

711 E Twinsburg Rd

Northfield, OH 44067

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS

Exclusively Listed By



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Property Overview

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±23,291 SF

GLA

\$1,500,000

Price

10.35%

Cap Rate

\$64/SF

Price Per SF



Investment Highlights

Property Highlights

- **Immediate Cash Flow with Strong Lease Commitments:** The asset offers an attractive in-place yield from day one, underpinned by recently executed two-year leases that comprise the majority of the rent roll, providing stable and predictable income through near-term hold.
- **Fully Stabilized with Diverse Tenant Base:** The property is currently 100% occupied, reflecting strong tenant demand. The flex industrial park features a well-balanced mix of tenants, supporting income durability and minimizing exposure to any single occupant.
- **Efficient Utility Management for Reduced Landlord Expenses:** Each unit is separately metered for gas and electric, allowing tenants to cover their own utility usage and significantly reducing ongoing operating expenses for ownership.
- **Compelling Basis Relative to Replacement Cost:** This offering represents a rare opportunity to acquire a multi-tenant industrial complex at a price point well below current replacement cost, delivering immediate value and long-term upside potential.
- **Prime Location with Strong Surrounding Retail Amenities:** The property benefits from a strategic location within five miles of major national retailers including Costco, Bass Pro Shops, and Giant Eagle Grocery, enhancing tenant convenience and marketability.



Property Overview

Physical Description

Address	711 E Twinsburg Rd Northfield,OH 44067
Property Type	Industrial
Lot Size	±3.88 Acres
Year Built	1994
Total SF	± 23,291 SF
# Of Buildings	8 Buildings + 1 SFR
Construction	Metal
Drive-In Doors	26
Building Height	15' FT



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	21,697	67,847	303,377

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	8,221	26,917	124,804

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$134,873	\$128,897	\$111,279

Financial Overview

711 E Twinsburg Rd
Northfield, OH 44067

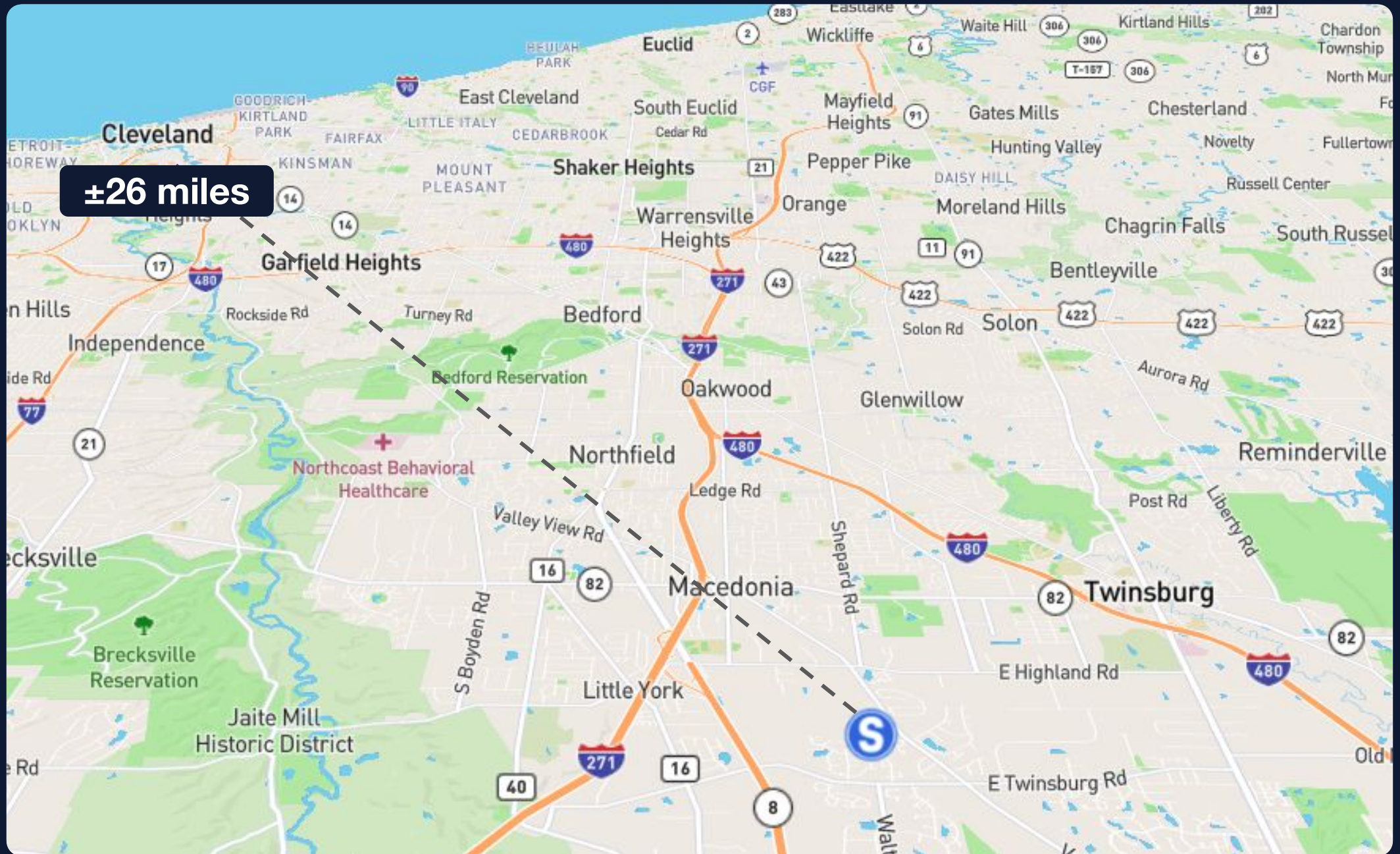


Profit and Loss Statement

Income	Total	\$ PSF
Base Rental Income	\$202,140	\$8.68
Total Income	\$202,140	\$8.68
Expenses	Total	\$ PSF
Insurance	\$6,776	\$0.29
Lawn Snow	\$4,940	\$0.21
Repairs and maintenance	\$4,964	\$0.21
Taxes	\$25,809	\$1.11
Trash	\$2,063	\$0.09
Utilities	\$2,503	\$0.11
Total Operating Expenses	\$47,055	\$2.02
Net Operating Income	\$155,085	\$6.48

Market Overview

711 E Twinsburg Rd
Northfield, OH 44067



Northfield, OH

Local Market Overview

Northfield offers a well-connected suburban setting within the greater Akron area, blending small-town charm with regional accessibility. The community features a balanced mix of residential neighborhoods and commercial corridors, appealing to both long-term residents and new households seeking convenience and value. With a stable population and a well-established housing base, Northfield attracts a wide demographic, including professionals, families, and retirees, creating a dependable foundation for residential investment.

Strategically located near major roadways, Northfield enjoys strong connectivity to surrounding employment centers and retail hubs. Its access to key routes encourages consistent local traffic while drawing visitors to the area's nearby entertainment and shopping destinations. This flow supports a dynamic mix of retail and service activity in the immediate area. For multifamily properties, Northfield presents a compelling opportunity with reliable demand, strong commuter patterns, and proximity to both urban amenities and recreational assets.



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Cleveland, OH MSA

Market Demographics



367,500
Total Population

\$ 39,187
Median HH Income

168,652
of Households

41.2%
Homeownership Rate

48.3%
Employed Population

21.3%
% Bachelor's Degree

36.3
Median Age

\$ 94,100
Median Property Value

Local Market Overview

Cleveland, Ohio, has experienced notable revitalization in recent years, fueled by population stabilization, infrastructure investment, and urban redevelopment. The city's strategic location along Lake Erie and its historical significance as a manufacturing hub have given way to a more diversified economy centered on healthcare, education, and advanced manufacturing. Population growth in select neighborhoods has been supported by affordable housing options and an increasing number of residents returning to the urban core.

Median household incomes have seen gradual increases, supported by job opportunities in healthcare, logistics, and technology. Major thoroughfares and arterial roads provide strong commuter access throughout the city and surrounding suburbs, ensuring high visibility and traffic counts in both commercial and residential corridors. This blend of accessibility and ongoing investment continues to support demand for multifamily housing in the Cleveland metro area, positioning it as a stable and evolving market.





Economy

Cleveland has undergone a significant economic transformation, shifting from its historical manufacturing base to a diversified economy anchored by healthcare, education, and technology. The Cleveland Clinic, consistently ranked among the top hospitals in the world, serves as the city's largest employer and a global leader in medical research and healthcare delivery. University Hospitals and MetroHealth further bolster the region's reputation as a healthcare powerhouse. In addition to healthcare, Cleveland has fostered growth in biomedical and technology startups, supported by institutions like Case Western Reserve University and innovation hubs such as the Global Center for Health Innovation. The city's location along the Great Lakes, combined with its extensive highway and rail infrastructure, also makes it a key player in logistics and advanced manufacturing. Cleveland's affordability, access to talent, and supportive business environment continue to attract investment and entrepreneurial activity across sectors.

Attractions

Cleveland delivers an exceptional quality of life through a mix of cultural institutions, outdoor recreation, and vibrant neighborhoods. The city is home to iconic attractions like the Rock & Roll Hall of Fame, a major draw for tourists and music enthusiasts worldwide. Art and history lovers can explore the Cleveland Museum of Art, one of the nation's most distinguished cultural institutions with an impressive global collection. Theatergoers enjoy Broadway-caliber performances at Playhouse Square, the second-largest performing arts center in the United States. The city's lakefront location offers access to boating, kayaking, and beaches, while the award-winning Cleveland Metroparks—often called the “Emerald Necklace”—features over 24,000 acres of nature preserves and trails encircling the city. Trendy districts like Ohio City, Tremont, and the Flats are known for their thriving food scenes, craft breweries, and artsy ambiance, offering a unique urban lifestyle that blends historic charm with modern energy.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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