



## **SINGLE-TENANT ABSOLUTE NNN GROUND LEASE | CLEVELAND, OH**

40+ Year Operating History | \$71M in Bank Deposits | Investment Grade Credit (S&P A+)  
Great Northern Mall Pad | Dominant Cleveland, OH Retail Corridor



**NEWMARK**

# 01

## Investment Summary



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**25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070**

## The Offering

**Presenting the opportunity to acquire a well-established US Bank, ideally positioned at Great Northern Mall in North Olmsted, OH.** This premier free-standing retail property enjoys a high-profile location within one of Cleveland's most prominent regional shopping, dining, and entertainment destinations. The site benefits from substantial daily consumer traffic, strong retail synergy, and proximity to major anchors including Macy's, Dillard's, JCPenney, and Dick's Sporting Goods.

US Bank has operated at this location for decades, underscoring the enduring strength and proven performance of the site. The property is secured by an **absolute NNN ground lease** with 7.1 years of term remaining, offering **stable, passive income** with **zero landlord responsibilities**.

This offering presents investors a compelling combination of **long-term tenant performance, truly passive cash flow**, and a **prime regional location**, providing dependable income and stability within one of Greater Cleveland's most dynamic retail corridors.

**\$1,104,000**

**6.50%**

**\$71,762**

**1,990 SF**

**Absolute NNN (GL)**

**PURCHASE PRICE**

**CAP RATE**

\*BASED ON JAN-2026 RENT, SELLER TO CREDIT ANY GAP RENT AT CLOSING

**JAN-2026 RENT**

**BUILDING AREA**

**LEASE STRUCTURE**



# Investment Highlights



## Institutional-Grade Tenant

U.S. Bank is one of the largest commercial banks in the United States, with over 2,100 branches and \$659 billion in total assets. The North Olmsted branch has operated since 1891, demonstrating unmatched location stability.



## Absolute NNN Ground Lease

The property features an absolute NNN ground lease with several years remaining, offering passive, management-free income with no landlord responsibilities—ideal for investors seeking predictable cash flow.



## Top-Tier Credit Profile

U.S. Bank (NYSE: USB) carries an investment-grade credit rating and is FDIC-insured, offering institutional investors a highly secure and low-risk income stream.



## Full-Service Branch

Located at 25900 Country Club Blvd, the branch offers full banking services including personal, business, and mortgage lending, contributing to consistent customer engagement and foot traffic.



## Prime Trade Area

Positioned near Great Northern Mall and major retail corridors, the branch benefits from strong visibility, easy access, and proximity to affluent residential neighborhoods.



## Reliable Cash Flow

With over \$71 million in local deposits, the North Olmsted branch is a high-performing location, offering dependable income and long-term lease stability.



# Lease Summary

 <b>Tenant/Lease Entity</b> US Bank	 <b>Lease Commencement</b> August 26, 1976 (~40 years of successful operation at this site)	 <b>Renewal Options</b> 2 (5-Year)
 <b>Lease Type</b> Absolute NNN Ground Lease	 <b>Lease Expiration</b> December 31, 2032	
 <b>Building Size</b> ±1,990 SF	 <b>Lease Term Remaining</b> 7.1 years	



## Rent Schedule

LEASE TERM	DATES	ANNUAL RENT	MONTHLY RENT	\$/SF	ESCALATION RATE
	1/1/26- 12/31/26	\$71,762	\$5,980	\$36.06	-
	1/1/27- 12/31/27	\$73,198	\$6,100	\$36.78	2.00%
	1/1/28- 12/31/28	\$74,662	\$6,222	\$37.52	2.00%
	1/1/29- 12/31/29	\$76,155	\$6,346	\$38.27	2.00%
	1/1/30- 12/31/30	\$77,678	\$6,473	\$39.03	2.00%
	1/1/31- 12/31/31	\$79,231	\$6,603	\$39.81	2.00%
	1/1/32- 12/31/32	\$80,816	\$6,735	\$40.61	2.00%
Option 1	1/1/33- 12/31/33	\$82,432	\$6,869	\$41.42	2.00%
	1/1/34- 12/31/34	\$84,081	\$7,007	\$42.25	2.00%
	1/1/35- 12/31/35	\$85,763	\$7,147	\$43.10	2.00%
	1/1/36- 12/31/36	\$87,478	\$7,290	\$43.96	2.00%
	1/1/37- 12/31/37	\$89,228	\$7,436	\$44.84	2.00%
Option 2	1/1/38- 12/31/38	\$91,012	\$7,584	\$45.73	2.00%
	1/1/39- 12/31/39	\$92,832	\$7,736	\$46.65	2.00%
	1/1/40- 12/31/40	\$94,689	\$7,891	\$47.58	2.00%
	1/1/41 12/31/41	\$96,583	\$8,049	\$48.53	2.00%
	1/1/42- 12/31/42	\$98,514	\$8,210	\$49.50	2.00%

## Tenant Overview

- **U.S. Bank is the fifth-largest commercial bank in the United States**, offering a full suite of personal, business, and institutional banking services. With over 2,100 branches nationwide and \$659 billion in total assets, it is a pillar of financial stability and trust.
- **Publicly traded under NYSE**: USB, U.S. Bank carries an investment-grade credit rating (S&P: AA-), making it one of the most secure tenants in the net lease market.
- The North Olmsted branch at 25900 Country Club Blvd has operated since 1891, demonstrating unmatched location stability. With over \$71 million in local deposits, it ranks as a high-performing branch in the Cleveland metro.



### FINANCIAL SNAPSHOT – U.S. BANCORP

<b>Company type</b>	Public (NYSE: USB)
<b>Year Founded</b>	1863
<b>Headquarters</b>	Minneapolis, MN
<b>Market Cap</b>	~\$55 billion (as of August 2025)
<b>Total Assets</b>	\$659 billion
<b>Credit Rating</b>	S&P: AA-
<b>Website</b>	<a href="http://usbank.com">usbank.com</a>

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# 02

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## Property Summary



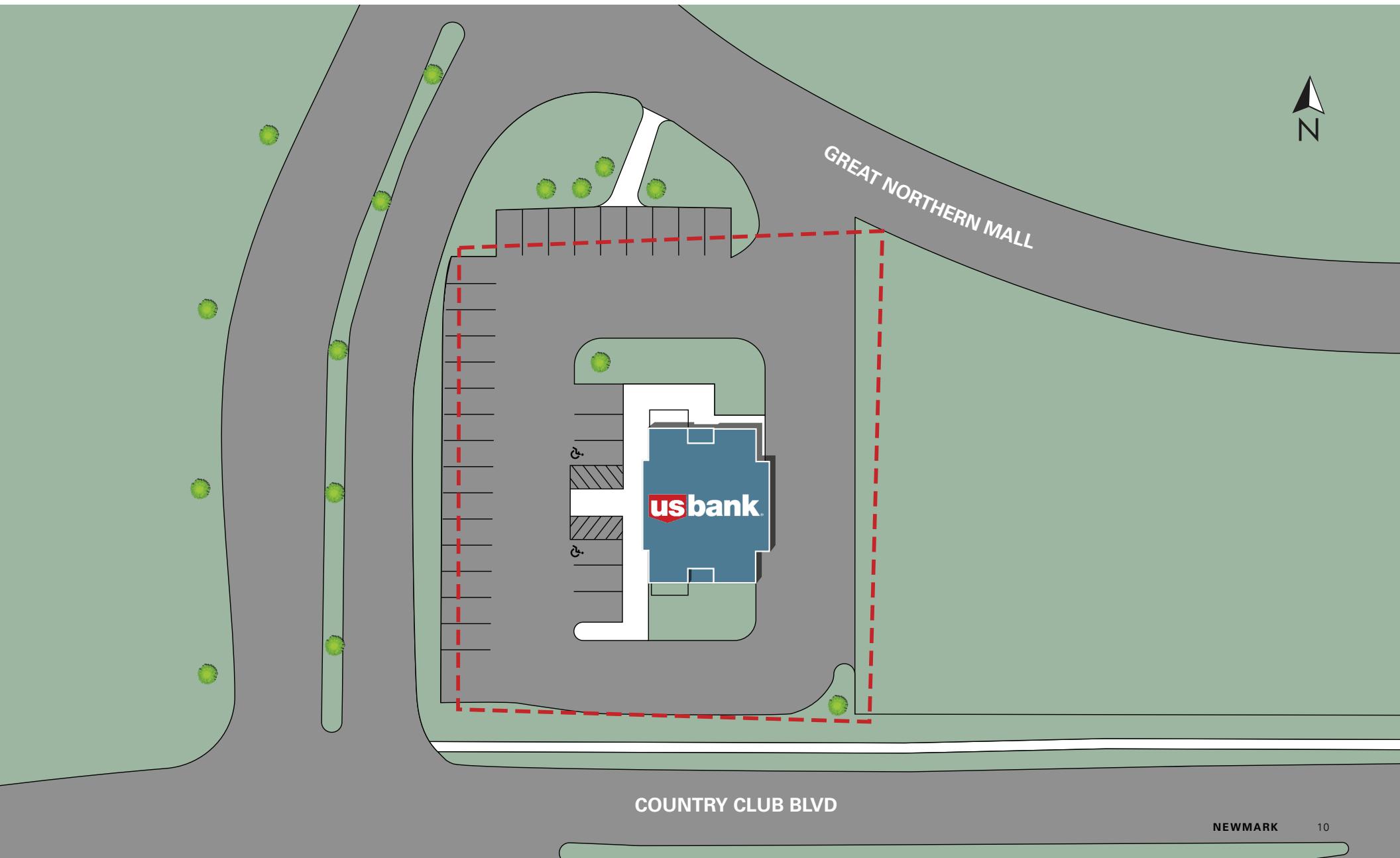
25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070

## Site Aerial



25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070

## Site Plan



25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070

## Property Description

<b>Address</b>	25900 Country Club Blvd, North Olmsted, OH 44070
<b>Year Built / Renovated</b>	1976
<b>Parking Spaces</b>	28
<b>Acreage</b>	0.51
<b>Occupancy</b>	100%



# Site Photos



# 03

## Market Summary



# Cleveland Market Summary

Located on the southern shore of Lake Erie, Cleveland, Ohio is the anchor of a vibrant and diversified metropolitan region. As the second-largest city in Ohio, Cleveland serves as a key hub for healthcare, advanced manufacturing, education, logistics, and financial services. The city combines a rich industrial legacy with a growing innovation economy, offering a compelling mix of affordability, infrastructure, and talent. Its strategic location within the Midwest makes it a natural distribution and business center for national and international firms.

## POPULATION & GROWTH DRIVERS

**372,000+**

residents in Cleveland proper; over 2 million in the metro area, spanning Cuyahoga, Lake, Lorain, Medina, and Geauga counties

**\$75,000+**

average household income within 3 miles of Great Northern Mall; projected to exceed \$82,000 by 2029

**Top 10**

U.S. metro for Gen Z homebuying—driven by affordability, remote work growth, and access to tech jobs

**\$1B+**

in recent infrastructure and redevelopment investments, including lakefront revitalization, public transit upgrades, and mixed-use housing

Strong housing pipeline with thousands of multifamily units planned or under construction in surrounding suburbs like Lakewood, Westlake, and North Olmsted

## Economy & Employment



**#1 U.S. Metro for Healthcare Employment per Capita**—home to Cleveland Clinic, University Hospitals, and MetroHealth



### Cleveland Clinic

- \$21B+ annual economic impact
- 70,000+ employees systemwide



### NASA Glenn Research Center

- 3,000+ jobs
- \$1B+ in federal research funding



### Port of Cleveland

- 13M+ tons of cargo annually
- key driver of regional logistics and trade



### Cleveland State University & Case Western Reserve University

- Combined \$2.5B+ economic impact
- 40,000+ students



### Manufacturing Renaissance

- 100+ advanced manufacturing firms in aerospace, automotive, and biomedical sectors



### Cleveland Hopkins International Airport

- Supports 9,000+ jobs and \$3.5B in annual business revenue

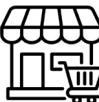


### Unemployment Rate

- 4.9% (as of July 2025), trending downward amid rising labor force participation

## Retail Market Summary (Q2 2025)

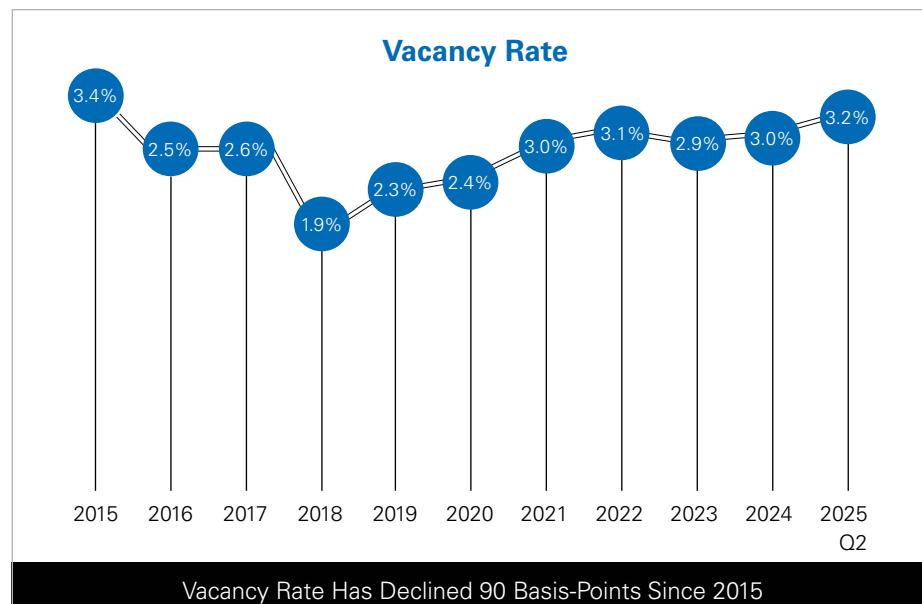
↓ 11%  
**3.20%**  
Retail Vacancy Rate

 **16.1M SF**  
Retail Inventory

 **30.4K SF**  
10-Year Avg. Net Absorption

 **40.3K SF**  
Retail Under Construction (0.2% of Inventory)

West Cleveland's vibrant economy, steady growth, and affluent residential base continue to fuel strong demand across the retail landscape. Its strategic location and seamless connectivity to the region's major employment hubs drive economic momentum and cultivate a resilient demographic foundation that actively supports retail expansion and investment

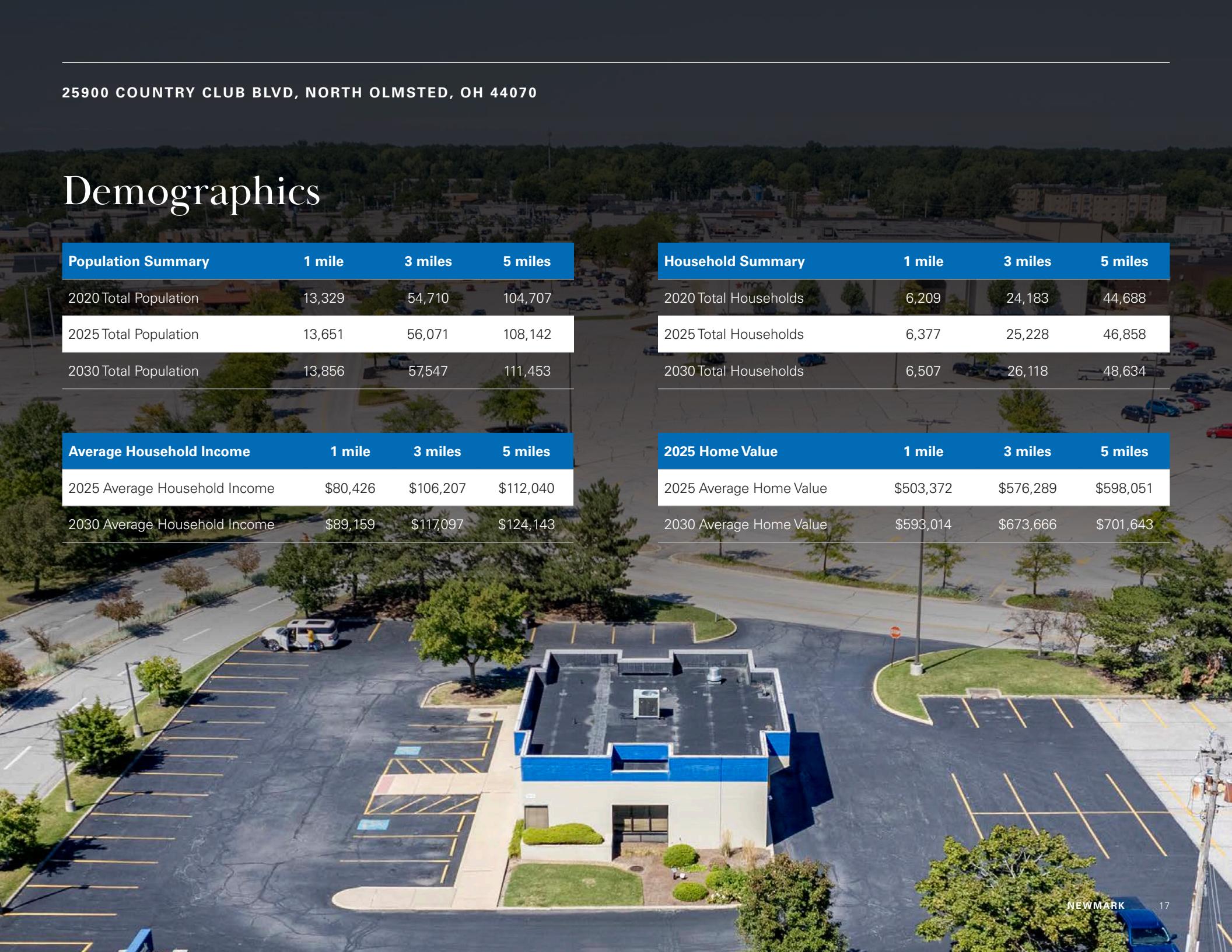


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# Retail Aerial



## Demographics



Population Summary	1 mile	3 miles	5 miles	Household Summary	1 mile	3 miles	5 miles
2020 Total Population	13,329	54,710	104,707	2020 Total Households	6,209	24,183	44,688
2025 Total Population	13,651	56,071	108,142	2025 Total Households	6,377	25,228	46,858
2030 Total Population	13,856	57,547	111,453	2030 Total Households	6,507	26,118	48,634
Average Household Income	1 mile	3 miles	5 miles	2025 Home Value	1 mile	3 miles	5 miles
2025 Average Household Income	\$80,426	\$106,207	\$112,040	2025 Average Home Value	\$503,372	\$576,289	\$598,051
2030 Average Household Income	\$89,159	\$117,097	\$124,143	2030 Average Home Value	\$593,014	\$673,666	\$701,643



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