

# RESTAURANT FOR LEASE

## 3340 ERIE AVENUE

Cincinnati, OH 45208



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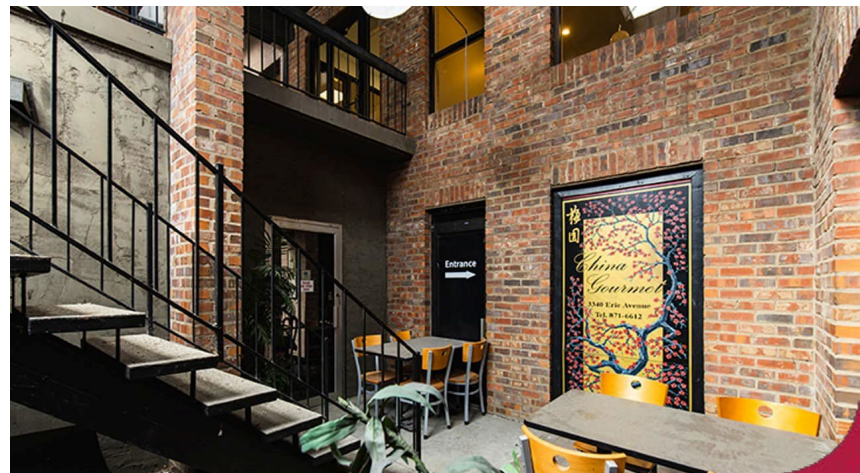
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**RESTAURANT SIZE:** 4,968 SF

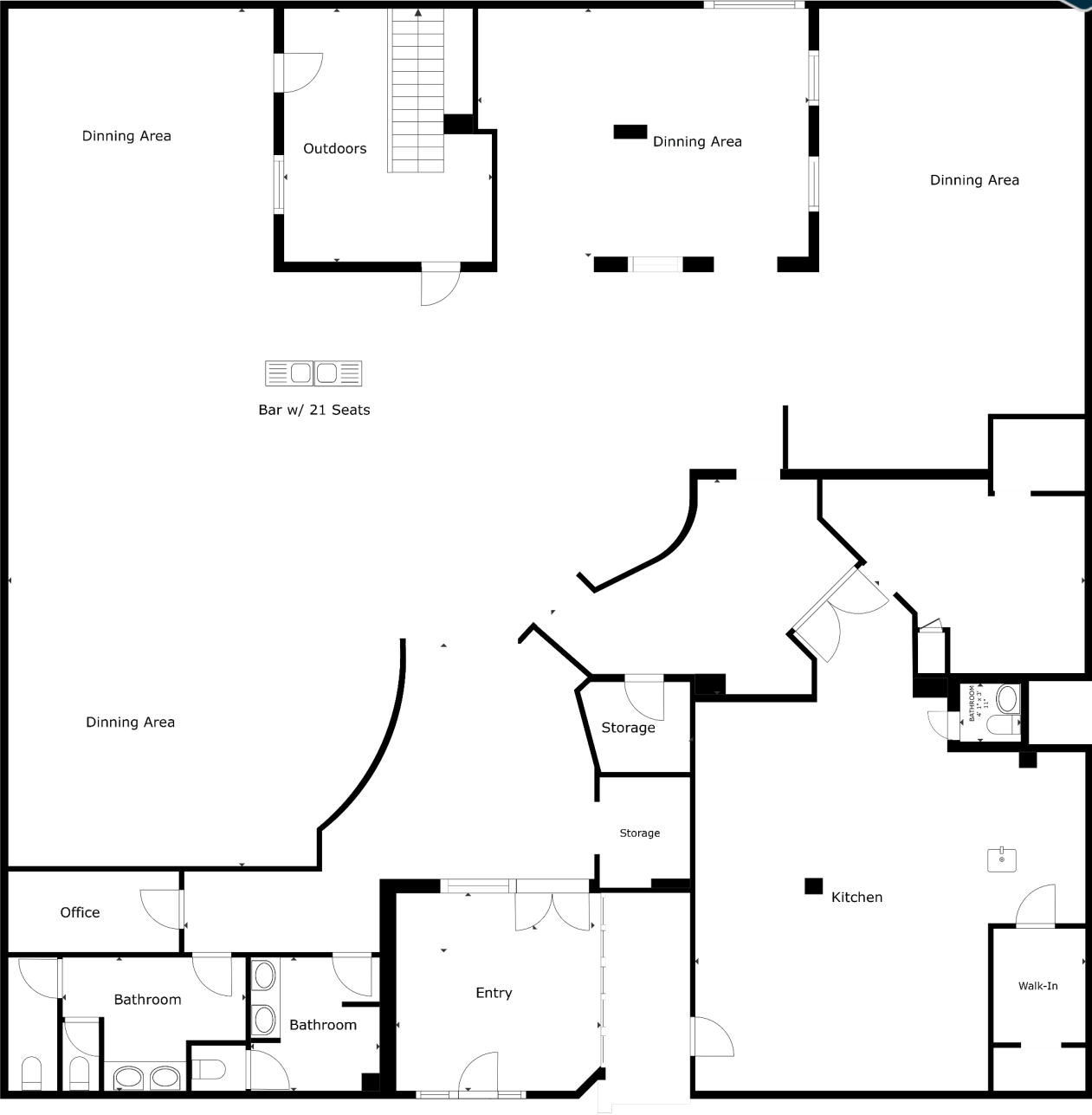
- **Turnkey Restaurant Opportunity**
- **Prime Location** – Situated in the highly sought-after East Hyde Park neighborhood with high visibility and traffic counts of 24,874 VPD
- **Formerly Established Restaurant Location** – Previously in operation for 47 years, offering strong brand recognition and community familiarity.
- **Full Liquor License** – Includes D5/D6 liquor license with Sunday sales.
- **Fully Equipped Kitchen & Bar** – Available - all FF&E (Furniture, Fixtures, and Equipment) in good condition, featuring commercial kitchen appliances, walk-in cooler, storage shelving, and bar equipment.
- **Ample Parking** – Dedicated parking spaces available behind the building





RESTAURANT FOR LEASE  
**3340 ERIE AVENUE**

VIRTUAL TOUR





# INVENTORY

## KITCHEN

### Large Appliances

Cleveland commercial steamer	Good
Wolf oven	Functioning
3 door freezer (77"W x 77"H x 32"D)	Good
Walk-in cooler	Good
Gas floor fryers (2x, 40 lbs. each)	Good
Commercial ice machine with bin	Good

### Cooking Equipment

4 burner gas wok setup	Average
4 woks and accessories	Good
Stockpot and burner	Good
110 cup gas rice cooker with stand and shelf	Good
#22 Hobart meat grinder/chopper	Good
5 pan commercial electric steam table	Average
2x 60" high-wattage strip warmers	Good

### Dishwashing & Cleaning Equipment

Comer dish tank complete setup	Good
3 compartment washing sink	Good

### Storage Equipment

Walk-in shelving	Good
Multiple storage shelving units	Good

### Prep Tables & Workstations

2 shelf stainless steel storage table with prep top (2x)	Good
1 stainless steel prep table with shelf	Good

### Kitchen Accessories & Utensils

Various pots, pans, silverware, plates, bowls, glasses, and platters	Good
Kitchen dot printer	Good





# INVENTORY

## BAR

### Beverage Dispensing Equipment

3 handle Fagor kegorator (3x 1/6 barrels)  
Speed gun for soda and juice (10 line)

Good  
Good

### Dishwashing & Cleaning

Glass Tender GT-24 warewasher  
Corner drying rack  
3 compartment bar sink with counter space

Average

### Coolers & Refrigeration

True Horizontal bottle cooler (37"Wx26"Dx33"H)  
True Horizontal cooler (50"Wx27"Dx33"H)  
Ice Bin

Good  
Good  
Good

### Storage & Display

Custom hanging wine glass rack (48 glasses)

Good

### Electronics & Entertainment

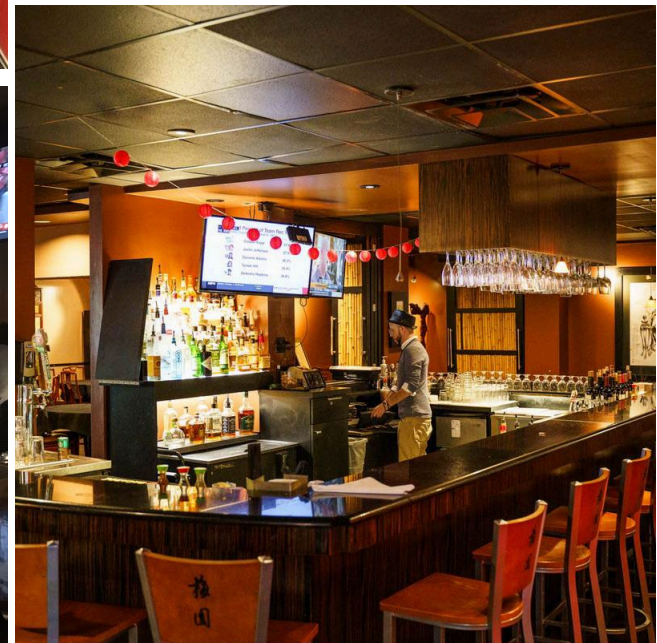
42" Vizio flatscreen TV with wall mount (2x)  
40 BT watt receiver

Good  
Good

### Point of Sale

Cash register with 2-shelf storage underneath

Good





# INVENTORY

## RESTAURANT

### Seating & Tables

Six square tiger wood high top bar tables (seats 20)	Good
32xhigh top bar stools	Good
4x custom half-moon booths w/ custom table (seats 12)	Good
14x48" round tables that convert to square (seats up to 112)	Good
8x rectangle 2-person tables (seats 16)	Good
6x rectangle 4-person tables (seats 24)	Good
1x off-rectangle custom tiger wood table (seats 8)	Good
1x curved custom tiger wood table (seats 12)	Good
Chairs (around 100)	Good
8x high chairs	Good

### Electronics & Technology

Samsung Flat screen TV	Good
Aloha Point of Sales system (updated) with 3 front terminals and printers	Good
8 camera security system with DVR hard drive	Good
Telephone/fax machine	Good
Epson printer/fax/scanner/copier	Good
Tower CPU	Good

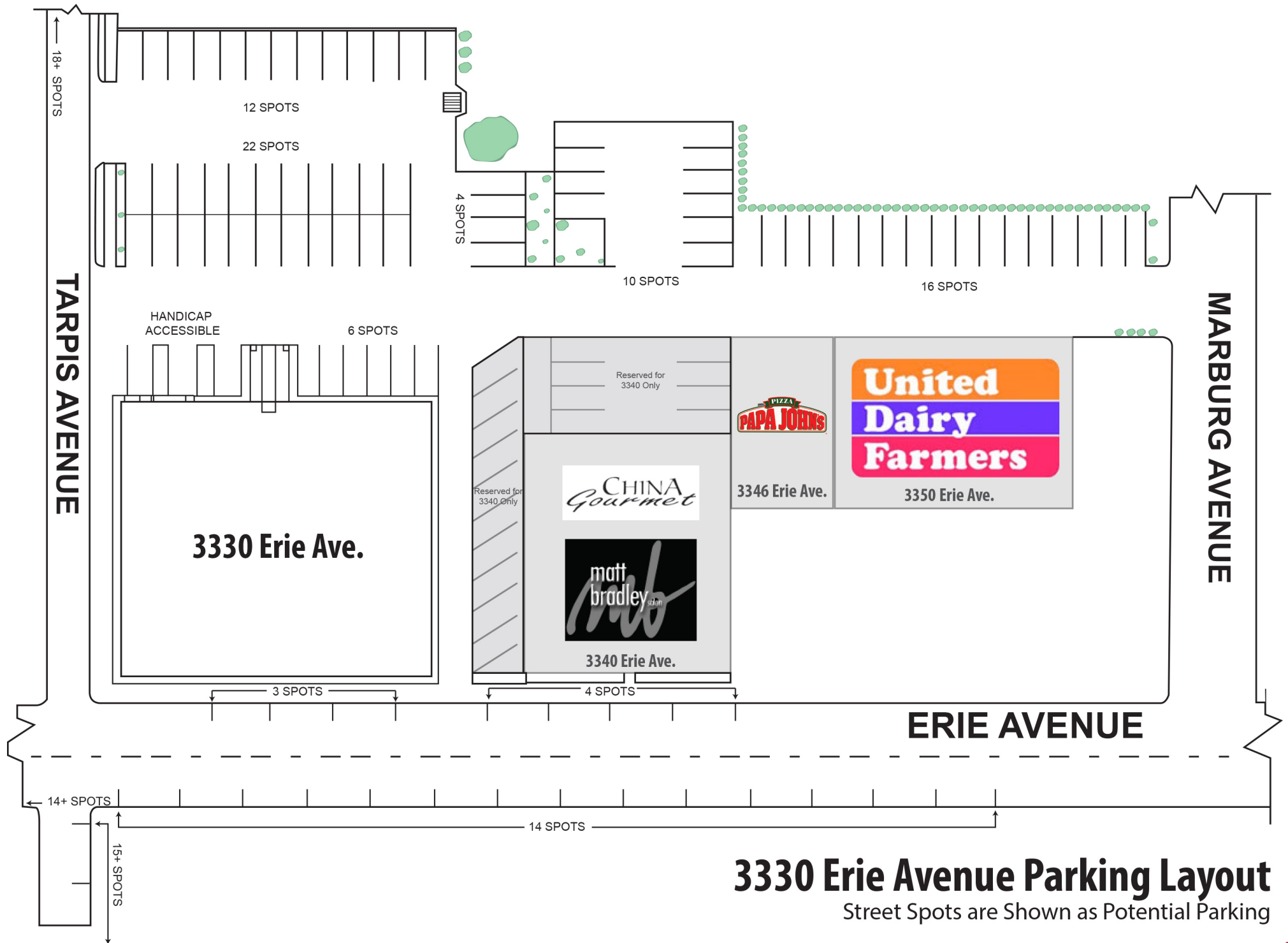
### Beverage & Service Equipment

Liquor license	Good
2x wine refrigerators	Good
2x wine bottle racks (24 bottles each)	Good
Commercial 2-compartment tea urn	Good
Commercial 3-burner coffee maker	Good
6-unit fountain drink dispenser	Good

### Decor & Unique Items

5x Asian antique room dividers	Good
Art with a value north of \$20,000 (various pieces consisting of sculpture, painting, antique pieces, etched glass, and more)	Good

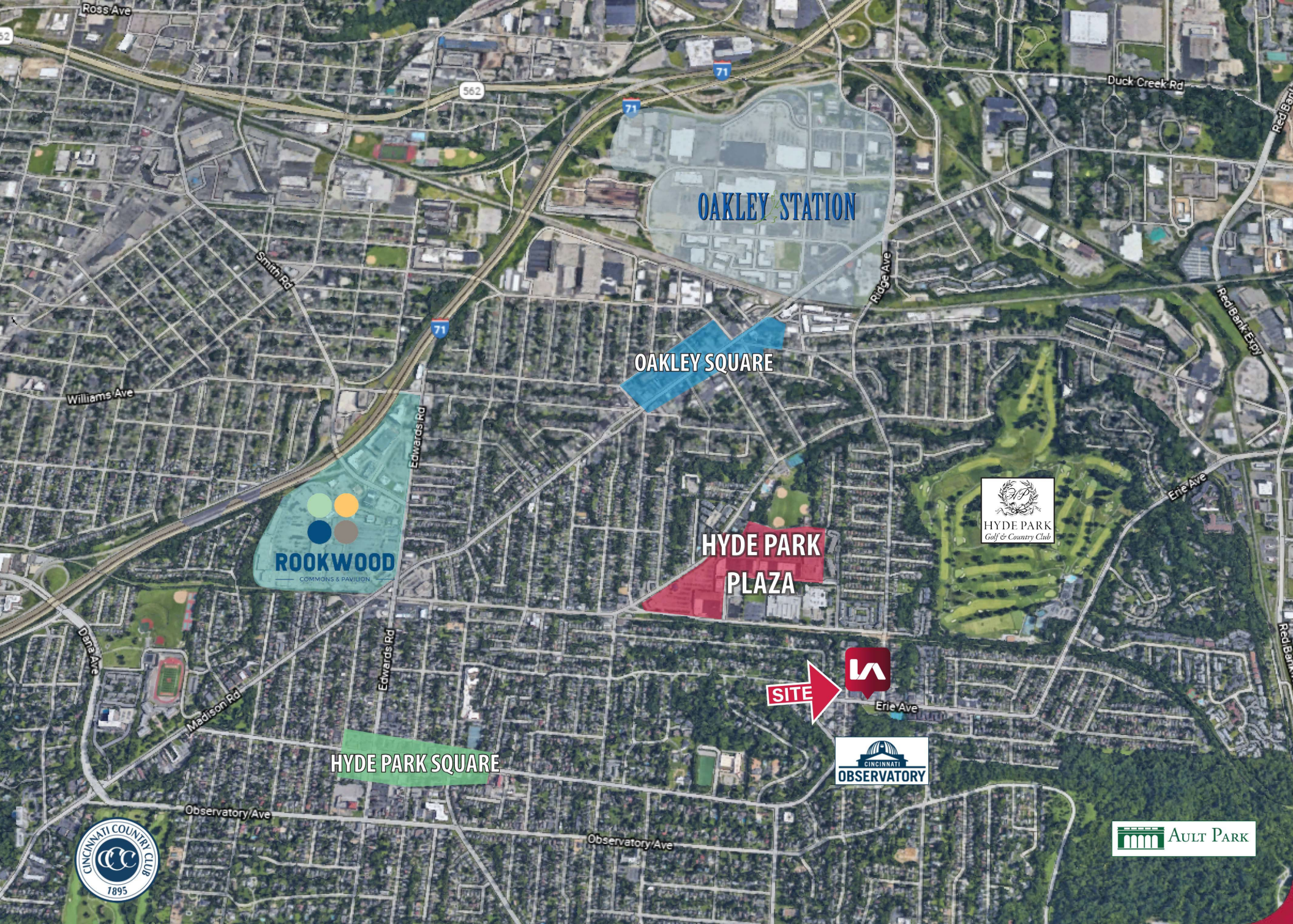




# 3330 Erie Avenue Parking Layout

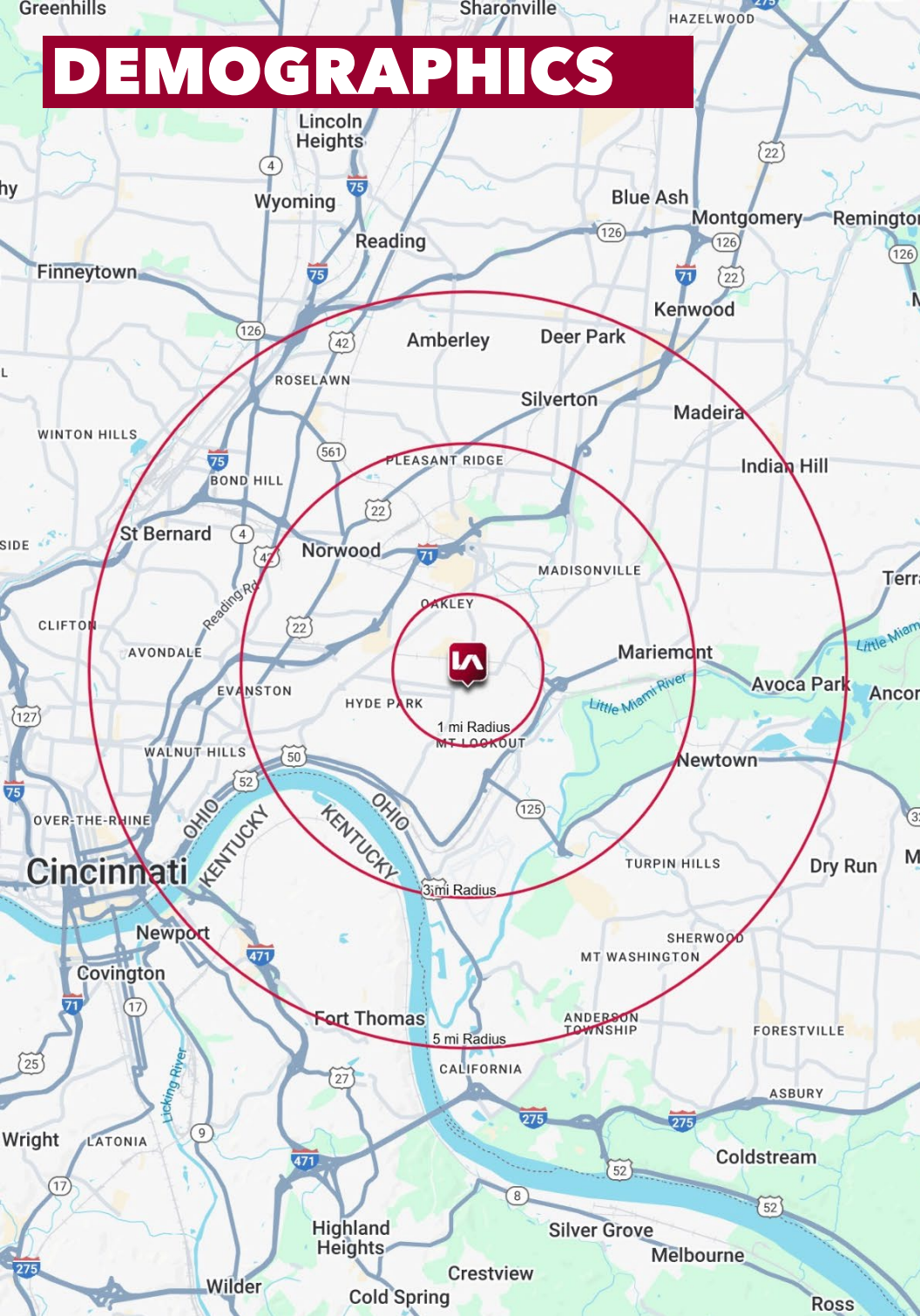
Street Spots are Shown as Potential Parking







# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	16,544	95,426	247,803
2029 Projected Population	16,384	95,896	249,187
2020 Census Population	16,641	95,132	244,760
2010 Census Population	15,573	90,523	235,720
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.4%
HOUSEHOLDS			
2024 Estimated Households	8,505	44,789	113,494
2028 Projected Households	8,401	44,978	114,223
2020 Census Households	8,873	44,505	110,699
2010 Census Households	8,255	42,033	106,505
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.5%
AGE			
2024 Est. Population Under 10 Years	11.8%	11.0%	11.2%
2024 Est. Population 10 to 19 Years	7.4%	11.2%	12.1%
2024 Est. Population 20 to 29 Years	19.3%	18.5%	16.5%
2024 Est. Population 30 to 44 Years	26.5%	23.5%	21.7%
2024 Est. Population 45 to 59 Years	13.5%	14.8%	16.1%
2024 Est. Population 60 to 74 Years	13.8%	14.8%	16.2%
2024 Est. Population 75 Years or Over	7.6%	6.2%	6.2%
2024 Est. Median Age	35.3	34.9	36.5
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.8%	50.4%	50.4%
2024 Est. Female Population	51.2%	49.6%	49.6%
2024 Est. Never Married	40.9%	46.1%	43.4%
2024 Est. Now Married	43.6%	35.7%	37.6%
2024 Est. Separated or Divorced	11.3%	13.3%	14.0%
2024 Est. Widowed	4.2%	4.9%	5.0%
INCOME			
2024 Est. HH Income \$200,000 or More	27.8%	16.2%	13.7%
2024 Est. HH Income \$150,000 to \$199,999	11.7%	9.9%	8.7%
2024 Est. HH Income \$100,000 to \$149,999	16.5%	14.0%	13.7%
2024 Est. HH Income \$75,000 to \$99,999	10.3%	10.7%	10.4%
2024 Est. HH Income \$50,000 to \$74,999	12.1%	14.5%	14.8%
2024 Est. HH Income \$35,000 to \$49,999	8.2%	11.4%	11.1%
2024 Est. HH Income \$25,000 to \$34,999	3.6%	7.0%	7.3%
2024 Est. HH Income \$15,000 to \$24,999	2.7%	6.0%	7.0%
2024 Est. HH Income Under \$15,000	7.0%	10.3%	13.2%
2024 Est. Average Household Income	\$173,778	\$131,928	\$119,724
2024 Est. Median Household Income	\$125,332	\$88,817	\$81,442
2024 Est. Per Capita Income	\$89,462	\$62,198	\$55,117
2024 Est. Total Businesses	646	4,323	10,566
2024 Est. Total Employees	4,472	57,090	142,423