

**±58,632 SF
FOR LEASE**



FORMER KMART BUILDING IN TANGLEWOOD SC
8560 BAINBRIDGE RD, BAINBRIDGE, OH 44023

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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Free-standing former Kmart/Great Lakes Outdoor Supply building containing 58,632 SF (55,552 SF main building and a 3,080 (31' x100' deep) attached former garden center) with dimensions of 246 feet wide by 224 feet deep situated on 3.9 Acres of Land. The building is fully sprinkled.
- Ceiling height to the deck starts at 19 feet (17 feet to the bar joist) in the front, sloping to 17.5 feet (15.5 feet to the bar joists) in the rear to a roof gutter system.
- Column spacing generally 41' x 33'.
- A 60 mil rubber roof replacement in early 2014, support column post spacing of 41 feet wide by 33 feet deep.
- Automatic Drive-in dock door, and a compactor opening
- Compactor opening and double doors in the rear delivery area.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,458	15,144	47,227
HOUSEHOLDS	921	5,630	18,272
AVERAGE HH INCOME	\$173,997	\$199,027	\$205,874
MEDIAN HH INCOME	\$149,972	\$149,680	\$141,626
DAYTIME POPULATION	1,782	12,186	37,477

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GOOGLE MAPS VIEW



NNN Contributions	\$50,599.90	\$0.86 PSF/YR
R.E. Tax Insurance	\$10,871.76	\$0.59 PSF/YR
CAM	\$59,935.14	\$1.02 PSF/YR
	\$121,406.80	\$2.47 PSF/YR

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PICTURES



- An elevated mezzanine area leading to stairway access to the roof located in delivery area.
- Power to the building – 480/277/208 and a separate electric room.
- Two automatic security doors with garage door operated steel security barricades are located at the main entrance and the rear heated delivery area and are operated by remote control as well as from connections in the building.
- An extensive security system was installed in the building by the previous tenant, a firearms dealer.
- There is an exterior fenced in storage area on the south side of the building.
- Electrical connections throughout the building are upgraded substantially.
- Asking base rent is \$8.00 Per Square Foot per year
NNN-2021 charges were \$2.47 PSF.



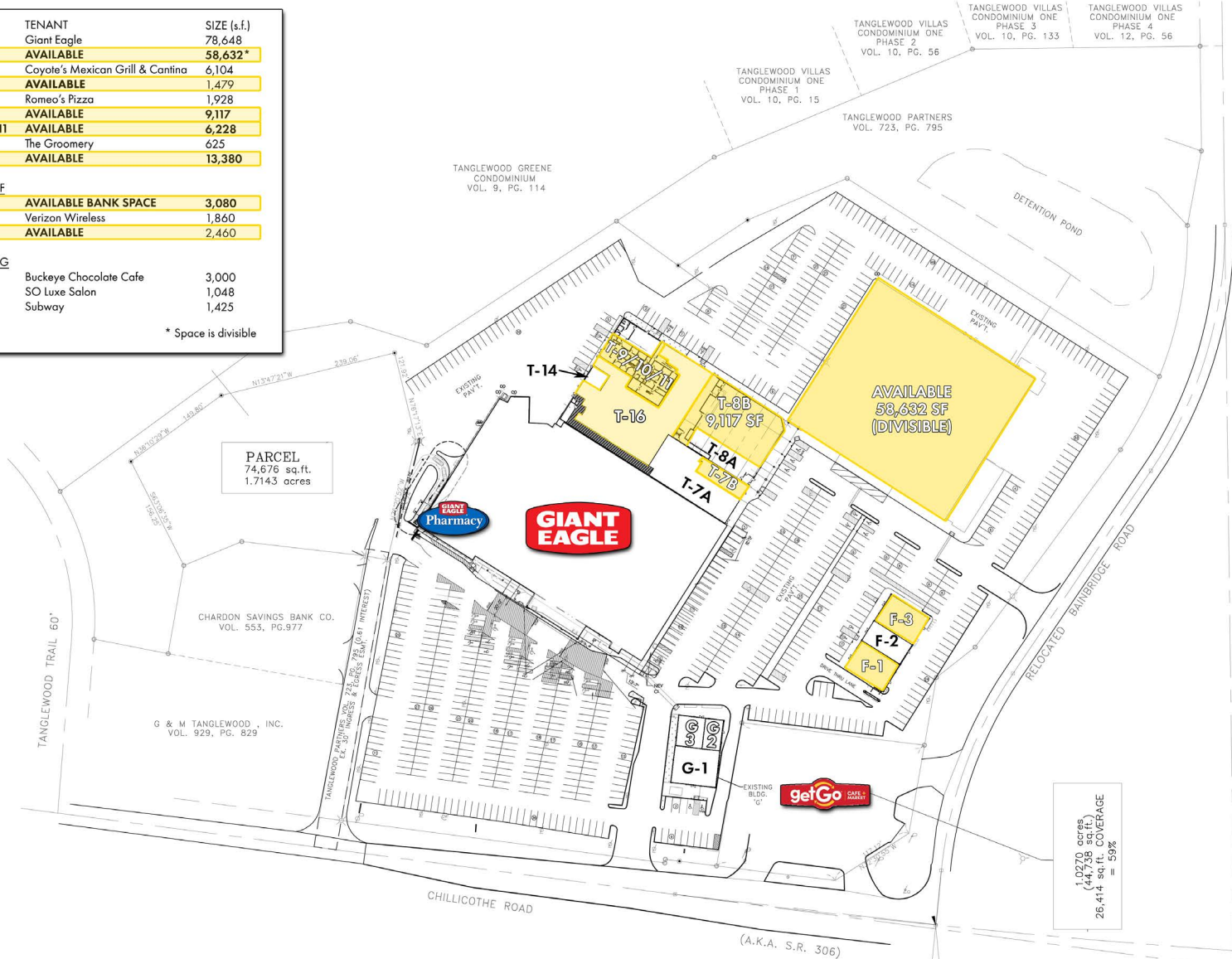
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SITE PLAN

SPACE	TENANT	SIZE (s.f.)
--	Giant Eagle	78,648
B-1	AVAILABLE	58,632*
T-7A	Coyote's Mexican Grill & Cantina	6,104
T-7B	AVAILABLE	1,479
T-8A	Romeo's Pizza	1,928
T-8B	AVAILABLE	9,117
T-9-10-11	AVAILABLE	6,228
T-14	The Groomery	625
T-16	AVAILABLE	13,380
Building F		
F-1	AVAILABLE BANK SPACE	3,080
F-2	Verizon Wireless	1,860
F-3	AVAILABLE	2,460
Building G		
G-1	Buckeye Chocolate Cafe	3,000
G-2	SO Luxe Salon	1,048
G-3	Subway	1,425

* Space is divisible



RICHARD KATZ REALTY
TANGLEWOOD PARTNERS • TANGLEWOOD MANAGEMENT

HANNA
COMMERCIAL REAL ESTATE

STA. 154+59.27 S.R. 306
STA. 50+00 BAINBRIDGE RD. RELOCATION
LEONARD G. BUSTA, JR.
VOL. 1154, PG. 1171

SITE PLAN
SCALE: 1"=60'-0"



REV. DATE

LS ARCHITECTS
28807 CENTER RIDGE ROAD
WEST LAKE, OH 44145
PHONE 204-103-9854 FAX 440-895-6864

TANGLEWOOD SQUARE

DATE: 2018 OCT 23
SCALE:
DRAWN BY:
JOB NO:
SHEET:
SD-1
OF SHEETS

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MICRO AERIAL

