NAI Pleasant Valley

FOR SALE

THE WISE BUILDING



58 Front St.

Berea, OH

Property Features

- 7,736 SF on .09 Acres
- **First Floor:** Brewery, Restaurant and Bar
  - *ALL Equipment Included*
- **Second Floor:** Four Offices
- Signalized Corner on Front & Church Streets
- 10 Minutes from the new Browns Stadium and Cleveland Hopkins International Airport
- One Minute from Baldwin Wallace University
- Free Street & Public Parking Directly Behind the Property



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BUILDING DETAILS

Property Details

TOTAL SPACE:	7,736 SF
RETAIL:	3,624 SF
OFFICE:	4,112 SF
PROPERTY TYPE:	Retail/Office
BUILDING TYPE:	Freestanding
YEAR BUILT:	1944
YEAR RENOVATED:	1985
LAND AREA:	.09 Acres
PARCELS:	364-11-016
CEILING HEIGHT:	13’
PARKING:	Free Street & Public Parking Directly Behind the Property
ZONING:	C - Store with Walk-Up & Offices

Pricing Details

SALE PRICE:	$1,300,000
TAXES:	$13,209.72

COMMENTS: This retail location has been successful for over 30 years. It includes 3,624 square feet consisting of a restaurant, brewery, and bar, which includes all equipment. Ceilings are 13 feet high. Four newly updated offices are on the second floor, offering 4,112 square feet of contiguous space.

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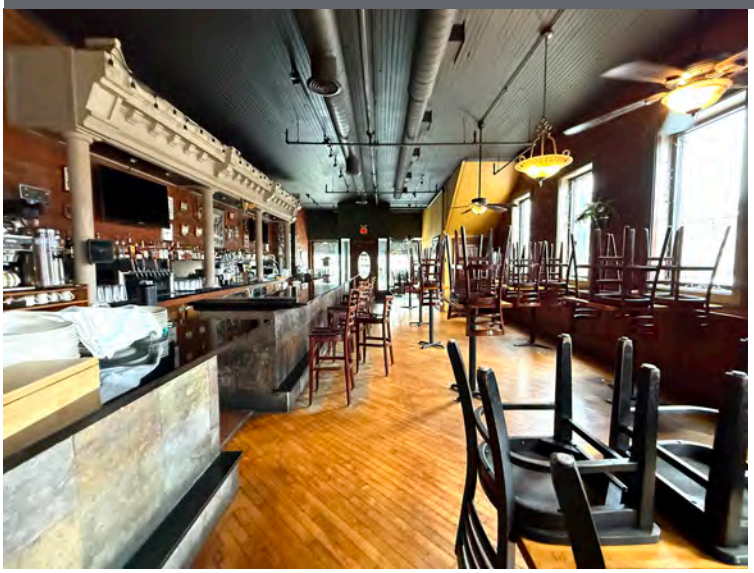
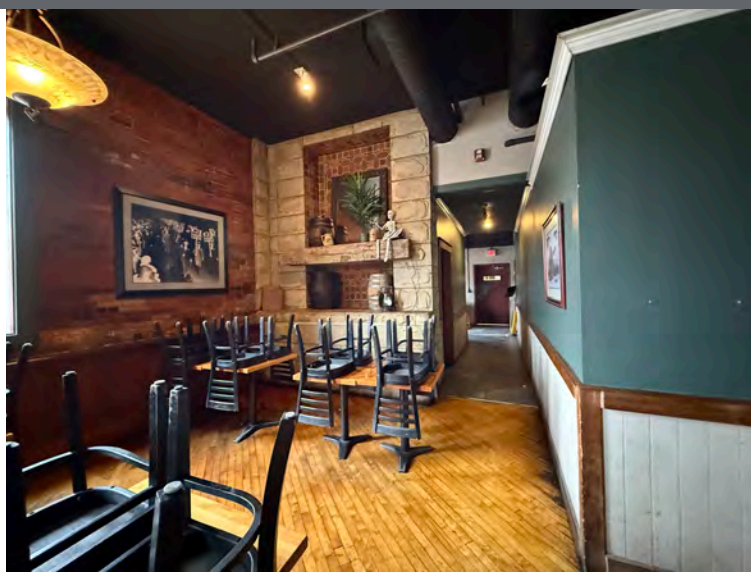
ALL Equipment included

PROPERTY PHOTOS

FIRST FLOOR — RESTAURANT





FIRST FLOOR — BREWERY





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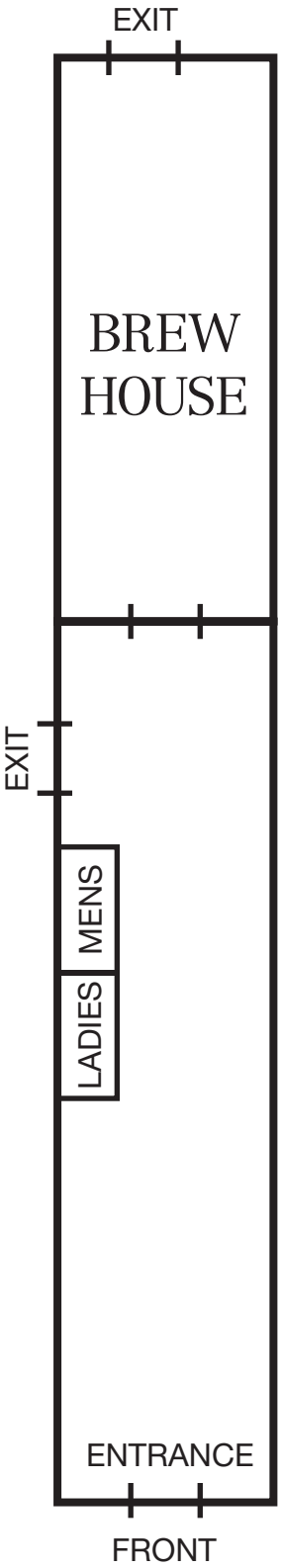
FLOOR PLAN
First Floor



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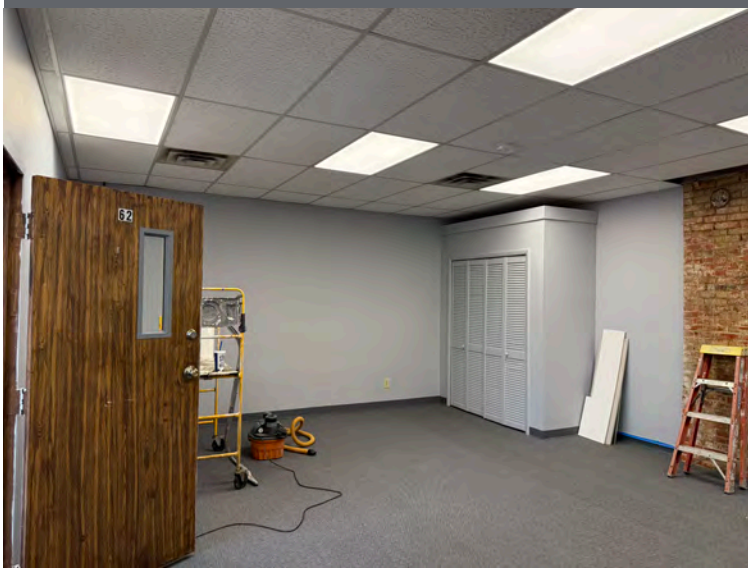
PROPERTY PHOTOS

SECOND FLOOR — SUITE 60



SECOND FLOOR — SUITE 62



SECOND FLOOR — SUITE 64



SECOND FLOOR — SUITE 66



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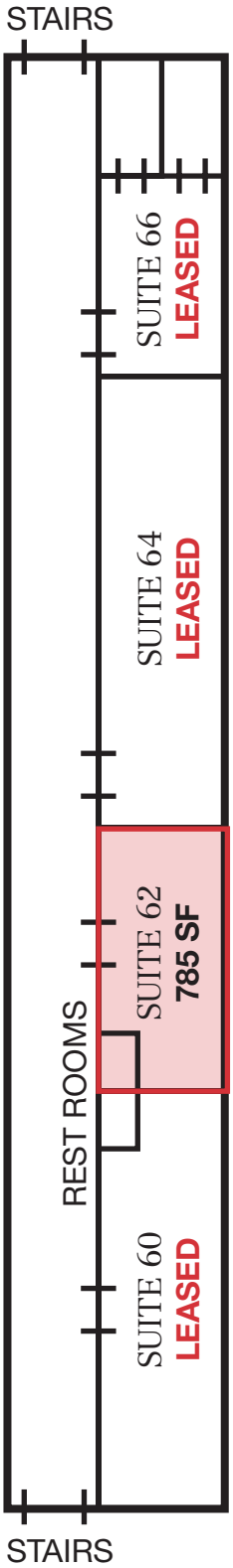
FLOOR PLAN
Second Floor



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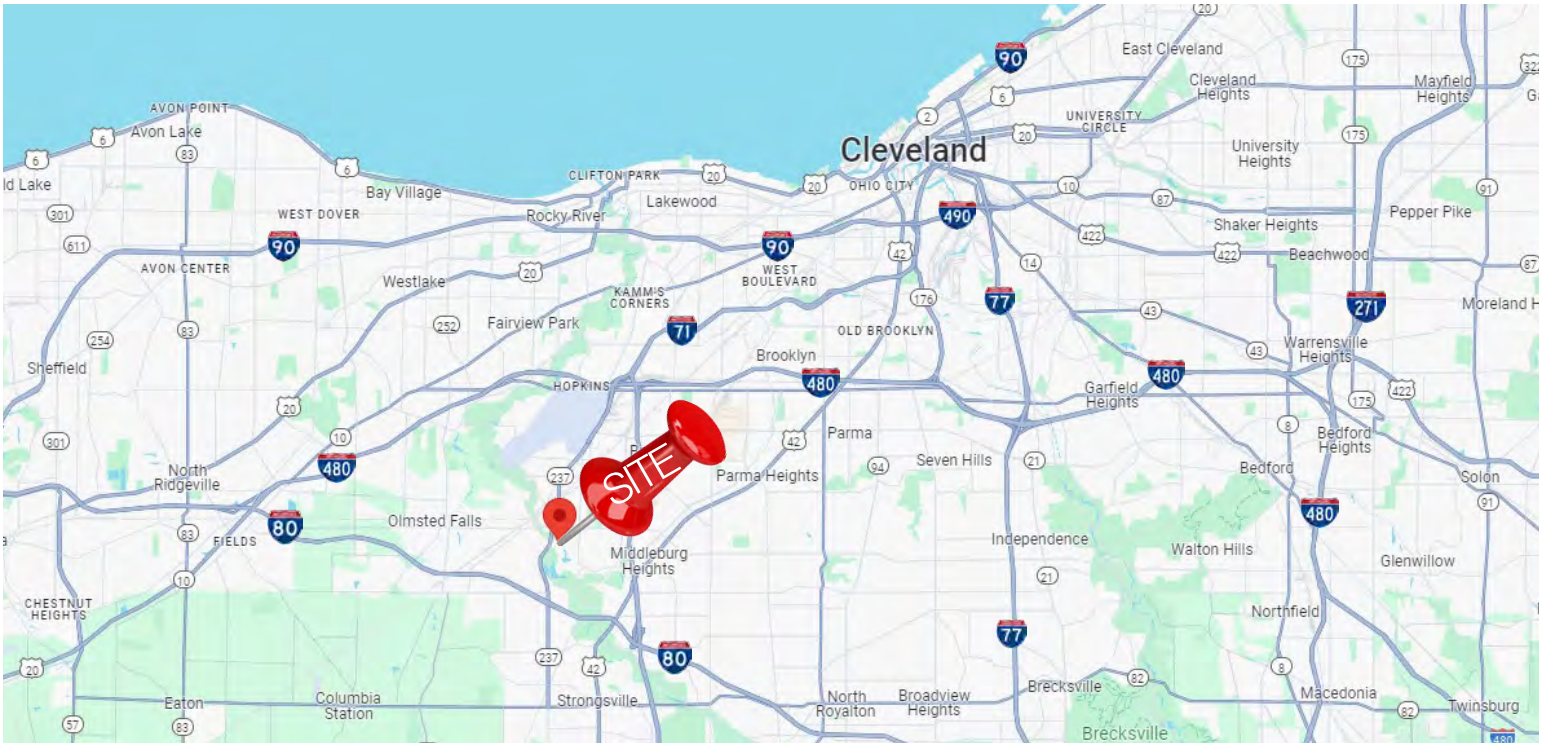
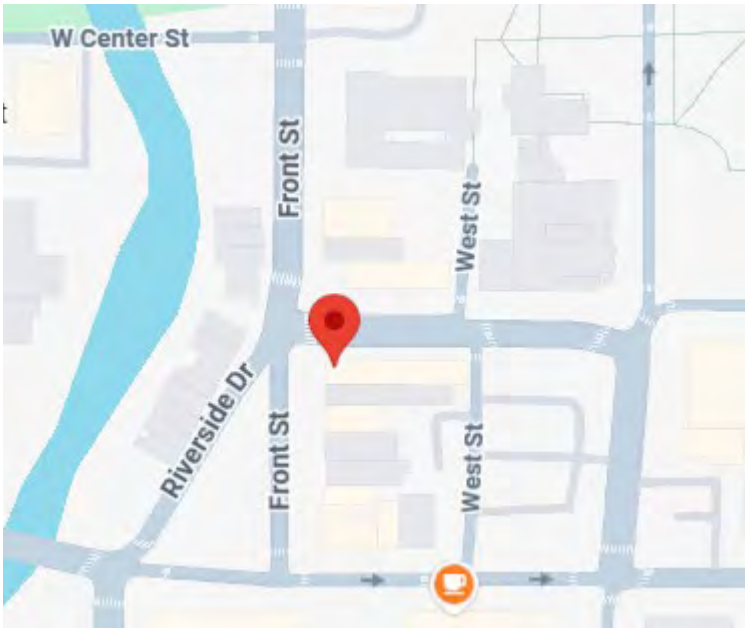
PROPERTY LOCATION



SIGNALED CORNER





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RETAIL MAP



Berea is the place to be!

Ten minutes from both the New Browns Stadium and Cleveland Hopkins International Airport.

The Mayor of Berea announced that the Brown's Training Facility is being redeveloped, called Project 46. The project will cover 16 acres, including a Hotel, Sports Medicine Facility, Apartments, Retail Space and Parking.

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DEMOGRAPHICS

1 MILE

KEY FACTS

9,228
Population

37.8
Median Age

2.1
Average Household Size

$55,565
Median Household Income

EDUCATION

5%
No High School Diploma

27%
High School Graduate

32%
Some College

36%
Bachelor's/Grad/Pr of Degree

BUSINESS

408
Total Businesses

6,721
Total Employees

EMPLOYMENT

58.9%
White Collar

16.6%
Blue Collar

24.5%
Services

4.5%
Unemployment Rate

INCOME

$55,565
Median Household Income

$32,246
Per Capita Income

$100,816
Median Net Worth

2023 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.9%)
The smallest group: $200,000+ (4.1%)

Indicator ▲	Value	Diff
<$15,000	8.9%	-4.3%
$15,000 - $24,999	10.9%	+2.2%
$25,000 - $34,999	10.7%	+1.6%
$35,000 - $49,999	13.8%	+1.2%
$50,000 - $74,999	18.9%	+1.9%
$75,000 - $99,999	14.0%	+1.6%
$100,000 - $149,999	14.0%	+0.3%
$150,000 - $199,999	4.8%	-1.4%
$200,000+	4.1%	-3.0%

Bars show deviation from Cuyahoga County

3 MILES

KEY FACTS

53,576
Population

44.8
Median Age

2.2
Average Household Size

$72,624
Median Household Income

EDUCATION

4%
No High School Diploma

27%
High School Graduate

28%
Some College

40%
Bachelor's/Grad/Pr of Degree

BUSINESS

2,130
Total Businesses

37,472
Total Employees

EMPLOYMENT

68.0%
White Collar

17.6%
Blue Collar

14.4%
Services

3.3%
Unemployment Rate

INCOME

$72,624
Median Household Income

$40,741
Per Capita Income

$186,753
Median Net Worth

2023 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.5%)
The smallest group: $200,000+ (5.5%)

Indicator ▲	Value	Diff
<$15,000	6.6%	-6.6%
$15,000 - $24,999	6.6%	-2.1%
$25,000 - $34,999	7.4%	-1.7%
$35,000 - $49,999	12.2%	-0.4%
$50,000 - $74,999	18.5%	+1.5%
$75,000 - $99,999	16.2%	+3.8%
$100,000 - $149,999	18.4%	+4.7%
$150,000 - $199,999	8.6%	+2.4%
$200,000+	5.5%	-1.6%

Bars show deviation from Cuyahoga County

5 MILES

KEY FACTS

154,926
Population

45.7
Median Age

2.3
Average Household Size

$70,926
Median Household Income

EDUCATION

6%
No High School Diploma

30%
High School Graduate

28%
Some College

36%
Bachelor's/Grad/Pr of Degree

BUSINESS

5,800
Total Businesses

100,092
Total Employees

EMPLOYMENT

65.4%
White Collar

20.4%
Blue Collar

14.2%
Services

3.4%
Unemployment Rate

INCOME

$70,926
Median Household Income

$40,639
Per Capita Income

$196,979
Median Net Worth

2023 Households by income (Esri)

The largest group: $50,000 - $74,999 (19.1%)
The smallest group: $200,000+ (5.8%)

Indicator ▲	Value	Diff
<$15,000	6.5%	-6.7%
$15,000 - $24,999	6.5%	-2.2%
$25,000 - $34,999	8.2%	-0.9%
$35,000 - $49,999	11.9%	-0.7%
$50,000 - $74,999	19.1%	+2.1%
$75,000 - $99,999	15.1%	+2.7%
$100,000 - $149,999	18.6%	+4.9%
$150,000 - $199,999	8.2%	+2.0%
$200,000+	5.8%	-1.3%

Bars show deviation from Cuyahoga County

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