COMMERCIAL FOR SALE & LEASE

STOP N GO BREW THROUGH

6505 PEARL ROAD, PARMA HEIGHTS, OH 44130





KW COMMERCIAL | CITYWIDE 2001 Crocker Road, Suite 200 Westlake, OH 44145



Each Office Independently Owned and Operated

PRESENTED BY:

ERIN THOMAS erinthomas@ezsalesteam.com 2019005940, Ohio

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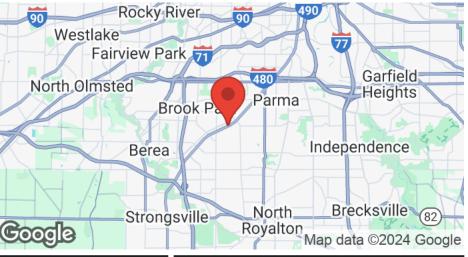
EXECUTIVE SUMMARY

6505 PEARL ROAD





For more information contact: Kitsoldit@gmail.com or erinthomas@ezsaleteam.com



OFFERING SUMMARY				
PRICE:	\$380,000 + Inventory			
BUILDING SF:	2,173			
AVG. MONTHLY SALES:	\$20,000 + Lotto			
NOI:	75,000			
LOT SIZE:	0.29 Acres			
TRAFFIC COUNT:	15,000 VPD			
INVENTORY EST.	\$35,000			
YEAR BUILT:	1990			
RENOVATED:	2021			
CAP RATE:	19%			

PROPERTY OVERVIEW

Established Drive Through business and its real estate for sale in Prime suburb location, near college campus!

This property offers consistent cash flow with a monthly avg of \$18-22,000 Gross sales while also offering room to create value.

Current hours of operation are 12-8pn M-S and closed Sunday. The Sunday liquor license is already in place so by opening on that day would allow for instant growth - especially during football season!

Prime location on one of the busiest streets in Northeast Ohio. Pearl road will take you right into Ohio city and near downtown if you go north and all the way into Medina if you go south.

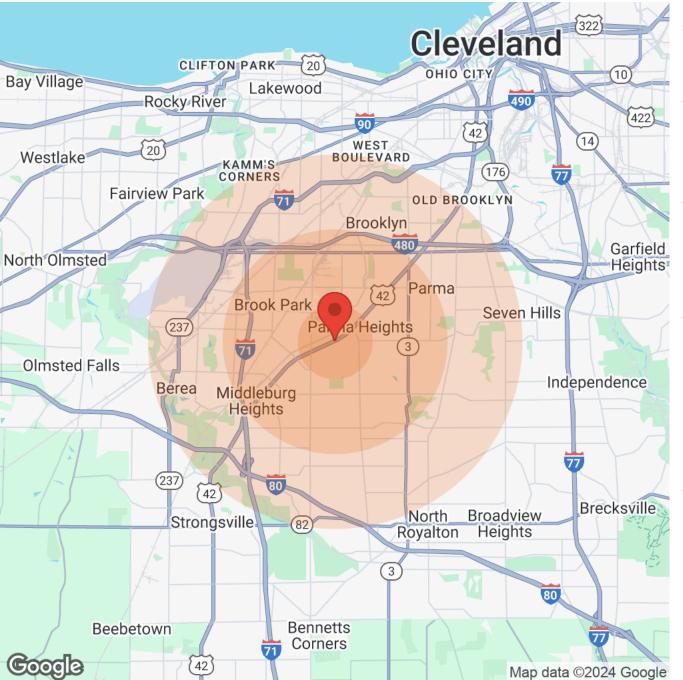
Cuyahoga community college Campus is just 6 minutes away!

PROPERTY HIGHLIGHTS

- Near College campus, Tri-c
- Business + Real estate
- Newer TPO roof, HWT and electrical
- Full basement for additional Storage
- C1 & D1 liquor licenses
- 2nd garage bay for additional opportunity
- Full security system in place
- Near Local transportation and major highways
- Clean Phase I & II
- 17% cap rate, including inventory

DEMOGRAPHICS

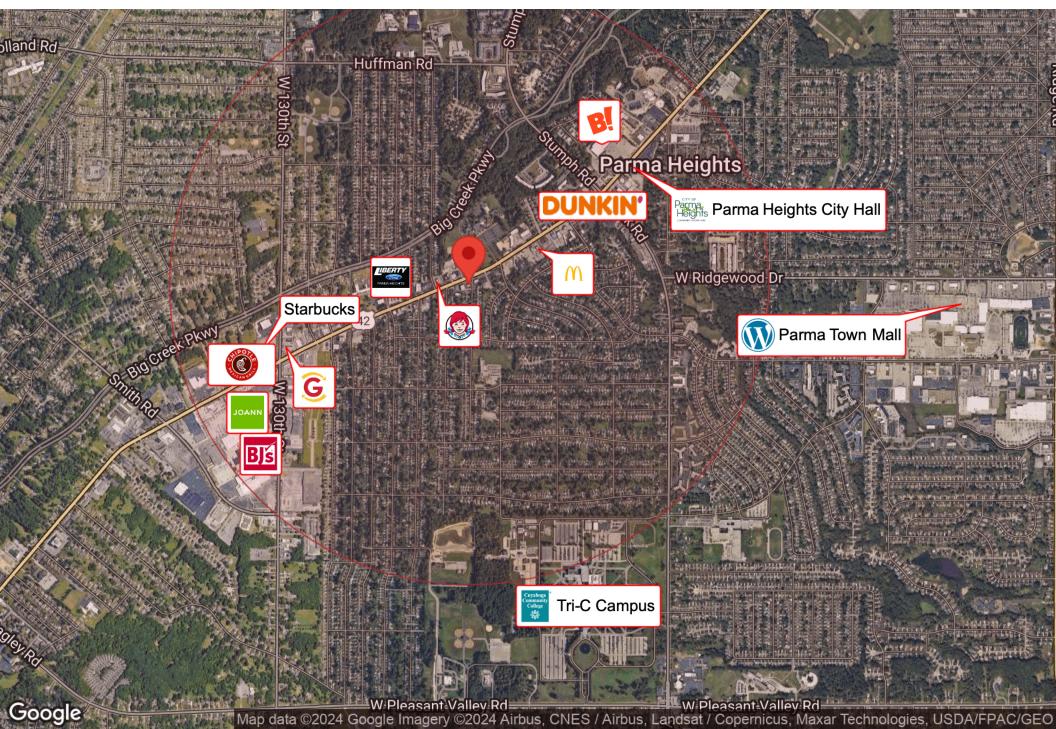




Population	1 Mile	3 Miles	5 Miles
Male	4,482	48,579	118,116
Female	4,908	52,374	125,998
Total Population	9,390	100,953	244,114
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,367	15,314	39,275
Ages 15-24	1,015	11,727	29,129
Ages 25-54	3,411	38,877	97,358
Ages 55-64	1,260	13,360	31,880
Ages 65+	2,337	21,675	46,472
Race	1 Mile	3 Miles	5 Miles
White	9,127	95,078	219,153
Black	80	2,027	11,896
Am In/AK Nat	N/A	20	72
Hawaiian	N/A	N/A	N/A
Hispanic	139	2,803	13,824
Multi-Racial	220	3,726	18,568
Income	1 Mile	3 Miles	5 Miles
Median	\$53,228	\$50,827	\$46,949
< \$15,000	507	4,860	12,459
\$15,000-\$24,999	485	5,439	13,227
\$25,000-\$34,999	445	4,978	12,234
\$35,000-\$49,999	689	7,323	17,784
\$50,000-\$74,999	995	9,254	21,961
\$75,000-\$99,999	579	5,891	13,211
\$100,000-\$149,999	412	4,638	10,312
\$150,000-\$199,999	17	905	2,158
> \$200,000	20	414	1,134
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,569	47,494	113,986
	4,347	44,618	106,199
Occupied	4,347	11,010	
Occupied Owner Occupied	4,347 3,224	32,002	74,208
	,		74,208 31,991

BUSINESS MAP













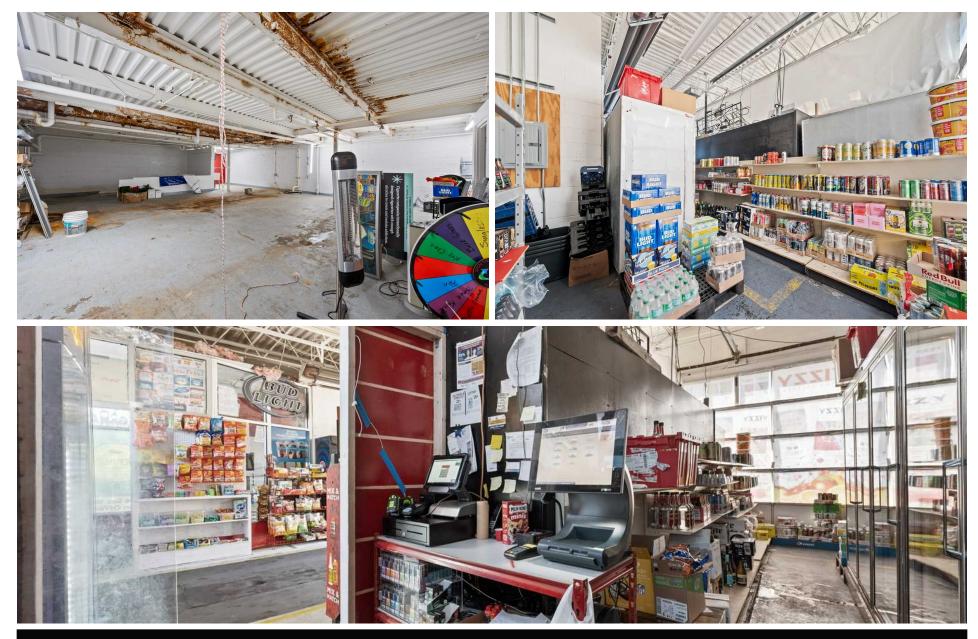
MAIN SERVICE AREA





ADDITIONAL STORAGE AREAS

6505 PEARL ROAD



Contact For more information: Kit Custer kitsoldit@gmail.com / 330-221-6578

OFFICE, BATHROOM AND LAND



