



7814 Reynolds Rd, Mentor, OH 44060

CONTACT:

Vincenzo Calabrese

VincenzoCalabrese@HannaCRE.com 216.861.5286

Sean Wall

SeanWall@HannaCRE.com 216.861.5498

Colin Wiehn

ColinWiehn@HannaCRE.com 216.861.5676

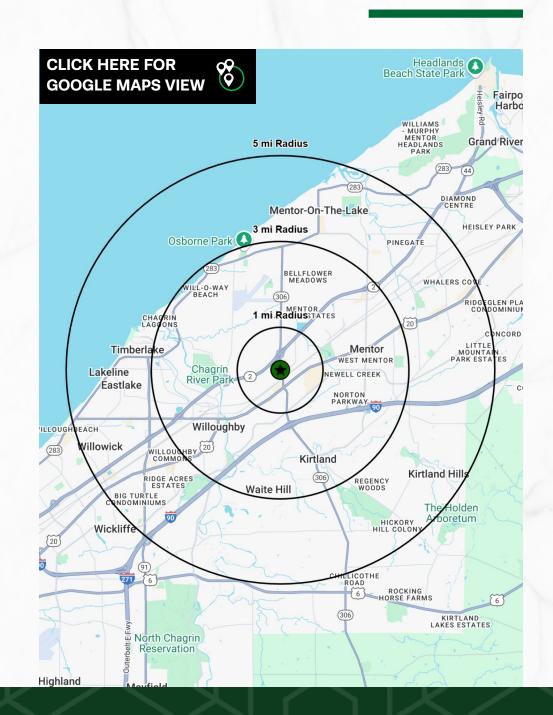
7814 Reynolds Rd, Mentor, OH 44060

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Freestanding 7,366 SF former TGI Friday's FOR LEASE
- · Outstanding traffic count of 29,942 VPD on Reynolds Rd
- Turnkey restaurant space with kitchen equipment already in place
- Dense Population of 109,879 people within a 5-mile radius and an average household income of \$106,575 within a 2-mile radius
- Landlord renewed D1, D2, D3, D3A, D6 liquor licenses through 2026 and is willing to transfer them to a qualified tenant at no additional cost

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,347	48,829	109,099
HOUSEHOLDS	1,934	22,219	49,928
AVERAGE HH INCOME	\$111,465	\$113,838	\$110,417
MEDIAN HH INCOME	\$83,896	\$84,601	\$82,608
DAYTIME POPULATION	4,463	48,956	95,618





7814 Reynolds Rd, Mentor, OH 44060

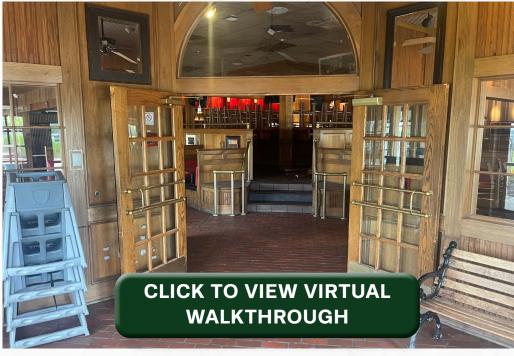














7814 Reynolds Rd, Mentor, OH 44060

FLOOR PLAN



- (B) Matters disclosed by the Plat of Euclid Fish Company Subdivision, recorded in Volume 21, Page 21 of Lake County Plat Records. THE BUILDING LINES WARES AND GROSS EASEMENT, FOLE LINE EASEMENT, AND HIGHWAY EASEMENT AS SHOWN ON THIS PLAT ARE PLOTTED AND SHOWN.
- (T) Exements recorded to Volume 3.58. Page 274; Volume 3.58. Page 300; etc. Volume 1.58. Page 300; etc. Volume 1.58. Page 301; etc. Volume 1.58. Page 301; etc. Volume 1.58. Page 274 (S LOCATE) WITHOU THE CURRENT RIGHT OF WAY OF EXPONDED AND SHOWN. THE EXEMPENT VOLUME 5.59. PAGE 300 PAGE 300; PAG
- Mutual Grant and Acceptance of Easements recorded March 17, 1994 in Volume 983, Page 697 of Lake County Records. THESE EASEMENTS ARE PLOTTED AND \$500MM.
- (3) Easement for Right of Way recorded March 28, 1994 and recorded in Volume 987, Page 889 of Lake County Records. THIS EASEMENT IS PLOTTED AND
- (4) Easement recorded August 4, 1994 in Volume 1034, Page 1019 of Lak County Records. THIS EASEMENT IS PLOTTED AND SHOWN.
- (5) Mutual Grant and Acceptance of Reciprocal Easements, filed for record August 4, 1994 and recorded in Volume 1034, Page 1039 of Lake County Records. THESE EXSEMENTS ARE PLOTTED AND SHOMM.
- (8) Water, Gas and Electric Easement from Cleveland Restaurant Oper Limited Partnership, II to Morgan's Creditive Restaurant Concepts, Inc., file record February 3, 1995 and recorded in Volume 1088, Page 816 of County Records. THESE EASEMENTS ARE PLOTTED AND SHOWN.
- (7) Easement from CNW Lond, Inc. and Cleveland Restaurant Operation Limited Partnership II to USA Management & Development, Inc., Ried for record January 8, 1998 and recorded as Lake County Recorder's Document No. 980000599.

Issignment of Interest to Industrial Park Blvd. Limited Partnership, filed for ecord January 30, 1998 and recorded as Lake County Recorder's Document to. 980003656.

THESE EASEMENTS ARE PLOTTED AND SHOW

LEGEND of ununi roue of ununi roue/rue

TLAS POLE

GAS VALVE

GAS LINE MAR

SEPTIC TANK LES STEAM MANNOLE GREASE TRAP

SAMESE HIDRANT

BRITER MANUALE

TREPHONE MANAGE

EL ELECTRIC TRANSFORM

ELECTRIC METER

CABLE TV PEDEST

MONTOPING MET

FLUER CAP

(C) MLET MASK

- (8) Terms and Provisions of the unrecorded Lease Agreement by and betwee R648 Ohio, LLC, on Ohio Ilmided Iliability company, as Landord, and Clevelan Restaurant Operation, Limited Partnership II and Ohio Ilmited partnership, a teamst, doted November 9, 2015, the Landord's Interest as assigned from AMA Ohio, LLC, on Ohio Ilmited Iliability company to 2784 Reprodied such CMA Chiese Luck and Ilmited Iliability company to 2784 Reprodied such MATE (Exclusion Ilmited Iliability company dotted June 28, 2016. DOCM/EX MATE (Exclusion Ilmited Iliability company dotted June 28, 2016. DOCM/EX
- (9) Agreement Not to Encumber or Transfer Property by and between Wells Forg Bank, National Association and Noble Not Lease Investments, LLC as disclose by the document recorded September 1, 2016 In/as Document N. 2016R022865 of Lake County Records. SAD AGREEMENT IS BLANKET I NATURE, PERTANNIS Of ALL OF THE SURVEYED PREMISE.

GRAPHIC SCALE

denotes P-K (masonry) nail set from prior survey

MISCELLANEOUS NOTES

- Some features shown on this plat may be shown out of scale for clarity
- Dimensions on this plot are expressed in feet and decimal parts thereof otherwise noted. Bearings are referred to an assumed meridian and are used to anales only. Monuments were found at points where indicated.
- The basis of bearings for this survey is North 86"-51"-43" West as the centerline of Industrial Park Boulevard, as evidenced by monuments found, and is the same bearin as found in Volume 21"-21 of the Lake County Records of Plats.
- condition, apparently undisturbed, unless otherwise noted.
- There is no apparent occupation along the subject boundary lines other than as shown on this plat.
- As of the field date of survey, there was no evidence of proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed on the subject premises.
- As of the field date of survey, no wetland delineation was observed on the subjection premises.
- The subject property has in-direct access to Reynolds Road (S.R. 306), via the Ingress/Egress Easement under Parcel III, and Industrial Park Boulevard via the Ingress/Egress Easement under Parcel III.
- logress/Egress Easement under Parcel III.

 10. There is no observable evidence of easements or rights of way on or across
 the extraction of the extraction of the extraction is the extraction of the extraction o
- The record description of the subject property forms a mathematically closed flaure.
- No portion of the property shown on the survey lies within a special flood hazard area, as described on the flood insurance rate map for the community in which the subject property is located.
- The property surveyed hereon is one in the same as shown on the Title Commitment prepared by First American Title Insurance Company under NCS-9347960H2-ORL.

NOTE REGARDING ZONING

According to a letter by John McFarland, Planner 1 of the City of Mentor dates February 13, 2017:

- The current zoning classification for the subject property is M-1, Li Manufacturing according to the Official Zoning Map for the City of Men Restaurants are listed as a conditionally permitted use within the M-1, Li Manufacturing district as outlined in Chapter 1155 Schedule of Dist Regulations of the Zoning Code.
- Huntington Bank is located to the north and zoned M-1, Light Manufacturin, A multi-tenant mixed-use industrial building is located to the west on zoned M-1, Light Manufacturing and MIP, Industrial Park; DiBella's Subs is it the south and zoned M-1, Light Manufacturing; and Brown Restaurant an office building located to the east and zoned B-2, General Business.
- The Municipal Planning Commission approved a Conditional Use Permit for TGIF Friday restaurant and preliminary site plan approval for Fridays at their May 12, 1994 meeting and final site plan approval at their June 23, 1994 meeting.
- The Mentor Board of Building and Zoning Appeals granted a variance to allow additional wall signage including two sidewall signs. Wall sign area permitted
- There are not any outstanding zoning/code enforcement violations associate with the property. The property is not located within an overlay district suc as a planned unit development or historic district.
- A valid certificate of occupancy was issued as part of the building permit 1997/606 granted on Jenuery 13, 1998.
 SIGNIFICANT OBSERVATIONS

MENTOS

VICINITY MAP NO SCALE

AREA 81,498 SQUARE FE 1 8709 ACRES

FLOOD ZONE
FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE OF
THE 0.2% ANNUAL CHANCE FLOODPLAIN'
COMMUNITY PANEL NO. 3908500092F
EFFECTIVE DATE: FEBRUARY 3, 2010

FECTIVE DATE: FEBRUARY 3, 2010

PARKING

PARKING

138 REGULAR PARKING SPACES

5 HANDICAP PARKING SPACES

143 TOTAL PARKING SPACES

₹

CURVE A

Plat & Used R = 2824.79' Plat & Used L = 22.26' T = 11.13'

8 WATER

INDUSTRIAL PARK BOULEVARD (70' Public R/W)

Lined on a boat of beautiful by

(Used on a boat of beautiful by

(Used on a boat of beautiful by

Concrete

A

Concrete

Concrete

A

Concrete

Concrete

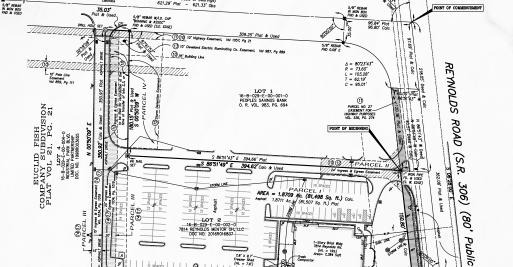
A

Concrete

Concrete

A

C



16

ALTA / NSPS LAND TITLE SURVEY

7814 REYNOLDS ROAD

Known as being Sublot No. 2 in The Euclid Fish Campany Subdivision of part of Original Mentor Township Lots 7 and 8, Tract 4, and Original Mentor Township Carrol Lot, Tract 5, as shown by the recorded plat in Yolume 21, Page 21 of Loke County Flat Records, now situated in the

CITY OF MENTOR COUNTY OF LAKE - STATE OF OHIO

To: SunTrust Bank, its successors and/or assigns 7814 Reynolds Mentor OH, LLC, a Florida limited liability company First American Title Insurance Company Road and Cases IIP

This is certify that this map or plot and the survey on which it is based were mode in occordance with the 2016 Minimum Stander Detail Registerments for ALTA/SPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 13, 14, 15, 17, 18 and 20 of Table A thereof. The field work was completed on february, 13, 2016.

Date of Plat or Map: February 15, 2017

ROBERT A. DORNER RED. PROF. SHIPV. No. 61 and to No. 17-6 and

Mc Steen & Asso

ď

NOTE: The term "certify" on used in the clover statement, is understood to be the professional cohinor of the surveyor which is formulated on this be knowledge, information and belief, and as such, if does not constitute or provided to the control of the control, after agreement or implied. "Infertenance, the surveyor control or surveyor is surveyor to the control of the surveyor epision.

LECAL DECODIDATO

PARCEL I

STUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO: AND BEING DESCRIBED AS FOLLOWS:

EMIS SUBLOT NO. 2 IN THE EUCLID FISH COMPANY SUBDIVISION OF PART OF ORIGINAL MENTOR
ONLY THE PROPERTY AND AS TRACT 4, AND ORIGINAL MENTOR TOMMSHIP CARROL LOT, TRACT 5, AS
HOMM BY THE RECORDED PLAT IN VULUME 21, PAGE 21 OF LAKE COUNTY PLAT RECORDS, AND

BEGINNING AT A POINT IN THE CENTERLINE OF REYNOLDS ROAD (S.R. 306), 80 FEET WIDE AT ITS INTERSECTION WITH THE CENTERLINE OF INDUSTRIAL PARK BOULEVARD, 70 FEET WIDE, AND FROM WHICH FORM YA MECH FORMY AN MECH MOWNEY IN THE CENTERLINE OF INDUSTRIAL PARK BOULEVARD BEAST NORTH WITH THE PROPERTY OF THE PROP

THENCE SOUTH 6 DEC. 28' 00" EAST ALONG THE CENTERLINE OF REYNOLDS ROAD, 218.05 FEET TO A POINT:

HENCE NORTH 86 DEG. 51[°] 43[°] NEST, 40.57 FEET TO AN IRON PIN FOUND IN THE WESTERLY LINE OF REMOLDS ROAD AT ITS INVERSECTION WITH THE SOUTHERLY LINE OF SUBJOT I IN SAID EUCLID FISH COMPANY SUBDIVISION, AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

ENCE SOUTHERLY ALONG THE CURVE WESTERLY LINE OF REYNOLDS ROAD, BEING THE ARC OF A RIVE DEFLECTION TO THE RIGHT, 22.26 FEET TO AN IRON PIN FOUND AT ITS INTERSECTION WITH THE RITHERLY LINE OF SUBJECT 3 IN SAID EUCLID FISH COMPANY SUBDIVISION, SAID ARC HAMWIG A

ENCE NORTH 86 DEG. 51' 43" WEST ALONG THE NORTHERLY LINE OF SAID SUBLOT 3, 451.62 FEET AN IRON PIN FOUND AT ITS INTERSECTION WITH THE EASTERLY LINE OF SUBLOT 4 IN SAID EUCLID

HENCE NORTH 0 DEG. 50' 09" EAST ALONG THE EASTERLY LINE OF SAID SUBLOT 4, 350.93 FEET TO S INTERSECTION WITH THE SOUTHERLY LINE OF INDUSTRIAL PARK BOULEVARD;

THENCE SOUTH 86 DEG. 51" 43" EAST ALONG THE SOUTHERLY LINE OF INDUSTRIAL PARK BOULEVARD, 35 FEET TO 115 INTERSECTION WITH THE MESTERY LINE OF SAID SUBLOT, AND FROM WHICH POINT AN IRON PIN FOUND BEARS NORTH 86 DEG. 09" 51" MEST, 0.12 FEET;

THENCE SOUTH 0 DEG. 50' 09" WEST ALONG THE WESTERLY LINE OF SAID SUBLOT 1, 180.15 FEET TO AN IRON PIN SET AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID SUBLOT 1;

HENCE SOUTH 06 DEG. 51[°] 43[°] EAST ALONG THE SOUTHERLY LINE OF SAID SUBLOT 1, 394.66 FEET THE PRINCIPAL PLACE OF BEGNAMIC, AND CONTINUES 67.507 SOUTHER FEET OR 1971 ACRES OF RAD ACCORDING TO THE SURVEY BY DOWNLO G. BOHNMO & ASSOCIATES, M.C., DATED SEPTEMBER

THE COURSES USED IN THIS DESCRIPTION ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

PARCEL II TOCETHER WITH EASEMENT RIGHTS CONTAINED IN INSTRUMENT FILED FOR RECORD MARCH 17, 1994 IN VOLUME 983, PAGE 697 OF THE LAKE COUNTY RECORDS.

PARCEL III TOGETHER WITH EASEMENT RIGHTS ESTABUSHED IN INSTRUMENT FILED FOR AUGUST 4, 1994 IN VOLUME 1034, PAGE 1019 OF THE LAKE COUNTY RECORDS.

PARCEL IV
TOGETHER WITH EASEMENT RIGHTS CONTAINED IN INSTRUMENT FILED FOR RECORD AUGUST 4, 1994 IN
VOLUME 1034, PAGE 1039 OF THE LAKE COUNTY RECORDS.



ASPINILT PAVEMENT

CONCRETE PAYEMENT

ARICK PAYEMONT

- HETE TOWE T

MAN PENCE

7814 Reynolds Rd, Mentor, OH 44060

MICRO AERIAL





7814 Reynolds Rd, Mentor, OH 44060

MACRO AERIAL



