

FULLY LEASED RETAIL STRIP CENTER

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

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






Year 1 NOI
\$328,214

Sale Price
\$3,600,000



TENANTS



	Tenant	SF	Lease Start	Lease End	\$/SF	Monthly Rent	Increases	Structure	Notes
	Malley's Chocolates	3,440	12/1/2025	11/30/2030	\$24.52	\$7,134	1.50%	NNN	Renewal executed, in effect December 1, 2025 for a 5-year extension at \$25.00/SF
	Sport Clips	1,146	4/1/2019	3/31/2029	\$30.25	\$2,889	Flat	NNN	Two (2) Five (5) year renewal options- 12% rent bump per option (flat for the term)
	First Federal of Lakewood	3,526	11/1/2019	10/31/2034	\$25.00	\$7,713	5%	NNN	Two (2) Five (5) year renewal options with 4.8% increases for option period
	AT&T	2,080	5/1/2022	4/30/2027	\$43.27	\$7,500	Flat	MG	Two (2) Five (5) year renewal options at Fair Market Value
	CLE Care Medical Center	1,940	10/19/2024	10/31/2031	\$23.00	\$3,830	3%	NNN	Two (2) Five (5) year renewal options with 3.0% annual increases
	Total SF	12,132							

North Olmsted

North Olmsted is a proven retail hub on Cleveland's west side, anchored by the highly trafficked Great Northern Mall corridor and proximity to I-480 and Cleveland Hopkins International Airport. The city benefits from a dense, affluent population, with over 165,000 residents and an average household income exceeding \$130,000 within five miles. High visibility along major thoroughfares like Lorain Road (29,000+ VPD) drives strong consumer traffic, while a balanced mix of national retailers and service-based tenants creates long-term stability and demand.



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





Volkswagen
SUBARU HYUNDAI

Olmsted Plaza
VCF VALUE CITY FURNITURE
HARBOR FREIGHT
OHIO SAVINGS BANK
DXL DESTINATION K
HEALTH & FITNESS EQUIPMENT CENTERS
ALDI
outlet
PNC

Auto Zone
O'Reilly AUTO PARTS
TACO BELL

Brooklor Plaza
OfficeMax TJ-maxx
FIVE GUYS BURGERS and FRIES
HomeGoods
GOLF GALAXY

Cadillac BUICK
GMC

HONDA

Citizens Bank

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

26614-26628 Lorain Rd

OLIE'S
AMERICAN FREIGHT
FURNITURE • MATTRESS • APPLIANCE

ASHLEY OUTLET

MATTRESS FIRM

BURGER KING

Denny's

Bob Evans

LITEHOUSE

Frankie's

CHASE

Chick-fil-A

BROOKPARK RD

17

Walmart Supercenter

Red Robin

RADISSON HOTELS

CANDLEWOOD SUITES

chili's

Macaroni GRILL

COURTYARD

STAY AMERICA

Hampton

LA QUINTA

RTA

MOEN

aloft

burntwood tavern

REGAL

Harry Buffalo

BJ's

RED LOBSTER

usbank

Canes

REGAL

Brain Balance

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RICO A. PIETRO, SIOR
Principal
rpietro@crescorealestate.com
+1 216 525 1473

DAVID LEB
Vice President, Head of Investment Sales
dleb@crescorealestate.com
+1 216 525 1488

KIRSTEN PARATORE
Senior Associate
kparatore@crescorealestate.com
+1 216 525 1491

ROBBY MARTINELLI
Associate
rmartinelli@crescorealestate.com
+1 216 232 4104

MAX FERGUSON
Associate, Investment Sales
mferguson@crescorealestate.com
+1 216 525 1462

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, OH 44131
crescorealestate.com



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