



Solon, OH (Cleveland MSA)

Uptown Solon

NEIGHBORHOOD SHOPPING CENTER WITH SIGNIFICANT LEASING MOMENTUM



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Ohio Broker #REC.2020005946



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Uptown Solon

6025 KRUSE DR, SOLON, OHIO 44139 ➔

PRICE: **\$25,185,000**

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CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM](#)

OCCUPANCY	100%
NO. OF TENANTS	21
BUILDING SIZE	182,334 SF
LAND AREA	18.35 AC



Repositioned Neighborhood Center with Exceptional Leasing Momentum and New 15-Year Roof

Uptown Solon presents the opportunity to acquire a fully leased neighborhood retail center that has undergone a substantial leasing transformation in recent years. **Anchored by Tractor Supply and Ace Pickleball Club**, the property features a highly curated mix of service, fitness, childcare, restaurant, and experiential tenants that collectively drive repeat daily visitation and establish the center as a true community retail destination.

The tenant roster has been significantly upgraded through a wave of recent leasing activity, with **approximately 80% of the center's GLA leased, renewed, or scheduled to commence since late 2023**. This leasing momentum underscores the strength of the Solon trade area and the property's positioning within the broader Cleveland metropolitan area.



Significant Leasing Momentum and Repositioning

- Uptown Solon has undergone a major leasing transformation, with roughly 145,000+ square feet leased, renewed, or scheduled to commence since December 2023, representing approximately 80% of the center's total GLA
- Recent leasing activity includes Ace Pickleball Club, ONYX Fitness, Kids Empire, Mobility Plus, Mavis Public House, John Robert's Spa, The Vital Stretch, Tutu School, SweatHouz, Emler Swim School and Cactus Grill
- The center is now 100% occupied, demonstrating strong tenant demand for well-located service and experiential retail space within the Solon submarket

Curated Daily-Needs & Experiential Tenant Mix

- Uptown Solon features a diversified roster of necessity-based service and experiential tenants that are highly resistant to e-commerce disruption
- Anchor tenancy from Tractor Supply combines with experiential concepts such as Ace Pickleball Club, ONYX Fitness, and Emler Swim School, alongside daily-needs operators including Sweet Kiddles, Kids Empire, Dogtopia, Orangetheory, Mavis Public House, Vital Stretch and SweatHouz
- This merchandising mix drives consistent traffic throughout the day and evening, reinforcing the center's role as a neighborhood retail destination

Affluent Cleveland Submarket

- Uptown Solon sits in Solon, Ohio — one of the most affluent and desirable suburbs in the Cleveland metro area, with median household incomes exceeding \$135,000 within a 3-mile radius (nearly 2x the Ohio average) and a highly educated, high-net-worth resident base that consistently ranks Solon among Northeast Ohio's top communities, driving strong consumer spending and retail fundamentals
- The property benefits from excellent regional accessibility via US-422 and SR-91, two of the primary commuter corridors serving Cleveland's eastern suburbs

TENANT INFO				LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT
100	Tractor Supply Co.	37,048	20.32%	06/14/24	06/30/29				
				07/01/29	06/30/34				
				07/01/34	06/30/39				
			Option 1	07/01/39	06/30/44				
			Option 2	07/01/44	06/30/49				
			Option 3	07/01/49	06/30/54				
							CLICK HERE TO EXECUTE CONFIDENTIALITY AGREEMENT FOR FULL OFFERING MEMORANDUM		
110	SweatHouz	2,500	1.37%	09/01/26	08/31/31	\$62,500	\$5,208	\$62,500	\$25.00
				09/01/31	08/31/36		\$5,729	\$68,750	\$27.50
			Option 1	09/01/36	08/31/41		\$6,302	\$75,625	\$30.25
			Option 2	09/01/41	08/31/46		\$6,932	\$83,188	\$33.28
111	John Robert's Spa	1,800	0.99%	05/19/24	05/31/25		\$2,700	\$32,400	\$18.00
				06/01/25	05/31/26		\$2,754	\$33,048	\$18.36
				06/01/26	05/31/27	\$33,709	\$2,809	\$33,709	\$18.73
				06/01/27	05/31/28		\$2,865	\$34,383	\$19.10
				06/01/28	05/31/29		\$2,923	\$35,071	\$19.48
				06/01/29	10/31/29		\$2,981	\$35,772	\$19.87
			Option 1	11/01/29	10/31/30		\$3,041	\$36,488	\$20.27
				11/01/30	10/31/31		\$3,101	\$37,217	\$20.68
				11/01/31	10/31/32		\$3,163	\$37,962	\$21.09
				11/01/32	10/31/33		\$3,227	\$38,721	\$21.51
				11/01/33	10/31/34		\$3,291	\$39,495	\$21.94
112	Cuts N Curls for Boys & Girls	1,900	1.04%	05/15/07	12/31/27	\$43,600	\$3,633	\$43,600	\$22.95

Options: none

TENANT INFO				LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT
113	Broadmoor Nail Spa	1,470	0.81%	06/30/15	06/30/25		\$2,965	\$35,574	\$24.20
				07/01/25	06/30/30	\$40,058	\$3,338	\$40,058	\$27.25
				Option 1	07/01/30		\$3,672	\$44,063	\$29.98
114	Palm Beach Tan	1,767	0.97%	09/20/05	06/30/29	\$35,340	\$2,945	\$35,340	\$20.00
				Option 1	07/01/29		\$3,240	\$38,874	\$22.00
					07/01/32		\$3,401	\$40,818	\$23.10
115	Mobility Plus	3,000	1.65%	05/29/24	08/31/29	\$54,000	\$4,500	\$54,000	\$18.00
					09/01/29		\$4,950	\$59,400	\$19.80
				Option 1	09/01/34		\$5,445	\$65,340	\$21.78
117	Cactus Grill Mexican Restaurant	3,800	2.08%	06/01/26	05/31/31	\$83,600	\$6,967	\$83,600	\$22.00
					06/01/31		\$7,663	\$91,960	\$24.20
				Option 1	06/01/36		\$8,430	\$101,156	\$26.62
				Option 2	06/01/41		\$9,273	\$111,272	\$29.28
119	Big Frog Custom T-Shirts	1,500	0.82%	12/20/16	04/30/27	\$41,078	\$3,423	\$41,078	\$27.39
120	GogiEn	5,000	2.74%	12/25/23	12/31/28	\$80,000	\$6,667	\$80,000	\$16.00
					01/01/29		\$7,333	\$88,000	\$17.60
				Option 1	01/01/34		\$8,067	\$96,800	\$19.36
				Option 2	01/01/39		\$8,875	\$106,500	\$21.30

	TENANT INFO			LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT	TERM		CURRENT	MONTHLY	ANNUAL	RENT/FT
123	Ace Pickleball	40,000	21.94%	06/01/26	11/30/26		\$30,000	\$360,000	\$9.00
				12/01/26	11/30/29	\$372,128	\$31,011	\$372,128	\$9.30
				12/01/29	11/30/34		\$34,011	\$408,132	\$10.20
				Option 1	12/01/34	11/30/39	\$36,300	\$435,600	\$10.89
				Option 2	12/01/39	11/30/44	\$39,930	\$479,160	\$11.98
135	Onyx Fitness	17,000	9.32%	02/22/26	02/21/27	\$144,500	\$12,042	\$144,500	\$8.50
				02/22/27	02/21/28		\$12,283	\$147,390	\$8.67
				02/22/28	02/21/29		\$12,528	\$150,337	\$8.84
				02/22/29	02/21/30		\$12,779	\$153,345	\$9.02
				02/22/30	02/21/31		\$13,034	\$156,411	\$9.20
				02/22/31	02/21/32		\$13,295	\$159,540	\$9.38
				02/22/32	02/21/33		\$13,561	\$162,730	\$9.57
				02/22/33	02/21/34		\$13,832	\$165,985	\$9.76
				02/22/34	02/21/35		\$14,109	\$169,305	\$9.96
				02/22/35	02/21/36		\$14,391	\$172,691	\$10.16
				02/22/36	02/21/37		\$14,679	\$176,145	\$10.36
				Option 1	02/22/37	02/21/38	\$14,972	\$179,667	\$10.57
				02/22/38	02/21/39		\$15,272	\$183,261	\$10.78
				02/22/39	02/21/40		\$15,577	\$186,926	\$11.00
				02/22/40	02/21/41		\$15,889	\$190,665	\$11.22
				02/22/41	02/21/42		\$16,206	\$194,478	\$11.44
				Option 2	02/22/42	02/21/43	\$16,531	\$198,368	\$11.67
				02/22/43	02/21/44		\$16,861	\$202,335	\$11.90
				02/22/44	02/21/45		\$17,198	\$206,382	\$12.14
				02/22/45	02/21/46		\$17,542	\$210,509	\$12.38
				02/22/46	02/21/47		\$17,893	\$214,719	\$12.63

		TENANT INFO		LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT
141	Emler Swim School	8,000	4.39%	08/01/26	07/31/31	\$88,000	\$7,333	\$88,000	\$11.00
				08/01/31	07/31/36		\$8,067	\$96,800	\$12.10
			Option 1	08/01/36	07/31/41		\$8,873	\$106,480	\$13.31
			Option 2	08/01/41	07/31/46		\$9,761	\$117,128	\$14.64
141A	Orangetheory	3,400	1.86%	12/17/16	10/31/26		\$6,233	\$74,800	\$22.00
			Option 1 (Exercised)	11/01/26	10/31/31	\$82,280	\$6,857	\$82,280	\$24.20
			Option 2	11/01/31	10/31/36		\$7,542	\$90,508	\$26.62
141D	Orangetheory (Storage)	600	0.33%	MTM		\$3,600	\$300	\$3,600	\$6.00
146	The Vital Stretch	1,360	0.75%	01/01/26	12/31/26		\$1,927	\$23,120	\$17.00
				01/01/27	12/31/27	\$23,582	\$1,965	\$23,582	\$17.34
				01/01/28	12/31/28		\$2,005	\$24,054	\$17.69
				01/01/29	12/31/29		\$2,045	\$24,535	\$18.04
				01/01/30	12/31/30		\$2,085	\$25,026	\$18.40
				01/01/31	12/31/31		\$2,127	\$25,526	\$18.77
				01/01/32	12/31/32		\$2,170	\$26,037	\$19.14
				01/01/33	12/31/33		\$2,213	\$26,558	\$19.53
				01/01/34	12/31/34		\$2,257	\$27,089	\$19.92
				01/01/35	12/31/35		\$2,303	\$27,631	\$20.32
				01/01/36	06/30/36		\$2,349	\$28,183	\$20.72
			Option 1*	07/01/36	06/30/41		* 2% Annual Increases		
			Option 2*	07/01/41	06/30/46		* 2% Annual Increases		

		TENANT INFO		LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT
148	Mavis Public House	5,040	2.76%	05/06/24	09/30/29	\$110,880	\$9,240	\$110,880	\$22.00
				10/01/29	09/30/34		\$10,164	\$121,968	\$24.20
			Option 1	10/01/34	09/30/39		\$11,180	\$134,165	\$26.62
			Option 2	10/01/39	09/30/44		\$12,298	\$147,581	\$29.28
152	Tutu School	1,600	0.88%	07/25/25	07/31/30	\$24,000	\$2,000	\$24,000	\$15.00
			Option 1	08/01/30	07/31/35		\$2,200	\$26,400	\$16.50
153	Kids Empire	12,383	6.79%	05/24/24	05/31/29	\$148,596	\$12,383	\$148,596	\$12.00
				06/01/29	05/31/34		\$13,621	\$163,456	\$13.20
			Option 1	06/01/34	05/31/39		\$14,983	\$179,801	\$14.52
			Option 2	06/01/39	05/31/44		\$16,482	\$197,781	\$15.97
			Option 3	06/01/44	05/31/49		\$18,128	\$217,532	\$17.57
			Option 4	06/01/49	05/31/54		\$19,940	\$239,285	\$19.32
156	Dogtopia	9,087	4.98%	12/04/23	12/31/26		\$5,680	\$68,164	\$7.50
				01/01/27	12/31/27	\$69,527	\$5,794	\$69,527	\$7.65
				01/01/28	12/31/28		\$5,910	\$70,918	\$7.80
				01/01/29	12/31/29		\$6,028	\$72,336	\$7.96
				01/01/30	12/31/30		\$6,149	\$73,783	\$8.12
				01/01/31	12/31/31		\$6,272	\$75,259	\$8.28
				01/01/32	12/31/32		\$6,397	\$76,764	\$8.45
				01/01/33	12/31/33		\$6,519	\$78,229	\$8.61
				01/01/34	06/30/34		\$6,655	\$79,865	\$8.79

	TENANT INFO			LEASE TERMS		RENT SUMMARY				
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
156	Dogtopia (Continued)	9,087	Option 1	07/01/34	12/31/34		\$6,655	\$79,865	\$8.79	
				01/01/35	12/31/35		\$6,789	\$81,462	\$8.96	
				01/01/36	12/31/36		\$6,924	\$83,092	\$9.14	
				01/01/37	12/31/37		\$7,063	\$84,754	\$9.33	
				01/01/38	12/31/38		\$7,204	\$86,449	\$9.51	
				01/01/39	06/30/39		\$7,348	\$88,178	\$9.70	
			Option 2	07/01/39	12/31/39		\$7,348	\$88,178	\$9.70	
				01/01/40	12/31/40		\$7,495	\$89,941	\$9.90	
				01/01/41	12/31/41		\$7,645	\$91,740	\$10.10	
				01/01/42	12/31/42		\$7,798	\$93,575	\$10.30	
				01/01/43	12/31/43		\$7,954	\$95,446	\$10.50	
				01/01/44	12/31/44		\$8,113	\$97,355	\$10.71	
159	Sir Troy's Kingdom	12,731	6.98%	08/24/21	10/31/26		\$5,305	\$63,655	\$5.00	
				11/01/26	10/31/31	\$70,021	\$5,835	\$70,021	\$5.50	
				Option 1	11/01/31	10/31/36		\$6,419	\$77,023	\$6.05
160	Sweet Kiddles	11,348	6.22%	01/30/26	01/31/31	\$249,656	\$20,805	\$249,656	\$22.00	
				02/01/31	01/31/36		\$22,885	\$274,622	\$24.20	
				02/01/36	01/31/41		\$25,174	\$302,084	\$26.62	
				Option 1	02/01/41	01/31/46		\$27,689	\$332,269	\$29.28
				Option 2	02/01/46	01/31/51		\$30,460	\$365,519	\$32.21
				Option 3	02/01/51	01/31/56		\$33,505	\$402,060	\$35.43
				OCCUPIED			182,334	100.00%		
VACANT			0	0.00%						
CURRENT TOTALS			182,334	100.00%	Rent Roll Continues					

LEGEND

Property
Boundary

182,334

Rentable SF

18.35

Acres

837

Parking Spaces





Tractor Supply Company (NASDAQ: TSCO), headquartered in Brentwood, TN, is a leading American retail chain specializing in home improvement, agriculture, lawn care, livestock, and pet care products. In FY2025, Tractor Supply reported net sales of \$15.52 billion, a 4.3% increase over FY2024.

No. of Locations: 2,395



ONYX Gyms is a 24/7 fitness facility offering members access to personalized training, diverse group classes, and modern workout amenities for individuals of all levels. The club offers customized workouts, certified personal trainers, and a range of classes designed to support health, accountability, and fitness progress.

No. of Locations: 6



Kids Empire in Solon, OH is a large indoor playground where children can “play big” on multi-level climbing structures, slides, and interactive zones designed for active, screen-free fun. The facility offers all-day access, birthday party packages, and play areas suitable for toddlers through older kids in a safe, vibrant environment staffed to support family visits.

No. of Locations: 100+



Orangetheory Fitness is a global fitness brand offering science-backed, technology-driven group workouts. Its one-hour classes combine strength and cardio using heart rate-based interval training to deliver personalized results. Led by certified coaches, the program focuses on helping members improve overall health and performance.

No. of Locations: 1,300+ U.S., 100+ International



Ace Pickleball Club in Solon, OH is a premier indoor pickleball facility offering members and guests open play on 13 cushioned courts, beginner clinics, and social events in a welcoming, all-skill-level environment. The club emphasizes flexible, unreserved play, clinic and tournaments, making it a destination for both newcomers and seasoned players to enjoy year-round pickleball.

No. of Locations: 35



Dogtopia of Solon is a modern dog care facility offering supervised dog daycare, boarding, and spa services in a spacious, open-play environment with certified Canine Coaches. Dogs are grouped by size and temperament, and pet parents can check in anytime via live webcams.

No. of Locations: 270+



Emler Swim School makes it easy for families to access trusted swim lessons for kids. Each school features warm-water pools, certified instructors, and proven SwimSure™ curriculum that builds water safety and swimming confidence step by step.

No. of Locations: 45+



Sweet Kiddles is a flexible childcare provider offering high-quality, convenient care that families can book online or via the KiddleConnect app for as little or as long as they need, with a pay-only-for-time-used model that adapts to busy schedules.

No. of Locations: 11



DOWNTOWN CLEVELAND (21 MILES)



Located in
a thriving
Cleveland
submarket

46,125

VEHICLES PER DAY ALONG
ROUTE 422

21,440

VEHICLES PER DAY ALONG
STATE HIGHWAY 91



Subject Property

The collage features the following logos:

- Tractor Supply Co**: A red and white logo with a tractor icon.
- ONYX GYMS 24/7**: A black and white logo with a stylized 'X'.
- EMLER SWIM SCHOOL**: A purple logo with a yellow fish icon.
- AOE PICKLEBALL CLUB**: A black and white logo with a stylized 'A'.
- OrangeTheory FITNESS**: An orange logo with a stylized 'O' and a person icon.
- dogtopia**: A brown logo with a stylized 'D' and a dog icon.
- KIDS EMPIRE**: A green logo with a crown icon.
- sweet kiddies**: A pink logo with a stylized 'S' and a child icon.
- Vizi FITNESS**: A blue logo with a stylized 'V' and a person icon.
- palm beach TAN**: A black and white logo with a palm tree icon.
- JOHN ROBERT'S SALON**: A black and white logo with a stylized 'J'.
- THE GREEN ROOM**: A green logo with a stylized 'R' and a person icon.
- Mavis' -public House**: A green logo with a stylized 'M' and a person icon.



LAKE ERIE

DOWNTOWN CLEVELAND (21 MILES FROM SUBJECT PROPERTY)

CONVENTION CENTER

UNIVERSITY HOSPITAL
MAIN CAMPUS

EUCLID HOSPITAL

AIRPORT

WILLOUGHBY HILLS MEDICAL
CENTER

83,396 VPD

Walmart
Home Depot
ALDI

GEAUGA MEDICAL
CENTER

Y.M.C.A.

Walmart
Home Depot
ALDI

Walmart
Home Depot
ALDI

Walmart
Home Depot
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Subject Property

USC TRACTOR SUPPLY CO. ONYX EMLER
ADE KIDS EMPIRE
KINGDOM SK SWEET KIDDIES VIVE
Coke N' Cola Mavis
palm beach JOHN ROBERT'S

UNIVERSITY HOSPITAL

Walmart
Home Depot
ALDI

KENT STATE UNIVERSITY
TWINSBURG

Walmart
Home Depot
ALDI

Walmart
Home Depot
ALDI

76,769 VPD

22,646 VPD

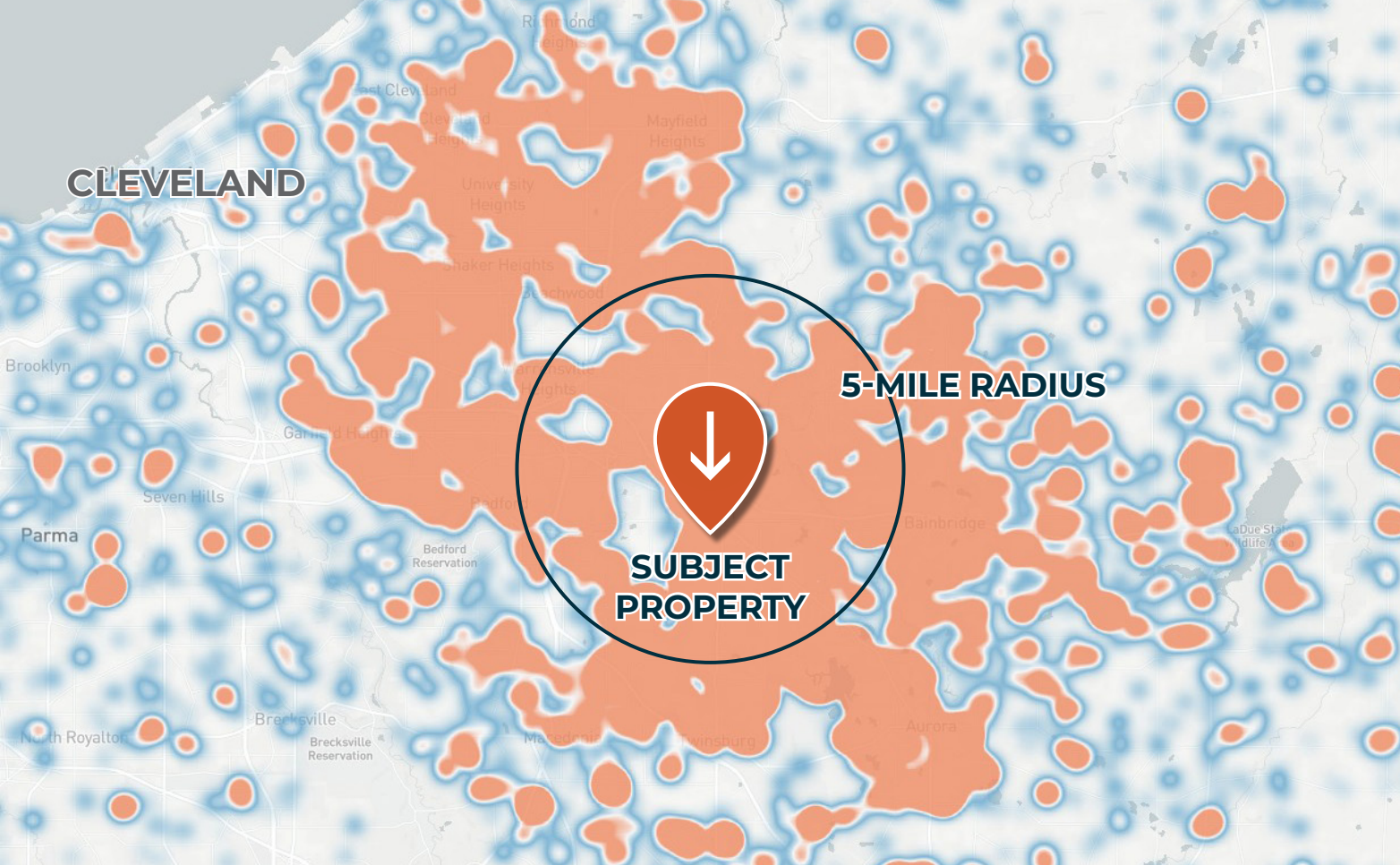
45,173 VPD

39,990 VPD

58,417 VPD

46,087 VPD

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

Visitation Data

756K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

69 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



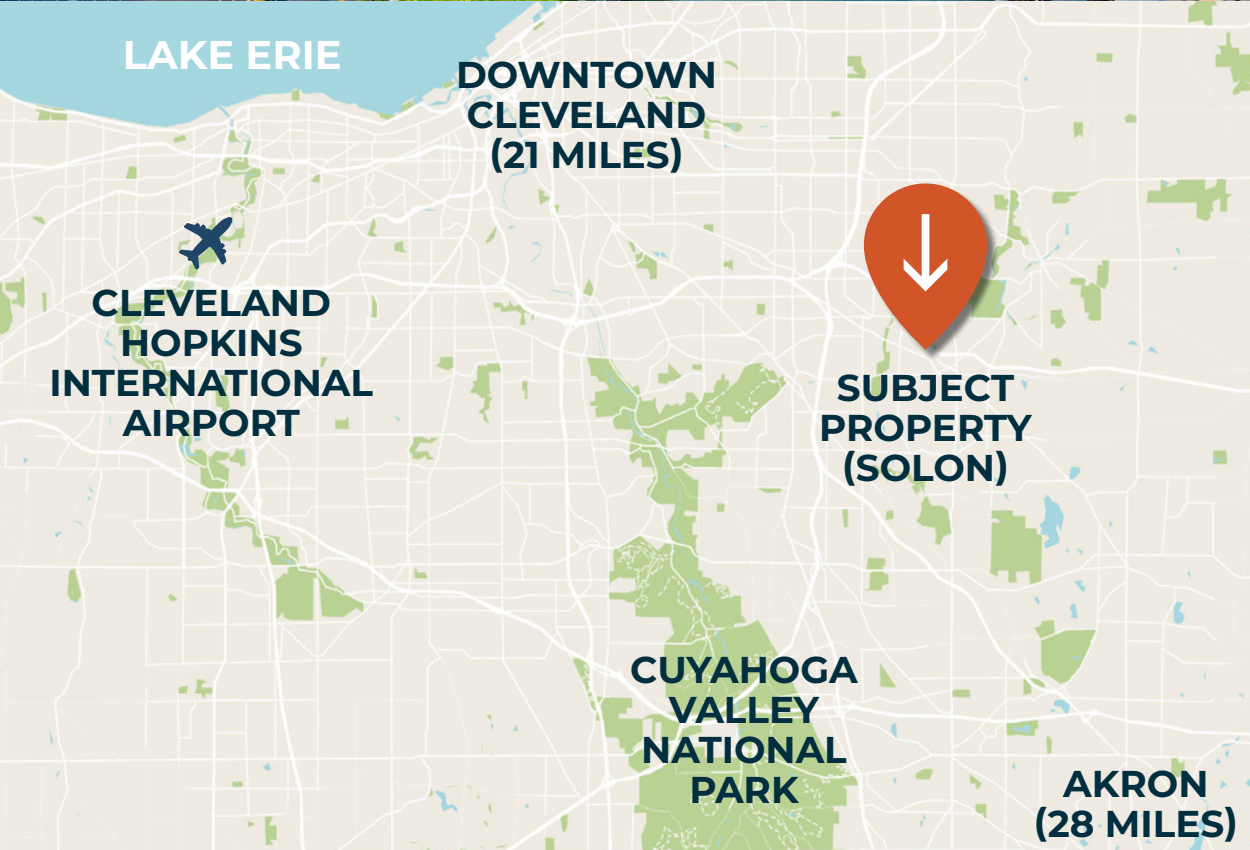
	1-Mile	3-Mile	5-Mile
2025	4,334	27,221	100,347

Ring Radius Household Income Data



	1-Mile	3-Mile
AVERAGE	\$139,089	\$192,299
MEDIAN	\$110,759	\$136,493

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Solon, OH

Family-Friendly Cleveland Suburb



Thriving Community

- Solon, Ohio is a highly regarded suburb located roughly 21 miles southeast of downtown Cleveland, with a population of approximately 24,000 residents
- Known for its affluent, well-educated community and stable residential base — consistently ranking among the top places to live in Ohio thanks to excellent public schools, low crime rates, and well-maintained neighborhoods

Cuyahoga Valley National Park

- Cuyahoga Valley National Park is located in northeastern Ohio, spanning over 33,000 acres along the Cuyahoga River between Cleveland and Akron
- The park attracts ~2.9 million visitors annually, making it one of the more visited national parks in the country due in part to its accessibility from nearby cities

Cleveland MSA

- Cleveland, located in northeastern Ohio along Lake Erie, serves as the economic and cultural anchor of the Cleveland MSA, with a diverse economy spanning healthcare, higher education, manufacturing, finance, technology, and professional services, complemented by major cultural assets like the Rock & Roll Hall of Fame, Cleveland Museum of Art, Playhouse Square, and three professional sports teams

1.78 Million

CLEVELAND MSA ESTIMATED
POPULATION (2023)

\$196.7 Billion

CLEVELAND MSA GDP
(2024)



Subject Property



CP PARTNERS
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