

# FULLY LEASED TRIPLE NET RETAIL INVESTMENT

For Sale | 26614-26628 Lorain Road, North Olmsted, Ohio 44070



## Executive Summary

- 100% occupancy with a diverse Tenant mix
- Low operational costs due to the NNN lease structure
- The strategic location positions the property for long-term value appreciation (29,513 VPD)
- Staggered lease expirations reduce vacancy risk and enhance tenant retention



<b>Building</b>	12,132 SF
<b># of Units</b>	Five (5)
<b>Land Area</b>	1.29 AC
<b>Year Built</b>	1968
<b>Occupancy</b>	100%

Year 1 NOI  
**\$298,793.66**

Sale Price  
**\$3,750,000**



# TENANTS



Tenant	SF	Lease Start	Lease End	\$/SF	Increases	Structure	Renewals
Malley's Chocolates, LLC	3,440	12/1/2020	11/30/2025	\$24.52	1.50%	NNN	Working through renewal terms for 5-years as of October 2024
Buckeye Clips	1,146	4/1/2019	3/31/2029	\$30.25	Flat	NNN	Two (2) Five (5) year renewal options- 12% rent bump per option (flat for the term)
First Federal Savings & Loan Association of Lakewood	3,526	11/1/2019	10/31/2034	\$25.00	5%	NNN	Two (2) Five (5) year renewal options
AT&T Mobility	2,080	5/1/2022	4/30/2027	\$43.27	Flat	MG	Two (2) Five (5) year renewal options and Landlord Right to Downsize
CLE Care	1,940	10/19/2024	10/31/2031	\$23.00	3%	NNN	Two (2) Five (5) year renewal options and Right to Terminate
<b>Total SF</b>	<b>12,132</b>						

# North Olmsted

North Olmsted, Ohio, is a vibrant suburban city located in Cuyahoga County, just west of Cleveland. Known for its friendly community and excellent amenities, North Olmsted offers a perfect blend of residential charm and commercial convenience. The city boasts a variety of parks and recreational facilities, making it an ideal place for outdoor enthusiasts and families alike. With a strong emphasis on education, North Olmsted is home to well-regarded schools and a supportive environment for students. The bustling Great Northern Mall serves as a central hub for shopping and dining, attracting visitors from neighboring areas. Its strategic location near major highways and the Cleveland Hopkins International Airport enhances its appeal as a convenient and accessible place to live, work, and visit.



## Demographics 5 Miles from Property

population  
**165,169**

median age  
**42.8**

households  
**71,824**

average hh income  
**\$131,657**

businesses  
**6,633**

employees  
**79,689**





26614-26628 Lorain Rd

OLDS COVER  
AMERICAN FREIGHT  
FURNITURE • MATTRESS • APPLIANCE

Water Tower Square  
giant eagle planet fitness  
McDonald's getGo

Jeep RAM

KIA CVS pharmacy  
Pizza Hut KFC

Great Northern Plazas  
BEST BUY, BIG LOTS, Marcs, DSW, ULTA, JOANN, SCRAMBLERS, PET SMART, Applebee's, Burlington, five BELOW, FARMER'S DAIRY, WORLD MARKET, BROWN BAG BURGERS, Orangetheory FITNESS, Brain Balance, ACHIEVEMENT CENTERS

Great Northern MALL  
Dillard's, macy's, DICK'S SPORTING GOODS, JCPenney, backstage, H&M, RED LOBSTER, usbank, Cane's, B.J.'s RESTAURANT BREWHOUSE, REGAL, Harry Buffalo

Volkswagen SUBARU HYUNDAI

Brooklor Plaza  
OfficeMax, TJ-maxx, FIVE GUYS, HomeGoods, GOLF GALAXY

Cadillac BUICK GMC

Denny's

Bob Evans

Olmsted Plaza  
VCF, VALUE CITY FURNITURE, HARBOR FREIGHT, OHIO SAVINGS BANK, DXL, ALDI, outlet, PNC

Walgreens

DO Grill & Chill  
drug mart

Kaplan's

North Olmsted T.C.  
TARGET, The Shop, DAVID'S BRIDAL, LA Z BOY, MEN'S WEARHOUSE, Party City, CYCLE GEAR, Me's

ASHLEY OUTLET  
MATTRESS FIRM

BIGGBY COFFEE

Wendy's

Third Federal

DUNKIN' DONUTS, BR baskin robbins

Arby's

BURGER KING

Dollar Bank

FIFTH THIRD BANK

Citizens Bank

Frankie's

CHASE

Chick-fil-e

BROOKPARK RD

Walmart

Red Robin

RADISSON HOTELS

chilli's

Macaroni GRILL

COURTYARD

CANDLEWOOD SUITES

STAY AMERICA

Hampton

extended STAY AMERICA

LAQUINTA

RTA

MOEN

aloft

barnesandnoble tavern

COLUMBIA RD

15,964 vpd

DOVER CENTER RD

13,887 vpd

LORAIN RD

GREAT NORTHERN BLVD

10

17

INTERSTATE 480

GREAT LOCATION

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