

874 E Aurora
Macedonia, OH 44056





INVESTMENT SUMMARY

Exceptional Investment Opportunity: Fully Leased Retail Center with Value-Add Potential in Thriving Macedonia!

This well-maintained multi-tenant strip center is a standout opportunity for investors seeking immediate cash flow with room to grow. Located in the high-demand market of Macedonia, Ohio, this property features 3 units with nearly 4000 rentable sq ft at a current 80% occupancy to established tenants that include a daycare and salon that currently generating \$2,850/month plus CAM fees. A vacant unit, ready for lease, offers additional income potential of \$1,500/month plus CAM fees, bringing total pro forma income to \$4,350/month.

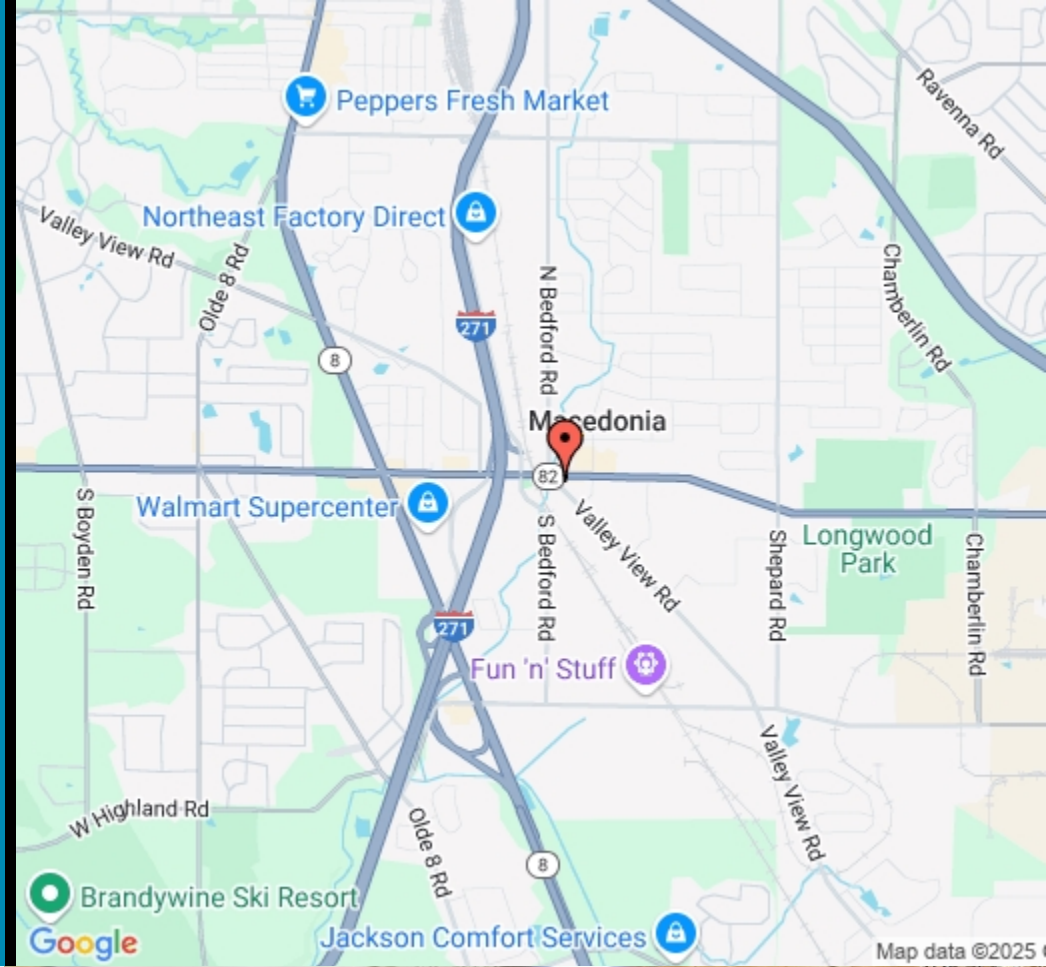
PROPERTY SUMMARY

Offering Price	\$350,000.00
CAP Rate	10.86%
NOI	\$38,000.00
Building SqFt	3,936 SqFt
Lot Size (acres)	0.42
Levels	1
Year Built	1969
County	Summit
Parcel ID / APN	33-03507
Vacancy	1 unit (25%)



INVESTMENT HIGHLIGHTS

- Asking Price: \$350,000
- Vacant Unit: Rent-ready, projected at \$1,500/month plus CAM fees
- Prime Location: Just off I-271 in Macedonia, OH, with 15,000-18,000 VPD and proximity to major retailers
- Zoning: B-1 Convenience Business District
- Parking lot repaved in 2023 with 17 parking spaces
- Tenant Contributions: Utilities paid proportionately based on unit usage
- Current NOI: \$38,748/year
- Occupancy: 80%, with daycare lease through 2027 and salon lease through March 2026





LOCATION HIGHLIGHTS

- Proximity to major highways: Conveniently located near Interstate 271, providing easy access to the greater Cleveland-Akron area and facilitating travel and commuting options for residents.
- Peaceful community: Macedonia is known for its safe, family-friendly atmosphere, making it an ideal location for families and individuals looking for a quiet suburban lifestyle while still having access to city amenities.
- Outdoor recreation: The area is surrounded by parks and natural reserves such as the Cuyahoga Valley National Park, offering residents opportunities for outdoor activities such as hiking, biking, and picnicking.
- Retail and dining options: close to a variety of shopping and dining destinations, offering residents numerous choices for retail and entertainment within a short drive.
- Quality schools: Macedonia is home to highly rated schools, which is a major draw for families with children seeking a quality education in a supportive community environment.





CITY OF MACEDONIA

COUNTY

SUMMIT

AREA

CITY	9.8 SQ MI
LAND	9.7 SQ MI
ELEVATION	988 FT

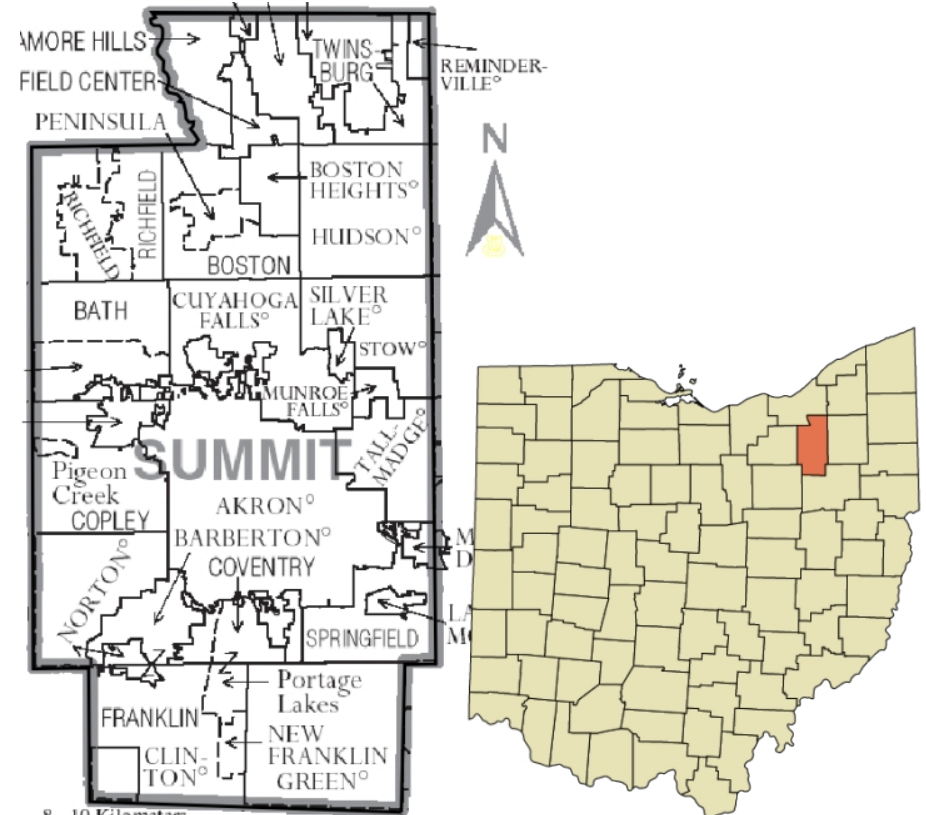
POPULATION

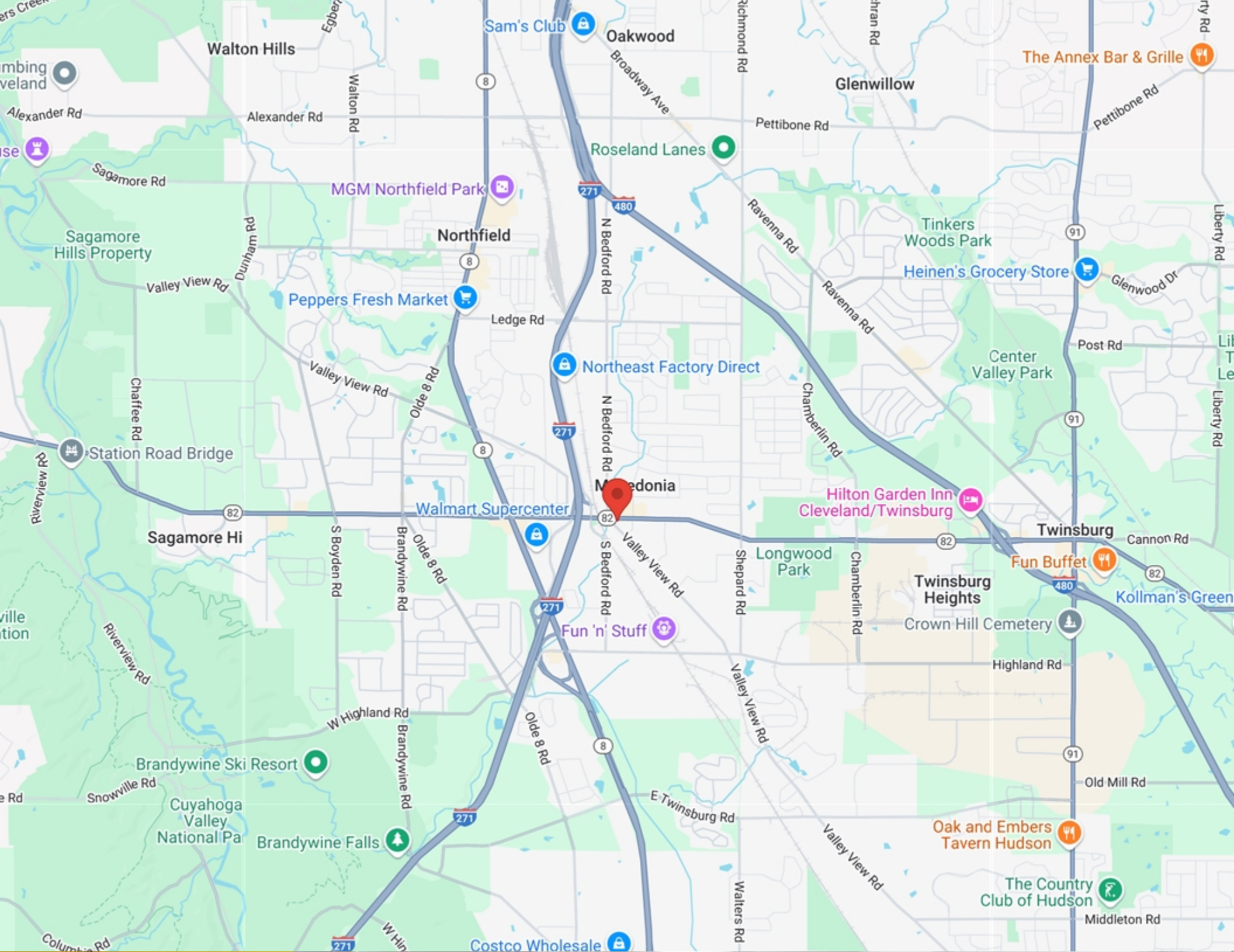
POPULATION	12,168
ESTIMATE (NULL)	12,767
DENSITY	1,250.57 SQ MI



ABOUT MACEDONIA

As part of the greater Cleveland-Akron metropolitan area, it offers both a small-town feel with the advantage of being within easy commuting distance of larger cities. This area typically enjoys a strong sense of community, good schools, and local parks, contributing to its appeal for families and professionals alike. Nearby amenities may include grocery stores, restaurants, coffee shops, and healthcare facilities, providing convenient access to daily necessities. The road itself is a significant thoroughfare that connects to major highways, thereby facilitating travel to and from the region. The surrounding environment is generally peaceful with low crime rates, making it an attractive location for those seeking a balance between suburban tranquility and urban access.





Walton Hills

Sam's Club

Oakwood

Glenwillow

The Annex Bar & Grille

MGM Northfield Park

Northfield

Roseland Lanes

Tinkers Woods Park

Heinen's Grocery Store

Sagamore Hills Property

Peppers Fresh Market

Northeast Factory Direct

Center Valley Park

Station Road Bridge

Medonia

Walmart Supercenter

Hilton Garden Inn Cleveland/Twinsburg

Sagamore Hi

Twinsburg

Longwood Park

Fun Buffet

Twinsburg Heights

Crown Hill Cemetery

Highland Rd

Brandywine Ski Resort

Fun 'n' Stuff

Oak and Embers Tavern Hudson

Cuyahoga Valley National Pa

Brandywine Falls

The Country Club of Hudson

Costco Wholesale

Middleton Rd



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW COMMERCIAL and it should not be made available to any other person or entity without the written consent of KW COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to KW COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KW COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has KW COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KW COMMERCIAL ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



ERIN THOMAS

Mobile: 440-670-2300

erinthomas@kwcommercial.com



KW Commercial

32875 Solon Rd
Solon, OH 44139

Office: 440-670-2300