



**FREE STANDING RESTAURANT
AT SIGNALIZED INTERSECTION**

**9436 OH-14
Streetsboro, Ohio 44241**

FOR SALE

Former Happy Moose Bar & Grill Streetsboro, Ohio

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HIGHLIGHTS

- ▶ 6,528 SF free-standing restaurant with immediate turn key operation (D5/D6 Liquor License valid through Q3 2024)
- ▶ 1.92 acre site at the signalized corner of SR-14 and Market Square Drive
- ▶ Excellent exposure on heavily traveled SR-14 with 40,533 VPD
- ▶ Recently renovated interior and building including new roof and HVAC (approx. March 2023)
- ▶ Neighboring co-tenancy includes Target, Lowe's, Home Depot, Walmart, Giant Eagle, McDonald's, Huntington National Bank, Cleveland Clinic, Circle K, Sheetz, Arby's, Panda Express, Starbucks, Slim Chicken, and Raising Cane's

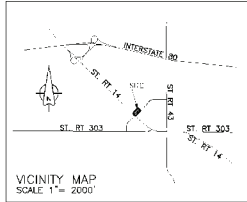
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ALTA/NSPS LAND TITLE SURVEY

FOR BERNARD N. DIGRINO (SUCCESSOR TR. of the DIGRINO TRUST)
 FILE #201223431 - PARCELS 1 & 2
 BEING PART OF LOT 46 IN THE ORIGINAL TOWNSHIP OF STREETSBORO,
 CITY OF STREETSBORO, COUNTY OF PORTAGE, STATE OF OHIO
 AUGUST 2022



RECORD DESCRIPTION:

Parcel No. 1:

Situated in the Township (now city) of Streetsboro, County of Portage and State of Ohio; Being part of Original Lot No. Forty-Five (45) of said Township, bounded as follows: Beginning at the intersection of the West right of way of Market Square Drive and center of the Cleveland and Wellsville Road, thence North 44° 49' West along the center of said road, 104.5 feet to the true point of beginning for the parcel herein described; thence North 45° 12' East along Kirby's line 417 feet to an iron rod and passing over an iron rod set 33 feet from the center of the road, thence North 44° 48' West 104.5 feet to an iron pipe, thence South 45° 12' West 417 feet to the center of said road and passing over an iron pipe set 33 feet from the center of the road, thence South 44° 49' East along the center of said road 104.5 feet to the place of beginning; containing one acre of land, be the same more or less, but subject to all legal highways.

The above description is based upon a survey made in the spring of 1935 by John S. Mallette, Engineer and Surveyor.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ERIE COMMERCIAL TITLE SERVICES, LLC, COMMITMENT FILE NO. 2207005, WITH AN EFFECTIVE DATE OF JULY 14, 2022 AT 06:59 AM.

Parcel No. 2:

Situated in the City of Streetsboro, County of Portage, and the State of Ohio, and being part of Lot 46 in the original Streetsboro Township and being all of the tract of land transferred to Bernard N. DiGrino (Successor Trustee of the DiGrino Trust) as recorded in File #201223431 - Parcel 2, and further described as follows to wit:

Beginning at a capped rebar set at the north corner of the Dedication Plat - Market Square Drive Widening (Plat 2004-103) which is on the southwest line of a tract of land now or formerly owned by Frost Road, LLC (File #201401871) and is the True Place of Beginning for the property herein described:

1. Thence South 44°13'13" West along the northwest line of the aforesaid Dedication Plat which is also the northwest right of way line of Market Square Drive (rw varies), (and passing over a 3" drill hole set in the sidewalk at a distance of 322.00 feet), a total distance of 417.00 feet to a point on the centerline of State Route 14 (rw varies);
2. Thence North 45°38'13" West along the centerline of State Route 14, a distance of 89.50 feet to a point;
3. Thence North 44°13'13" East, along the southeast line of a tract of land now or formerly owned by Bernard N. DiGrino (Successor Trustee of the DiGrino Trust) - File #201223431 - Parcel 1, (and passing over a capped rebar set at a distance of 55.00 feet), a total distance of 417.00 feet to a capped rebar set;
4. Thence South 45°38'13" East along the southwest line of the aforesaid Frost Road, LLC tract, a distance of 89.50 feet to the True Place of Beginning of the herein described parcel.

Containing 0.857 acres of land (0.113 acres rw), based on a field survey by Beth A. Pearson, P.S. #9430 in August of 2022.

The basis of bearing is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83.

Subject to all legal highways and any easements or restrictions of record.

Capped rebars set are 5/8" x 30" with "BA Pearson PS-8430".

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BUT HAVE BEEN CURRENTLY SURVEYED TO MEET THE CURRENT COUNTY AND STATE STANDARDS.

FLOOD ZONE:

By scaled map and graphic plotting only, this property lies entirely in Zone X of the Flood Insurance Rate Map, Map No. 39132C01260 which bears an effective date of August 18, 2009 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by firmette created on August 15, 2022.

SIGNIFICANT OBSERVATIONS

None observed.

MISC. ITEMS:

The visible posted address of the subject property is 9436 State Route 14.

The subject property surveyed contains an area of 1.000 acre - Parcel 1 and 0.857 acres - Parcel 2, more or less.

There are 97 regular parking spaces and 5 handicapped parking spaces for a total of 102 parking spaces located on the subject property.

ZONING INFORMATION

The subject property is zoned "B" (Business).

Front Setback: 50'
 Side Setback: 25'
 Rear Setback: 25'
 Max Building Height: 40 feet

The zoning information as shown was taken from the Streetsboro Codified Zoning Ordinance Section 1132A.04 & 1132A.05

EASEMENT INFORMATION

Easements per Title Commitment - File #2207005

- 1) FILE #200432071 (Plat 2004-103)
Dedication Plat - Market Square Drive Widening
- 2) D.V. 332, Page 578 - Blanket Ohio Edison Easement
- 3) D.V. 365, Page 517 - Not on this parcel
- 4) D.V. 708, Page 345 - Ohio Edison Easement (access needed to install electric to the building)
- 5) File #201019047 - Temp. Easement to install Traffic Signs - no longer applies

SURVEY REFERENCES

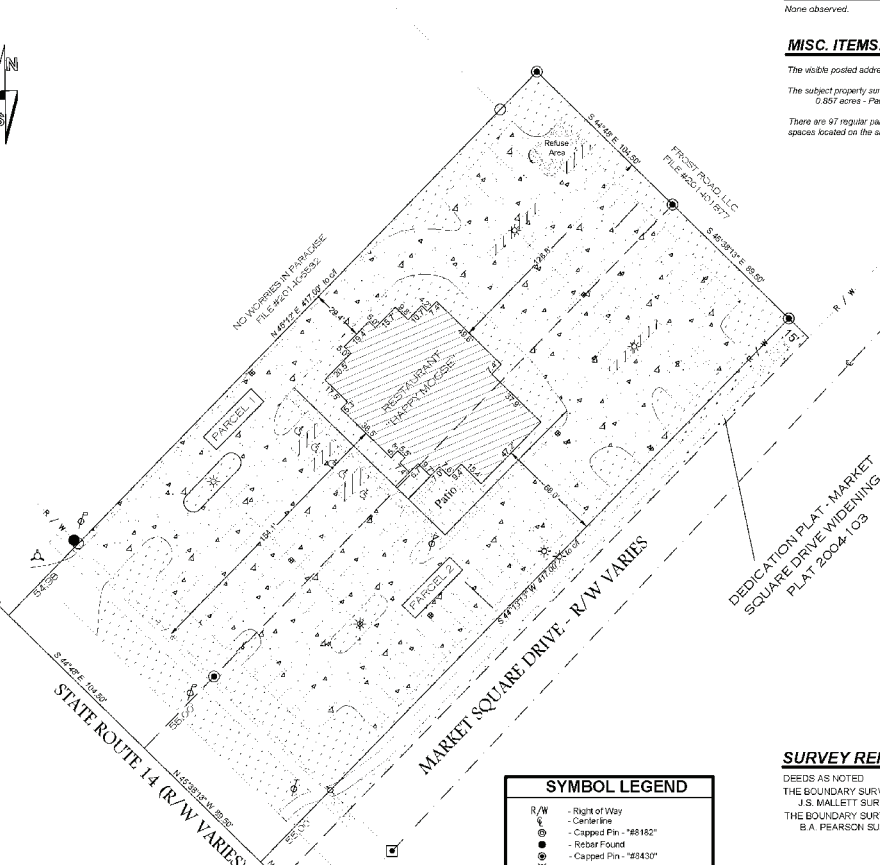
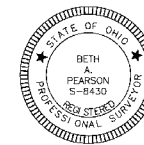
DEEDS AS NOTED

THE BOUNDARY SURVEY FOR PARCEL 1 WAS BASED ON THE J.S. MALLETTE SURVEY - SPRING 1935
 THE BOUNDARY SURVEY FOR PARCEL 2 WAS BASED ON THE B.A. PEARSON SURVEY - AUGUST 2022

SURVEYOR'S CERTIFICATION:

To: J & J Nappier Properties LLC, Erie Commercial Title Services, LLC and Bernard Nicholas DiGrino, Successor Trustee of the DiGrino Trust
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 08/12/2022.

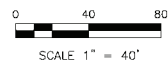
Beth A. Pearson
 Beth A. Pearson
 Registration No. S-8430
 In the State of Ohio
 Date of Plat or Map: August 14, 2022



SYMBOL LEGEND	
R/W	- Right of Way
—	- Centerline
●	- Capped Pin - "68182"
○	- Rebar Found
●	- Capped Pin - "89430"
○	- Drill Hole set in Sidewalk
⊕	- Fire Hydrant
⊙	- Flag Pole
⊙	- Light Pole
⊙	- Traffic Pole
⊙	- Utility Pole
⊙	- Handicap Space
⊙	- Sign
⊙	- Catch Basin
⊙	- Grass/Grub Area
⊙	- Concrete Area
⊙	- Asphalt Area
⊙	- No Parking Area
⊙	- Building Area

BASIS OF BEARING:

The basis of bearings - Grid North, Ohio State Plane Coordinate System, North Zone (3401), NAD83. Distances are shown in ground.



A220809ALTA

PEARSON SURVEYING, LLC

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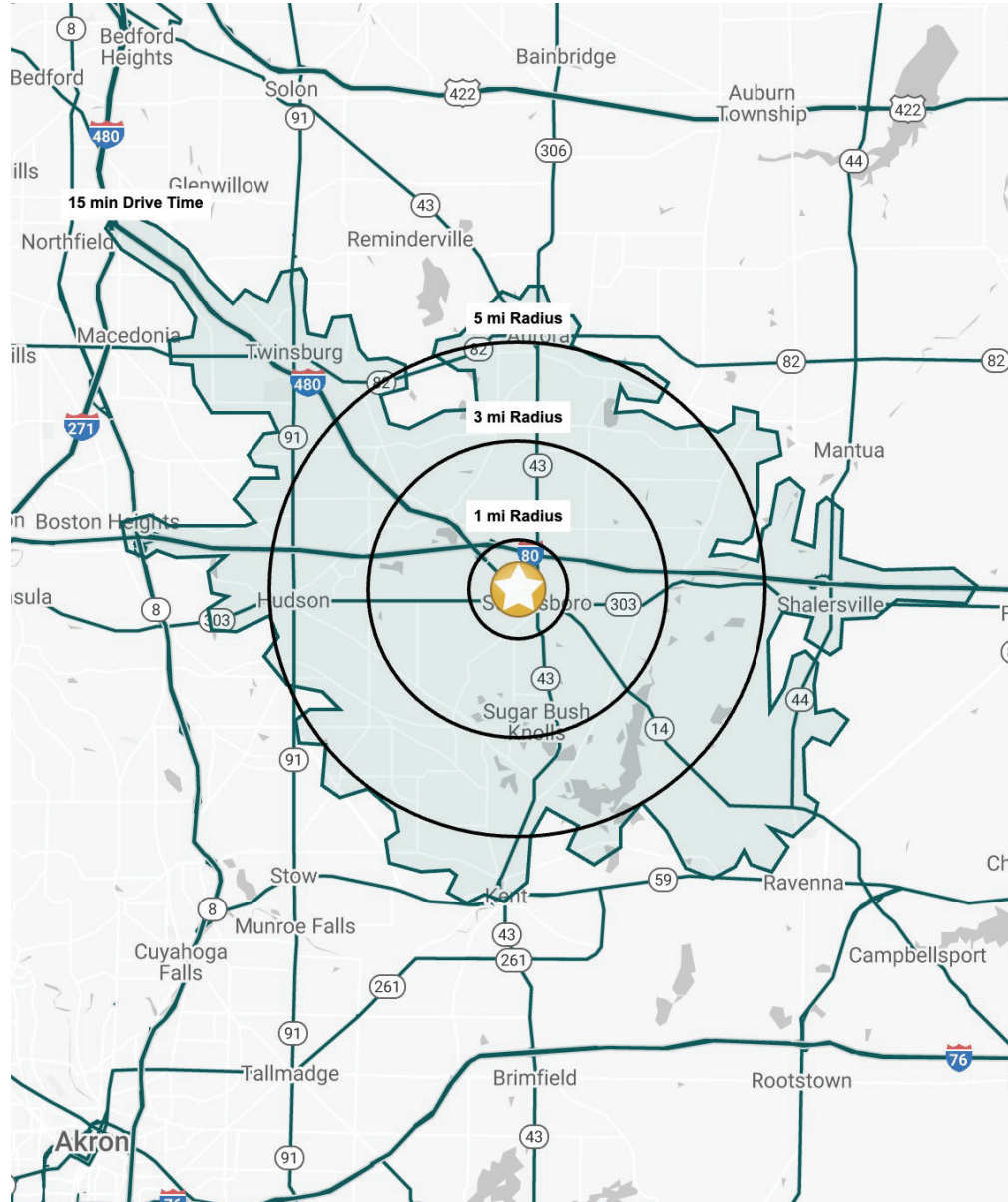
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	4,752	19,208	47,561	79,689
HOUSEHOLDS	2,178	8,113	18,782	32,088
MEDIAN AGE	38.4	39.0	42.8	42.1
AVERAGE HH INCOME	\$83,546	\$113,221	\$156,724	\$149,222
MEDIAN HH INCOME	\$76,783	\$87,821	\$114,265	\$107,300
BUSINESSES	210	683	1,784	3,508
EMPLOYEES	2,258	10,752	21,698	44,119
EDUCATION: BACHELORS +	28.2%	34.8%	50.0%	48.4%



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