



**PRIME 7,534 SF  
RESTAURANT ON 2.26 AC**

3655 Orange Place  
Beachwood, Ohio 44122

# FOR LEASE

# FORMER RESTAURANT

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## HIGHLIGHTS

- ▶ Prime restaurant building on 2.25 acres, positioned between the Chagrin Blvd and Harvard Road interchanges on I-271
- ▶ The large parcel has nearly 300' of frontage, making it ideal for a single operator, up to (2) two pads, or a combination of both
- ▶ The I-271 corridor, one of the most sought after trade areas in Ohio, thrives due to its affluent demographics, characterized by high household incomes and robust consumer spending
- ▶ Key businesses in the area include REI, Whole Foods, Silverspot Cinema, Tiffany, Apple, and new Restoration Hardware (March 2024, 20M addition). Across the street from the brand new Porsche dealership (6 acre site), and walking distance to Pinecrest
- ▶ Zoned U-4A Motorist Service District, offering flexible regulations and allowing for a wide range of uses
- ▶ Current and upcoming developments around site: Behind site Orange Village approved single family residential development; approved development of over 200 units for 55+ at Harvard and Orange Place



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**3655 Orange Place**

**Surrounding Retail & Commercial:**

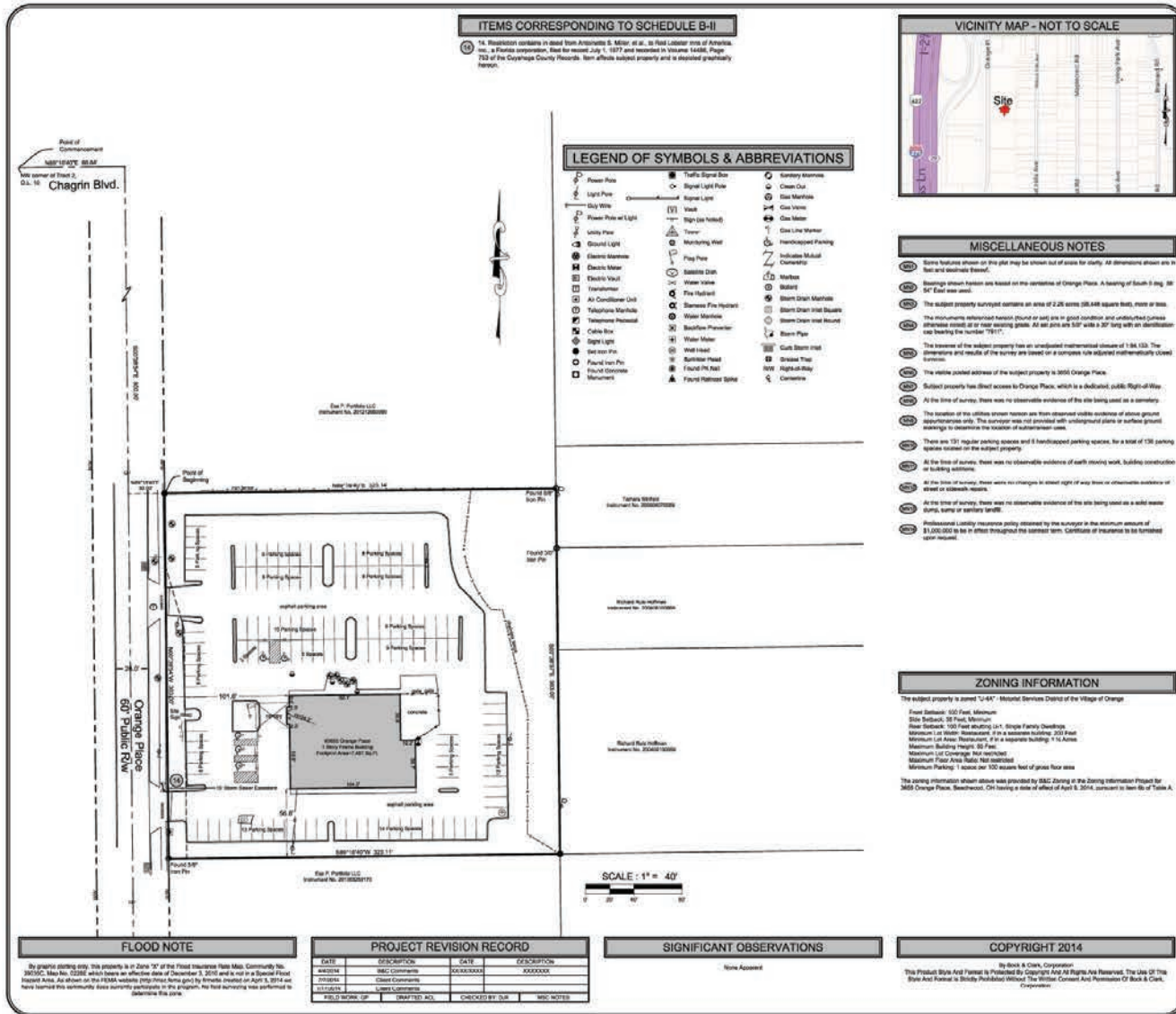
- Village Square:** TJ-maxx, PNC, DXL, Melley's Chocolates, Hollywood Bread, Penzeys Spices, BOWL, PH&P.
- Landerwood Plaza North:** heinens, Book Bros, Papermill, UPS, The UPS Store, SUBWAY, FLEET FEET.
- Harvard Park:** HomeGoods, Marshalls, VCF, VALUE CITY FURNITURE, ULTA, DSW, ALDI, DDeb's Subs, five BEL'W, Famous, OfficeMax, Panera, FIVE GUYS.
- Other Retailers:** Ross, Petco, Michaels, Huntington, City Barbellue, The Pavilion, Village Square, Landerwood Plaza North, Harvard Park, Cuyahoga Community College, University Hospitals, ABB, EATON Corporate Headquarters, Lifetime, University Hospitals Ahuja Medical Center, University Hospitals Minoff Health Center, Harvard Park, Cuyahoga Community College, BJs, Silverpoint, Floor Decor.

**Map Details:** The map shows a grid of streets including Chagrin Blvd, Harvard Rd, Richmond Rd, Brainard Rd, and Green Rd. Numerous other businesses and landmarks are labeled, such as Chase, KeyBank, US Bank, and various banks. A yellow star and arrow point to the specific location at 3655 Orange Place.

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**RECORD DESCRIPTION**

14. Resolution contains in deed from Amherst & Miller, et al., as Lead Lessor with of Amherst, Inc., a Florida corporation, dated to record July 1, 1977 and recorded in Volume 14486, Page 753 of the Cuyahoga County Records. Item affects subject property and is located graphically herein.

1. Shows features shown on this plot map but not shown on title to apply. All dimensions shown are in feet and decimal fractions.

2. Surveying shown herein are based on the corners of Orange Place. A bearing of South 89 deg. 38' 58" East was used.

3. The subject property surveyed contains an area of 2.25 acres (28,448 square feet), more or less.

4. The minimums subdivision shown (found or set) are in good condition and undisturbed unless otherwise noted or in other surveying plans. All set-backs are 5' with a 30' long with an orientation line bearing the number "9511".

5. The location of the subject property has an unrecorded easement of 1.84 acres. The dimensions and results of the survey are based on a complete and adjusted mathematically closed traverse.

6. The stable posted address of the subject property is 3655 Orange Place.

7. Subject property has direct access to Orange Place, which is a dedicated, public Right-of-Way.

8. At the time of survey, there was no observable evidence of the site being used as a sanitary manhole.

9. The location of the utility shown herein are from unexcavated visible evidence of above ground infrastructure only. The survey was not provided with underground pipes or surface ground ownership to determine the location of subterranean uses.

10. There are 121 regular parking spaces and 8 handicapped parking spaces, for a total of 129 parking spaces located on the subject property.

11. At the time of survey, there was no observable evidence of earth retaining work, building construction or building contents.

12. At the time of survey, there were no changes in street right-of-way lines or characteristics of streets or sidewalk areas.

13. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, storage or transfer facility.

14. Professional Liability insurance policy obtained by the surveyor in the maximum amount of \$1,000,000 to be in effect throughout the current term. Certificate of insurance to be furnished upon request.

**ALTA/ACSM LAND TITLE SURVEY**

**Project Rocket**  
 BGC Project No. 201400078, 418  
 508  
 6238 Orange Place - Beachwood, OH  
 3655 Orange Place, Beachwood, OH

Based upon Title Commitment No. 14-7406-32028 (2/20/16)  
 of Fidelity National Title Insurance Company  
 bearing an effective date of March 12, 2014

Surveyor's Certification:

I, the Fidelity National Title Insurance Company (FNTIC), Inc., a Florida corporation, and D. Randolph, Inc., a Florida corporation, Florida SE, Inc., a Florida corporation, Orange SW, LLC, a Florida limited liability company, Red Luster Seaside, LLC, a Florida corporation, Red Luster Hospitality LLC, a Delaware limited liability company, Red Luster Restaurants LLC, a Delaware limited liability company, Red Luster Carwash, Inc., a Delaware corporation, Kinkaid & Bink LLC, APOF Acquisition, LLC, and its successors and assigns and BGC & Clark Corporation.

This is to certify that this map or plan and the survey work which it is based upon were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 11b, 11c, 12, 13, 14, 15, 16, 17, 18 and 21 of FNTIC's Standard. The field work was completed on April 2, 2014.

The zoning information shown above was provided by BGC Zoning in the Zoning Information Report for 3655 Orange Place, Beachwood, Ohio having a date of record of April 8, 2014, pursuant to Item 6) of Title A, 3655 Orange Place, Beachwood, Ohio.

David J. Kuehl  
 Registration No. 7911  
 in the State of Ohio  
 Date of Survey: April 2, 2014  
 Date of Last Renewal: July 17, 2014

Network Project No. 201400078-418

Survey Performed By:  
 BGC & Clark Corporation  
 7322 Kingsgate Way  
 West Chester, OH 45388  
 Phone: 503-751-0302  
 Fax: 513-776-0871  
 Email: info@bgcandclark.com

Sheet 1 of 1  
 BGC & Clark Project No. 1201400078

**BOCK & CLARK'S NATIONAL SURVEYORS NETWORK**  
 National Coordinators of ALTA/ACSM Land Title Surveys

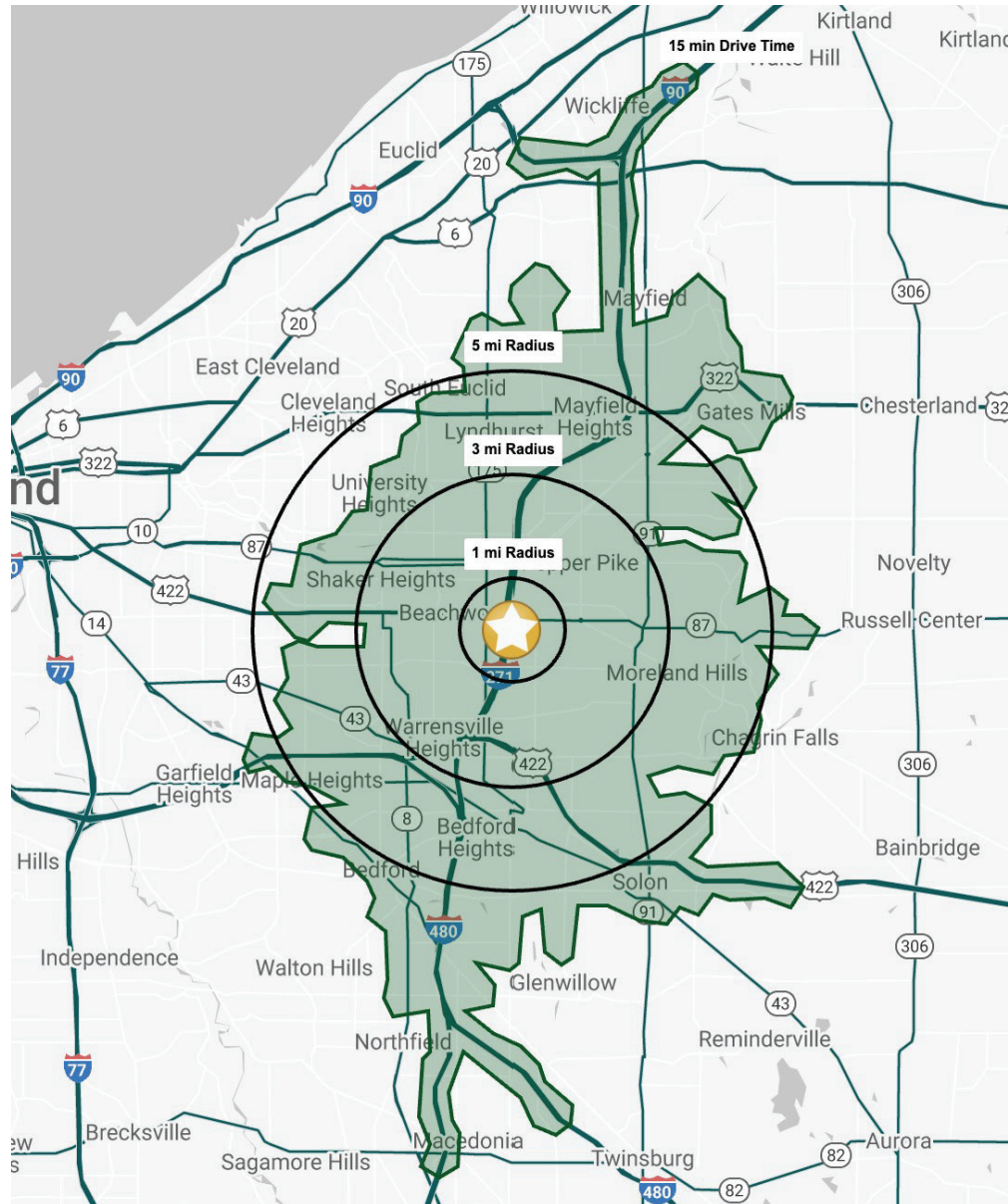
Phone: (800) 545-5757 (251-3587) Fax: (330) 698-3638 www.bockandclark.com

EST. 1978

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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	3,372	50,206	188,042	193,278
HOUSEHOLDS	1,493	21,393	81,475	84,911
MEDIAN AGE	43.5	42.3	40.4	41.9
AVERAGE HH INCOME	\$191,898	\$167,850	\$125,378	\$127,844
MEDIAN HH INCOME	\$127,055	\$109,978	\$88,707	\$89,873
BUSINESSES	1,240	4,224	10,077	11,818
EMPLOYEES	17,158	53,736	124,403	162,618
EDUCATION: BACHELORS +	65.8%	57.6%	47.4%	46.6%



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