



CUSHMAN &  
WAKEFIELD



CROWN

CENTRE

# CROWN CENTRE RESTAURANT SPACE

5005 Rockside Road, Independence, Ohio 44131

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## AVAILABLE SPACE

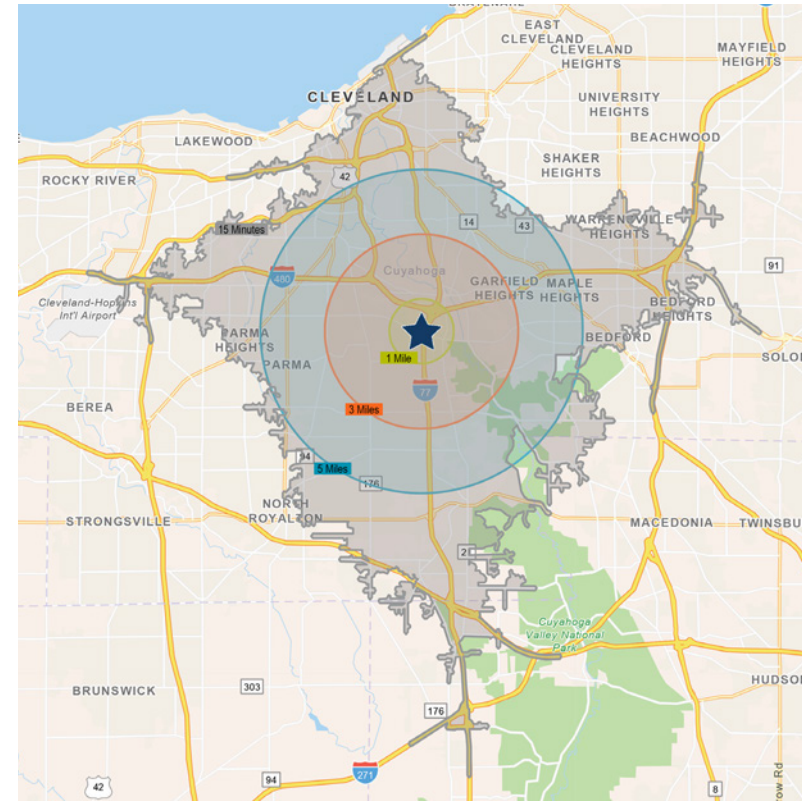
First Floor 6,147 RSF

## PROPERTY HIGHLIGHTS

- Excellent opportunity to serve over 700 daily visitors in Crown Centre and over 13,000 employees along Rockside Road
- Central location - easy access from I-77 and I-480; 14 hotels and over 4.2 million SF of office space in the immediate vicinity
- Dedicated parking for the restaurant space with approximately 100 spaces
- Large patio opportunity available

## NEIGHBORHOOD DEMOGRAPHICS

		1 Mile	3 Mile	5 Miles	15-Minute Drive
	POPULATION	2,375	54,592	216,565	364,167
	HOUSEHOLDS	968	23,198	90,961	154,628
	MEDIAN AGE	50.5	45.2	42.5	40.9
	MEDIAN HH INCOME	\$83,568	\$59,028	\$51,756	\$47,977
	AVERAGE HH INCOME	\$106,463	\$76,219	\$66,367	\$63,438
	DAYTIME POPULATION	14,465	47,792	117,556	289,038
	TOTAL BUSINESSES	877	2,975	6,864	15,295



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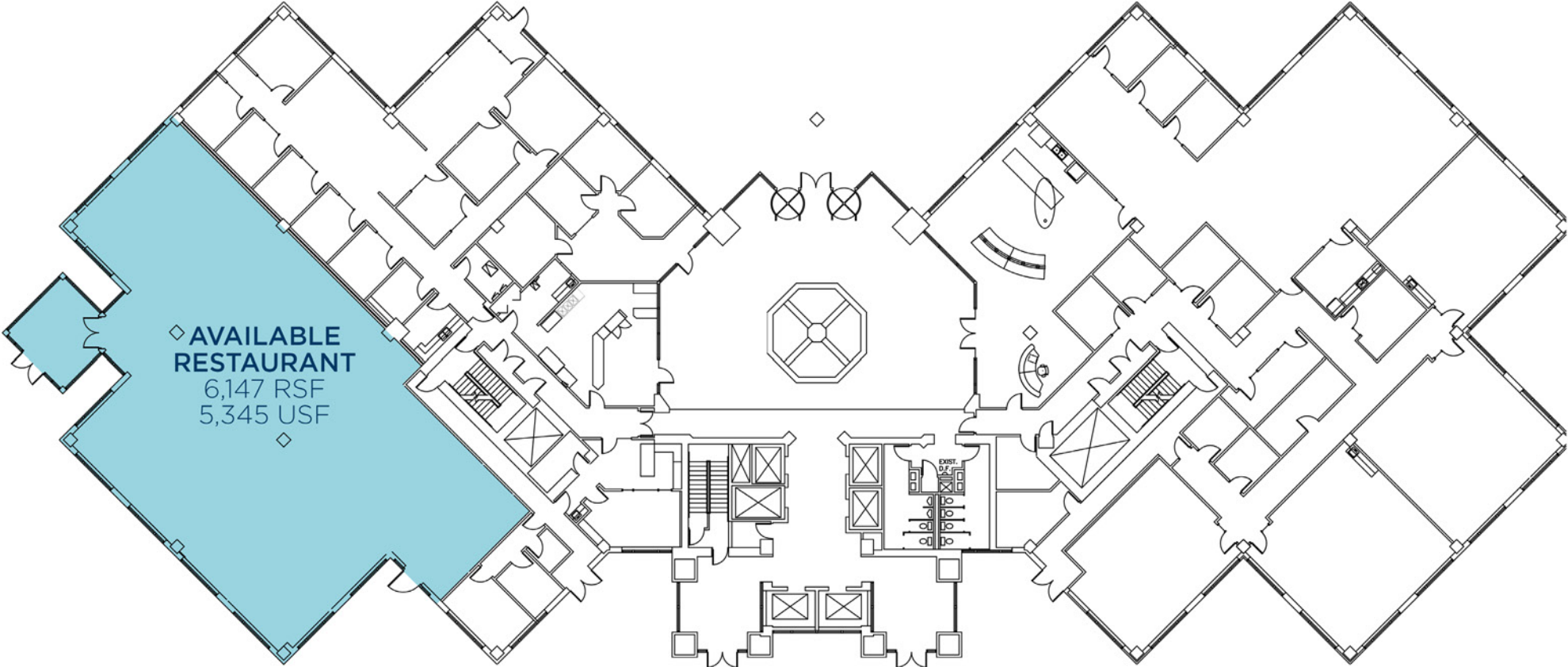
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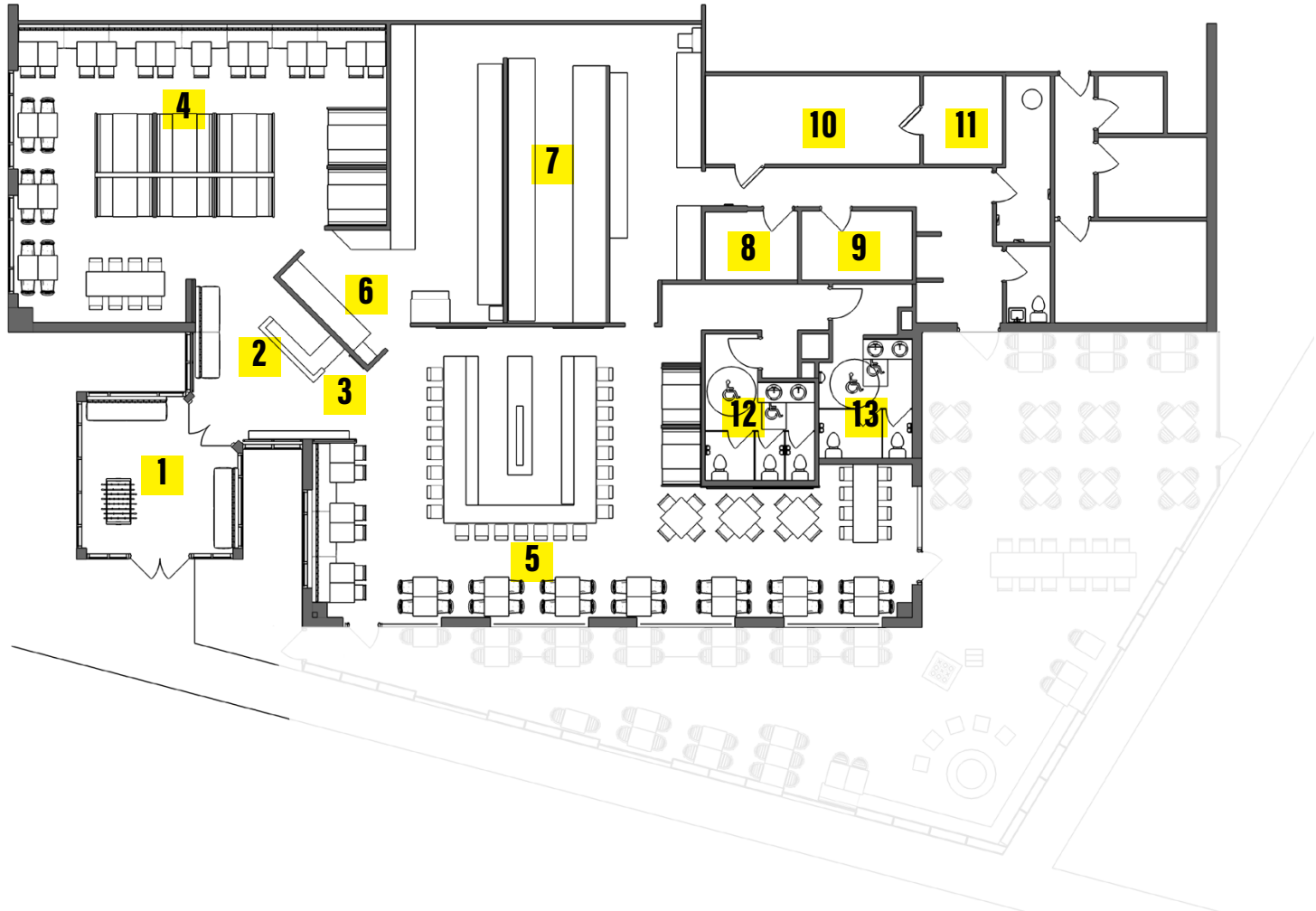


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## POTENTIAL FIT PLAN

- 1 - ENTRY / WAITING AREA
- 2 - HOSTESS STATION
- 3 - CALL AHEAD PICK UP AREA
- 4 - DINING AREA
- 5 - BAR + DINING AREA
- 6 - MAIN SERVER STATION
- 7 - KITCHEN
- 8 - OFFICE
- 9 - KEG COOLER
- 10 - COOLER
- 11 - FREEZER
- 12 - WOMEN'S RESTROOM
- 13 - MEN'S RESTROOM



### SEAT COUNTS

DINING = 156  
BAR = 23  
TOTAL INTERIOR SEATING = 179

COVERED PATIO = 56  
OPEN PATIO = 52  
TOTAL OUTDOOR SEATING = 108

TOTAL SEATING = 287

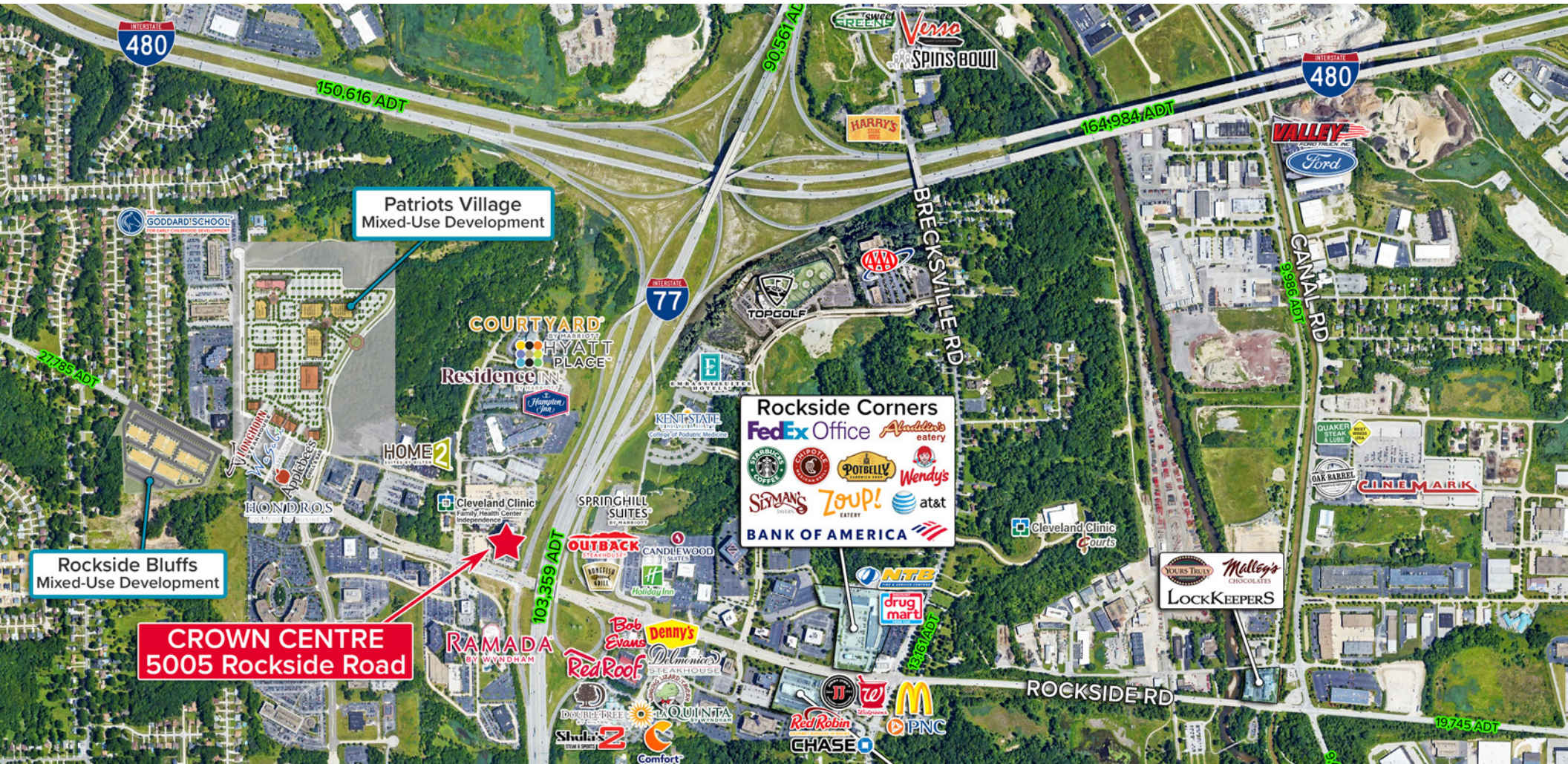
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