

## FAIRLAWN WINKING LIZARD LOCATION AVAILABLE!

- One of Fairlawn's best restaurant locations is now available! Excellent visibility across from Summit Mall, Hilton and Double Tree Hotels
- The Fairlawn/Montrose area is an upscale shopping district which is home to many other restaurants, including Flemings, Hyde Park Grill, PF Changs, Bravo, Longhorn, TGI Friday's, Macaroni Grill, Outback, and more.
- Traffic counts are 20,810 cars/day (W Market) and 9,630 cars/day (Ghent Rd)!
- Restaurant is 6,800 sf, including generous bar, dining areas plus a large outdoor patio.
- Liquor License (D5, D6), fully equipped Kitchen and Bar Equipment are available for separate purchase.
- An excellent location for a sports bar, casual dining or a gourmet restaurant. Call today to discuss additional details or to arrange a personal tour!

**For Sublease @ \$8,334/Month, NNN**  
(Through 2/29/2016, extended terms must be negotiated separately with the Landlord)

for more information, please contact:

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or visit us on the web @

www.capstonecommercial.us

## FAIRLAWN RESTAURANT FOR SUBLEASE



### ◆ Great Demographics! ◆

| 2011 Demo's     | 1 mile   | 3 miles  | 5 miles  |
|-----------------|----------|----------|----------|
| Population      | 6,585    | 37,868   | 92,088   |
| Population(day) | 15,172   | 54,663   | 90,383   |
| #Households     | 2,898    | 16,698   | 39,894   |
| Ave HH Inc.     | \$89,904 | \$97,574 | \$84,479 |

**SAVE MONEY!!** Large, Fully-Equipped Kitchen, Bar, "Four Seasons" Patio and Liquor License Available!\*\*

\*\* (Call for Purchase Price of F.F & E)



**25 Ghent Road, Fairlawn, Ohio 44333**

The information herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



133 North Summit Street, Akron, Ohio 44304

