

7012 EUCLID AVE, CLEVELAND, OH



8003-8023 CRILE RD, CONCORD TOWNSHIP, OH



# DUNLAP PORTFOLIO

SALE PRICE: \$91,091,000

210 S. DEPEYSTER ST, KENT, OH



8001-8173 EAST BROAD ST, REYNOLDSBURG, OH



# 7012 EUCLID AVE

CLEVELAND, OHIO

## DEALER TIRE

EXIT CAP RATE	9.00%
OCCUPANCY	100% LEASED
GOING IN NOI	\$2,115,426

The subject is an existing fully-renovated office building containing 165,965 square feet of rentable area. It was originally constructed in 1917 and then fully renovated in 2017. In addition, there is a 650 space multi-level parking garage on-site that was constructed in 2017. The building and parking garage have long-term coterminous leases in place to Dealer Tire as of the effective appraisal date. The site area is 5.24 acres or 228,321 square feet.



# 8003-8023 CRILE ROAD

## CONCORD TOWNSHIP

### DRUG MART PLAZA

EXIT CAP RATE	9.00%
OCCUPANCY	62% LEASED
GOING IN NOI	\$509,686

The subject is an existing Discount Drug Mart anchored multi-tenant retail shopping center property containing 57,257 square feet of gross leasable area. The subject consists of 28,000 square feet of anchor space, 9,002 square feet of inline retail space and 20,255 square feet of office/warehouse space at rear of the facility. The improvements were originally constructed in 1971, expanded and completely renovated in 2018 and are 76% leased as of the effective appraisal date. The site area is 9.48 acres or 413,005 square feet.



# 210 S. DEPEYSTER STREET

## KENT, OHIO

### COLLEGE TOWN

EXIT CAP RATE	8.25%
OCCUPANCY	95% LEASED
GOING IN NOI	\$2,085,870

The subject contains a total of four (4) existing mixed-use properties containing a total of 84 apartment units and a combined total of 116,241 square feet of retail and office space. The improvements were constructed in 2016. The apartments are 100% leased, and the retail space is 92% leased. The site area is 2.00 acres or 87,164 square feet.



# 8001-8173 EAST BROAD STREET REYNOLDSBURG

## SHOPPES AT EAST BROAD

EXIT CAP RATE	9.00%
OCCUPANCY	90% LEASED
GOING IN NOI	\$1,656,333

The subject is a community shopping center property containing 204,466 square feet of gross leasable area. Construction of the improvements began in 2016 and finished in mid-2017. As of the effective appraisal date, the improvements were 90% leased. The site area is 24.94 acres.



# DUNLAP PORTFOLIO

FOR MORE INFORMATION CONTACT



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