



Roger L Nair
 Cell: 330-350-0016
 rnairair@aol.com
 Keller Williams Elevate

9177 Chillicothe Rd, Willoughby, OH 44094

MLS#: **5042306** Prop Type: **Commercial Lease** List Price: **\$1,750.00**
 Status: **Active** Sub Type: **Retail** DOM/CDOM: **0/0**
 Recent: **05/30/2024 : New Listing**



List Dt Rec: **05/30/2024** List Date: **05/30/2024**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Lake** Off Mkt Dt:
 Close Dt:
 Exp Dt: **11/30/2024**

Parcel ID: **TX 20-A-006-F-00-001-0**
 Twp: **Kirtland**
 Subdiv: **City/Kirtland 01**
 School Dist: **Kirtland LSD - 4302**
 Yr Built: **1967/Public Records**
 SqFt Total: **7,000** \$/SqFt: **\$0.25**
 Map:

Directions: **Chillicothe Rd (306) across from Kirtland schools**

Legal/Taxes

Taxes: **TBD** Tax Year: Assessment:
 Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: **7,000** Lot Size (acre): **2.93** DriveIn Door Max Hgt:
 Office SqFt: **1,000** Lot Size Source: **Realist** Drive In Door Min Hgt:
 Residential SqFt: Lot Size Depth: Dock Door Max Hgt:
 Retail SqFt: **1,000** Lot Size Dim: Dock Door Min Hgt:
 SqFt Min: **500** Stories Abv Gd:
 SqFt Max: **7,000**
 Location: **Rural, Strip Mall, Suburban**

Leased Information

Land Lease: **No** Lease Amount:

Features

Basement: **No, None** Roof: **Flat**
 Fence: Heating: **Forced Air, Gas** Cooling: **Central Air**
 Water: **Public** Sewer: **Public**
 Parking: **Common, Parking Lot, Paved**
 Prop Cond: **Actual YBT**
 Addl SubType: **Office, Shopping Center**
 Location: **Rural, Strip Mall, Suburban**
 Current Use: **Commercial, Office, Retail**

Remarks:
Office or Retail or warehouse spaces available for lease at The Kirtland Shopping Plaza. This is a perfect location to lease with high traffic count. This listing is for 1000 sqft office/retail space. Other spaces available – warehouse/storage and retail/storefront/office.

Agent/Broker Info

List Agent: [Roger L Nair \(2011001849\)](#) List Office: [Keller Williams Elevate \(2717\)](#)
 Contact #: **330-350-0016** Office Phone: **440-572-1200**
 LA Email: rnairair@aol.com Office Fax: **440-572-1201**
 LA License #: **OH SAL.2011001849** Brokerage Lic:
 Co List Agt: [Stacy N Nugent \(2015003217\)](#) Co List Off: [Keller Williams Elevate \(2717\)](#)
 Co License #: **OH SAL.2015003217** Brokerage Lic:
 Contact #: **216-299-5092** Co LA Email: stacynuge@gmail.com
 Attrib Cnt: rnairair@aol.com **330-350-0016**
 Waived Agt: **No**

Showing

Showing Contact: **216-299-5092** Type: **Listing Agent**
 Showing Rqmts: **Call Listing Agent**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:
 Listing Agreement: **Exclusive Right To Lease** Listing Service: **Full Service**
 Listing Contract Date: **05/30/2024** Expiration Date: **11/30/2024** Purchase Contract Date:
 Possession: **Negotiable (Possession)** Orig List Price: **\$1,750**

Occupant: **Tenant**
Special Listing Conditions: **Standard**
Buyer Agency Comp: **3 %**
Other Comp: **None**
Comp Explain: **3% of total lease term**
Online Bidding: **No**
Broker Remarks: **NNN lease**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 05/30/2024 12:48 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5042306

[9177 Chillicothe Rd , Willoughby, OH 44094](#)

Retail SqFt: **0** Bsmt: **No** Yr: **1967** Acres: **2.93** **\$1,750**



Front of Structure



Entry



Reception



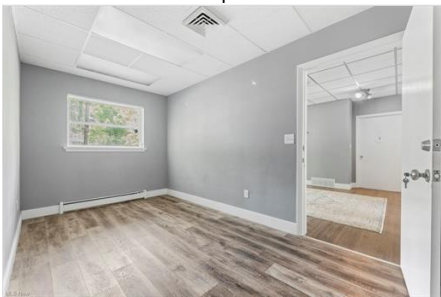
Reception



Reception



Other



Other



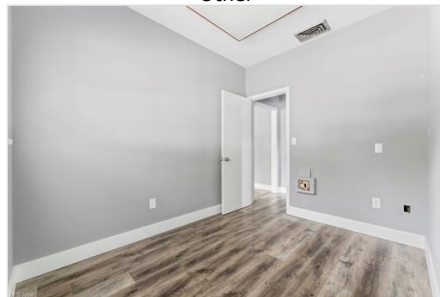
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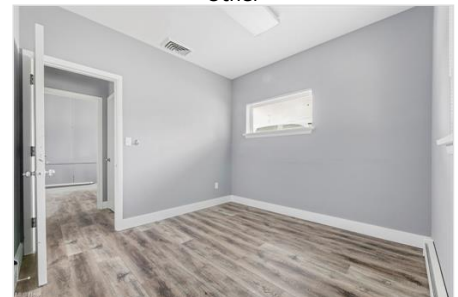
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Other



Other



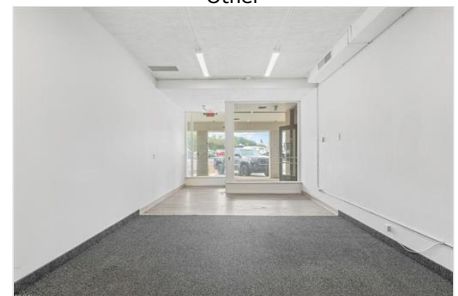
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Other



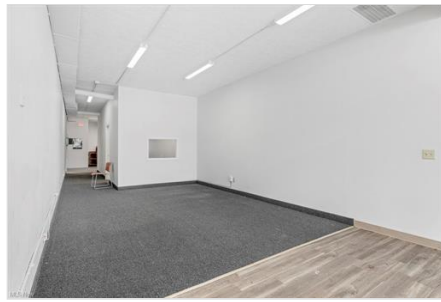
Bathroom



Other



Other



Other



Other



Other



Other



Other



Other



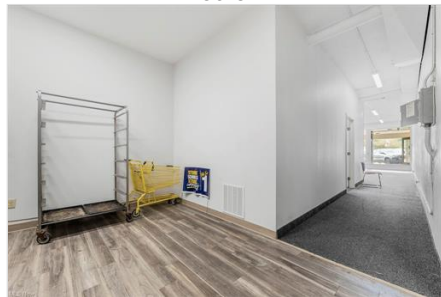
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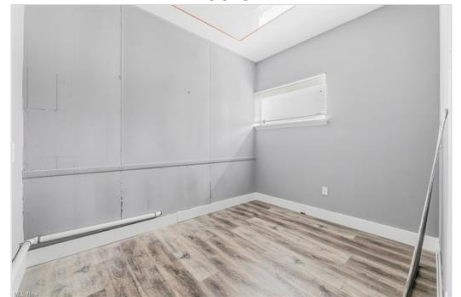
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Bathroom



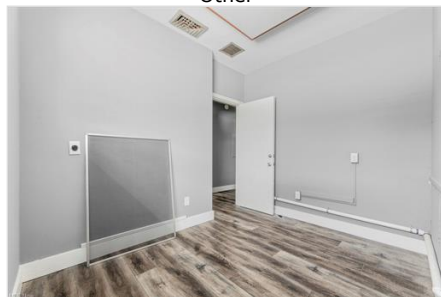
Other



Other



Other



Other



Entry



Entry



Front of Structure



Front of Structure



Front of Structure

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