

# RESTAURANT BUILDING AVAILABLE

Willoughby Hills, Ohio



WWW.GOODMANREALESTATE.COM  
216.381.8200



## HIGHLIGHTS

- Freestanding 3,365 SF restaurant building with drive-thru
- Located on Chardon Road in front of the Shoppes at Willoughby Hills
- Nearby retailers and restaurants include Marc's, Milestone Athletic Club, Dollar Tree, The Salvation Army, CVS, Pat O'Brien Chevrolet, McDonald's, Subway, Dunkin Donuts, Eastside Mazda Volkswagen, NTB, and more

## DEMOGRAPHICS

| POPULATION      | 3 MILE | 5 MILE  | 7 MILE  |
|-----------------|--------|---------|---------|
| 2021 Projection | 76,078 | 188,694 | 295,435 |
| 2026 Estimate   | 74,460 | 184,583 | 288,838 |

| INCOME       | 3 MILE   | 5 MILE   | 7 MILE   |
|--------------|----------|----------|----------|
| 2021 Average | \$62,773 | \$64,182 | \$69,570 |
| 2021 Median  | \$45,757 | \$47,501 | \$48,535 |

| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE  |
|--------------------|--------|--------|---------|
| 2021 Employees     | 35,114 | 96,348 | 140,118 |

## LEASING INFORMATION

www.goodmanrealestate.com  
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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

## ZACK SOGOLOFF

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## SETH MARKS

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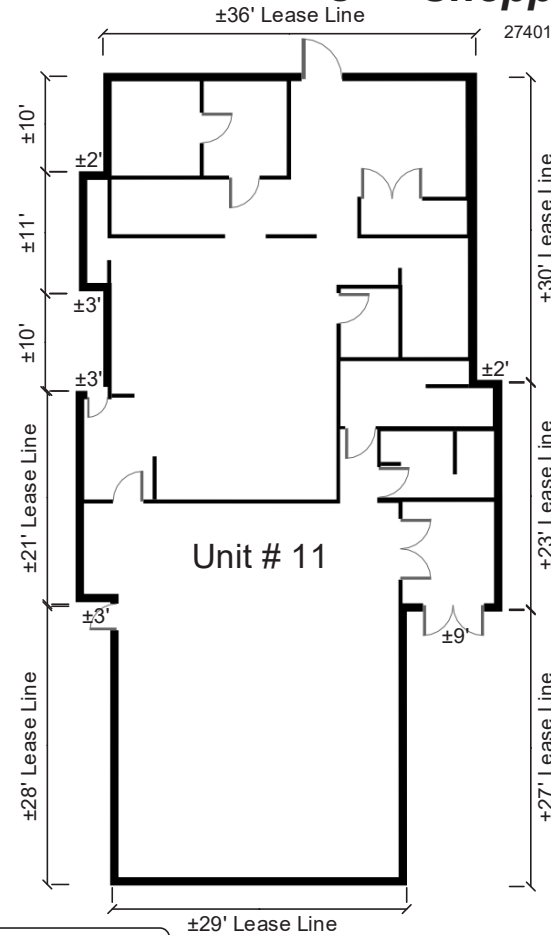
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## Lease Outline Drawing *Shoppes at Willoughby Hills*



27401-28101 Chardon Rd., Unit # 11, Willoughby Hills, OH 44092

**Unit # 11**  
**± 5,000 SF**  
Width  
**± 36'**  
Depth  
**± 80'**

Note: Based on ID Plans' proposed whole-number lease line dimensions, ID Plans' approximate square footage is +/- 2,843 square feet. This square footage does not include the area used for the Drive Thru.

|          | Reference # | Meter #  | Size |
|----------|-------------|----------|------|
| Electric |             | 11816346 | N/A  |
| Gas      |             | 1066111  | N/A  |
| Water    |             | 1209029  | N/A  |

| HVAC Units & Information |         |              |                |         |            |      |
|--------------------------|---------|--------------|----------------|---------|------------|------|
| Unit #                   | Space # | Manufacturer | Model #        | Tonnage | Serial #   | Year |
| 1                        | 11      | Carrier      | 48HJE007551    | 6       | 5102G10222 | 2002 |
| 2                        | 11      | Carrier      | 48HD00750C     | 6       | 2586G41198 | 1986 |
| 3                        | 11      | Carrier      | 48HJE007551    | 6       | 5102G10207 | 2002 |
| 4                        | 11      | Carrier      | 48HJE007551    | 6       | 0707G20507 | 2007 |
| 5                        | 11      | York         | D3CG10DN16525A | 8.5     | N/A        | N/A  |
| 6                        | 11      | York         | N/A            | N/A     | NABM001333 | 1993 |

Plans produced by:  
**ID Plans**  
6/28/2017  
(813) 657-2545

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Leasing Agent

Email: \_\_\_\_\_  
Office: \_\_\_\_\_  
Cell: \_\_\_\_\_