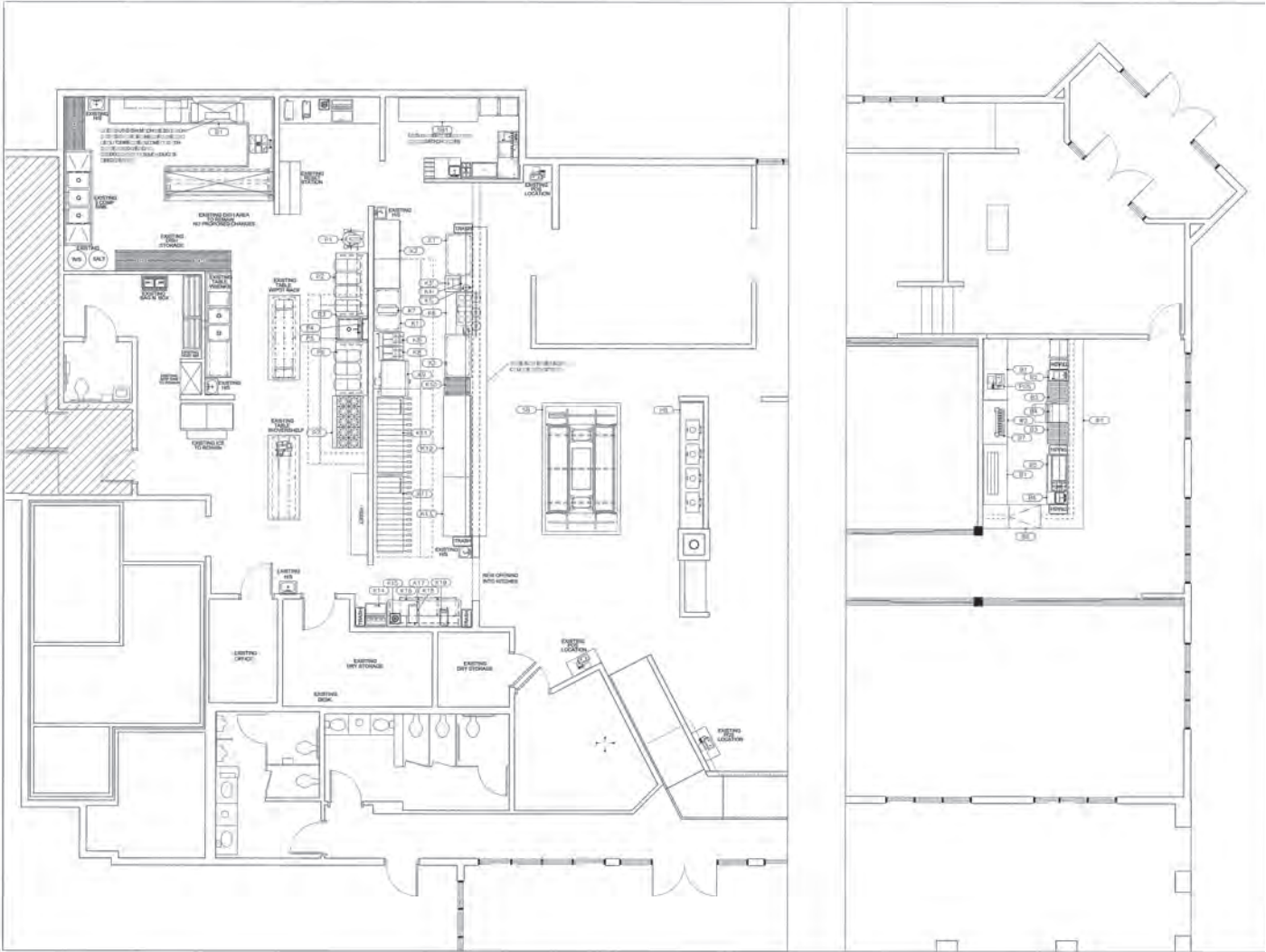
FRONT OF HOUSE FLOOR PLAN



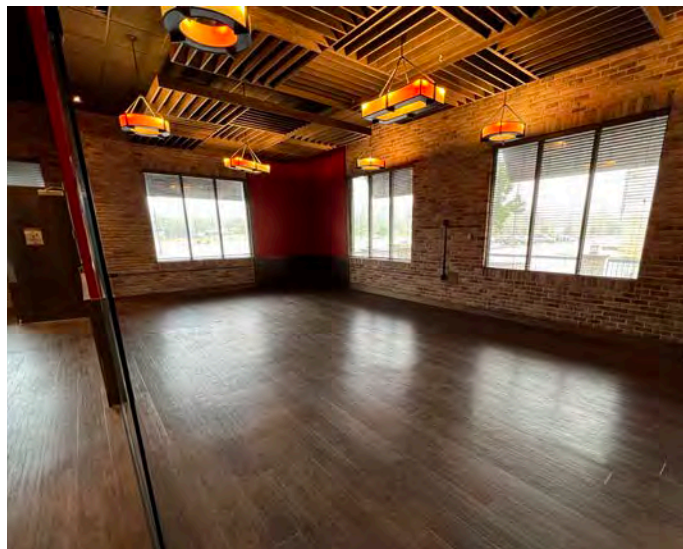
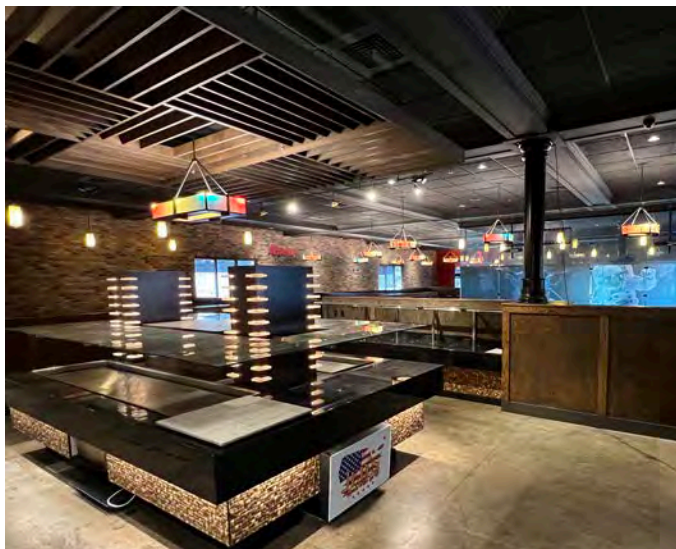
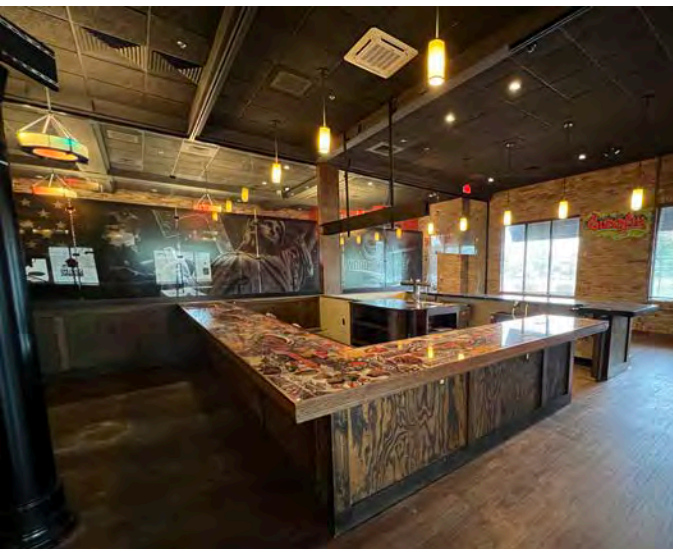
PARTIAL FINISH PLAN
1/4"=1'-0"



BACK OF HOUSE FLOOR PLAN



INTERIOR PHOTOS



ALTA SURVEY

ACCEPTANCE

I, _____ Agent for CA II, LLC, Owner of the land shown and described hereon, do hereby assent to and adopt this Survey, Consolidation and Partition of the same and acknowledge that the same was made at my request.

CA II, LLC
 Agent _____ Witness _____
 _____ Witness _____

County of Cuyahoga) State of Ohio) SS
 Before me, a Notary Public in and for said County and State, personally appeared the above named _____ Agent for CA II, LLC, the Owner, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and as said Agent, the free act and deed of said Company.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio this _____ day of _____, 2017.

Notary Public _____ Commission expiration _____

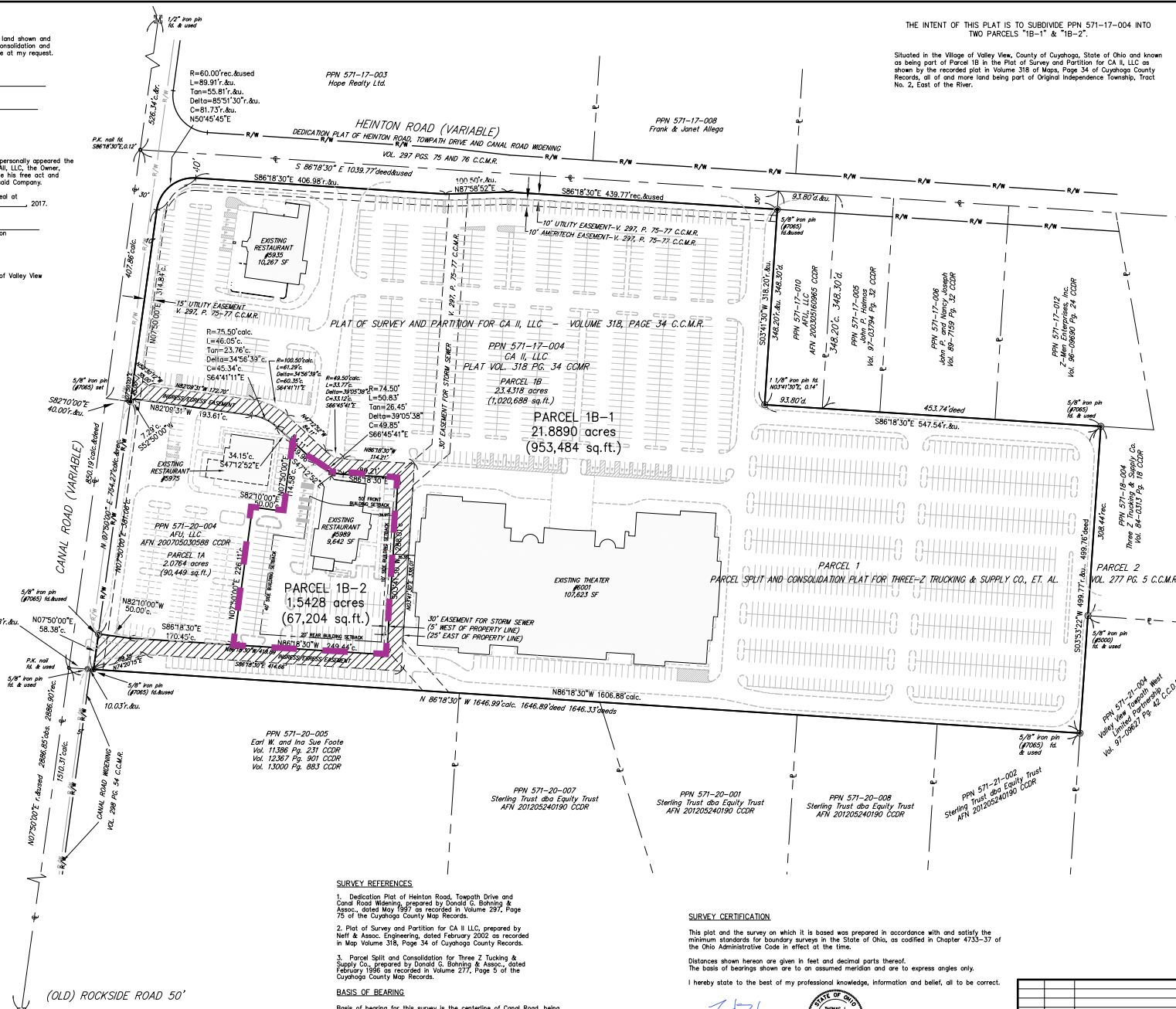
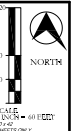
APPROVAL

This plat approved by the Planning Commission of the Village of Valley View this _____ day of _____, 2017.

Planning Commission _____

THE INTENT OF THIS PLAT IS TO SUBDIVIDE PPN 571-17-004 INTO TWO PARCELS "1B-1" & "1B-2".

Situated in the Village of Valley View, County of Cuyahoga, State of Ohio and known as being part of Parcel 1B in the Plat of Survey and Partition for CA II, LLC as shown by the recorded plat in Volume 318 of Maps, Page 34 of Cuyahoga County Records, all of and more land being part of Original Independence Township, Tract No. 2, East of the River.



- ### ABBREVIATIONS
- F, rec. record
 - fd. found
 - d. deed
 - u. used
 - calc. calculated
 - obs. observed
 - Vol. Volume
 - Pg. Page
 - A.F.N. Automatic Filing Number
 - C.C.M.R. Cuyahoga County Map Records
 - C.D.R. Cuyahoga County Deed Records
 - P.P.N. Permanent Parcel Number
 - O.L. Original Lot

- ### LEGEND
- Indicates 5/8" x 30" iron pin (with & Assoc.) set
 - Indicates Magnetic Nail set/or drillhole with cross set
 - Ⓜ Indicates iron pin found (see notes at each iron pin location)
 - ▨ Denotes Proposed Ingress and Egress Easement

- ### SURVEY REFERENCES
- Dedication Plat of Heinton Road, Towpath Drive and Canal Road Widening prepared by Donald G. Bohning & Assoc., dated May 1957 as recorded in Volume 297, Page 75 of the Cuyahoga County Map Records.
 - Plat of Survey and Partition for CA II, LLC, prepared by Neff & Assoc., Engineers, dated February 2002, as recorded in Map Volume 318, Page 34 of Cuyahoga County Records.
 - Parcel Split and Consolidation for Three Z Trucking & Supply Co., prepared by Donald G. Bohning & Assoc., dated February 1988 as recorded in Volume 277, Page 5 of the Cuyahoga County Map Records.

BASIS OF BEARING

Basis of bearing for this survey is the centerline of Canal Road, being S07°50'00"E per "Dedication Plat of Heinton Road, Towpath Drive and Canal Road Widening" as recorded in Volume 297, Page 75 of the Cuyahoga County Map Records.

SURVEY CERTIFICATION

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown herein are given in feet and decimal parts thereof. The basis of bearings shown are to an assumed meridian and are to express angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Neff, Jr.
 Registered Surveyor No. 7065-Ohio



REV. NO.	DATE	DESCRIPTION
001	06/27/17	ISSUED
002	08/01/17	REVISED

CA II, LLC
 MAP OF SURVEY AND LOT PARTITION
 VILLAGE OF VALLEY VIEW - COUNTY OF CUYAHOGA - STATE OF OHIO

NEFF & ASSOC.
 ENGINEERS

AERIAL VIEW



Downtown Cleveland (7 Miles)

INTERSTATE 480 149,820 VPD

amazon

Dayton Freight Cleveland

Premier Truck Parts, Inc.

Valley Tavern Grille

Kurtz Bros. - Landscape Supply Center

QUAKER STEAK & LUBE BEST WINGS USA

OAK BARREL

750k SF Highland Park

Applebee's Giant Eagle GameStop Starbucks KAY AT&T
GetGo Fifth Third Bank Penn Station Verizon
Thermoprene veho Innoplast

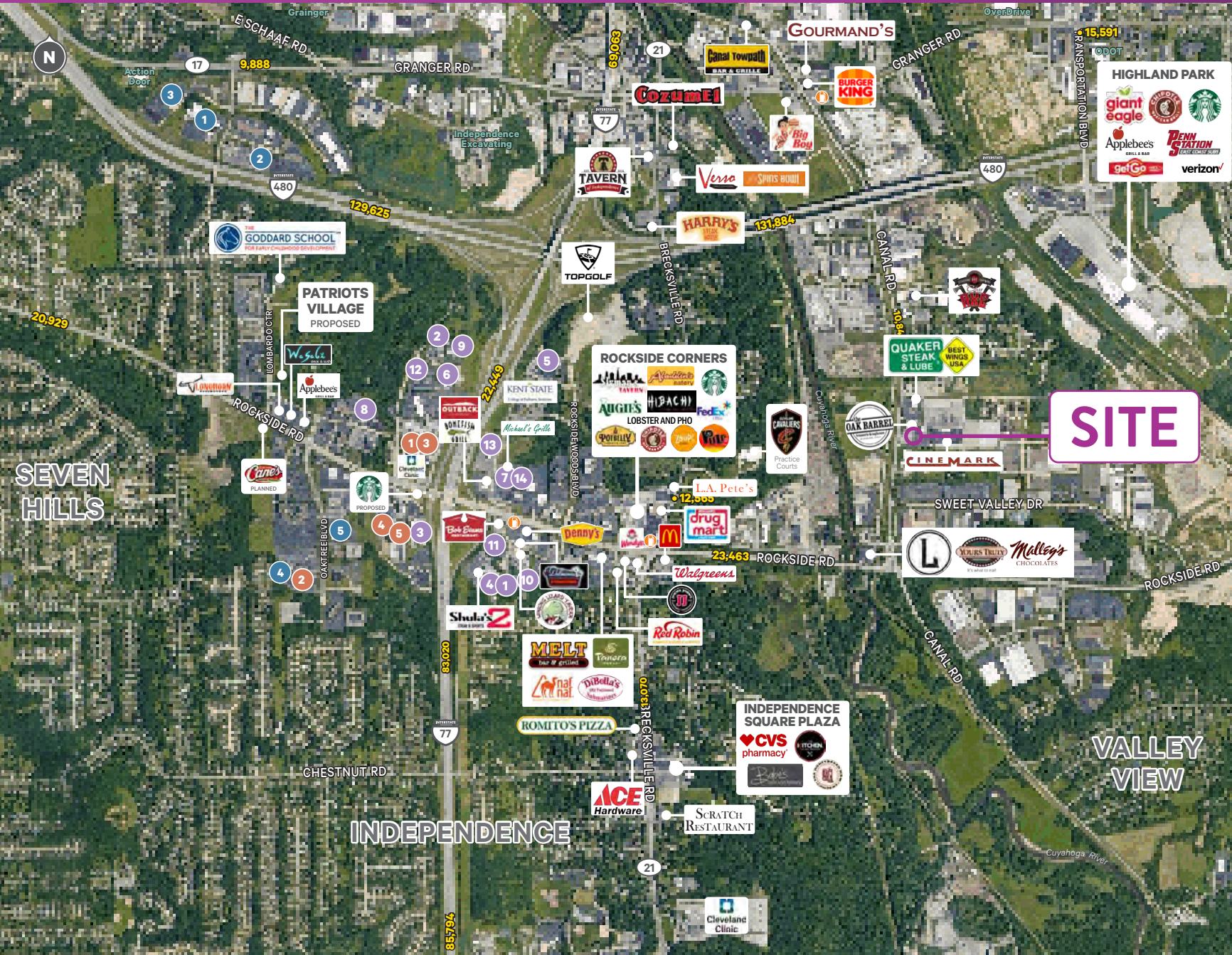
W CANAL ROAD

CANAL ROAD - 11,370 VPD

SITE

Rockside Road Office Corridor (1 Mile)

TRADE AREA MAP



INDEPENDENCE

TRADE AREA INFO
1-77 & Rockside Road
(3 Miles)

- Population: 52,884
- Daytime Population: 62,922
- Total Households: 22,435
- Median HH Income: \$59,630
- Total Businesses: 2,996
- Total Employees: 48,836

MAJOR OFFICE BUILDINGS
3.2M Total SF
(Source, CoStar)

1. Crown Centre 1 - 315,000 SF
2. 6200 Oak Tree Blvd - 228,837 SF
3. Crown Centre 2 - 226,182 SF
4. Summit 2 - 205,592 SF
5. Summit 3 - 164,860 SF

HOTELS
14 Hotels/2,028 Rooms
(Source, CoStar)

1. Comfort Inn - 89
2. Courtyard - 154
3. Ramada - 178
4. Double Tree - 192
5. Embassy Suites - 271
6. Hampton Inn - 115
7. Holiday Inn - 260
8. Home2 Suites - 105
9. Hyatt Place - 127
10. LaQuinta - 100
11. Red Roof inn - 108
12. Residence Inn - 118
13. Springhill Suites - 121
14. Candlewood Suites - 91

MAJOR EMPLOYERS

1. Metro-Health - 1,200
2. Weltman Weinberg & Reis - 1,000
3. Safeguard Properties - 1,000
4. Sirva - 600
5. Koinonia Homes - 500

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Updated: September 28, 2022

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
2022 Population	56,190	201,497	437,935
2027 Projected Population	55,165	197,345	430,420
2022 Daytime Population	66,510	190,553	422,177
2022 Households	23,149	86,610	191,289
2022 Average Household Income	\$79,579	\$69,486	\$73,024
2027 Projected Household Income	\$94,649	\$82,558	\$86,092
2022 Median Household Income	\$58,120	\$50,616	\$51,259
Population 25 and Over	40,741	145,427	311,757

CONTACT US

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