



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



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Investment Summary

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	JAN-2026 RENT	BUILDING AREA	LEASE STRUCTURE
*BASED ON JAN-2026 RENT, SELLER TO CREDIT ANY GAP RENT AT CLOSING				



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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.



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.



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.



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.



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.



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

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



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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%

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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

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

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Property Summary



25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070

Site Aerial



ROMANO'S
Macaroni
GRILL



SONESTA
INTERNATIONAL HOTELS

LAQUINTA
BY WYNDHAM



usbank

GREAT NORTHERN MALL

RED LOBSTER
RED RIVER LOBBY LOBBY

DICK'S
SPORTING GOODS

VCF

BJS
RESTAURANT
BREWHOUSE

macy's

DSW
fIVE BELOW
Applebee's
GRILL & BAR
ULTA
BEAUTY

Burlington

BEST
BUY

THE HOME
DEPOT

Great Clips
IT'S GONNA BE GREAT

Cane's

JARED
JEWELERS

PETSMART

TJ-maxx

8KVPD
17

DOLLAR TREE

Panera
BREAD

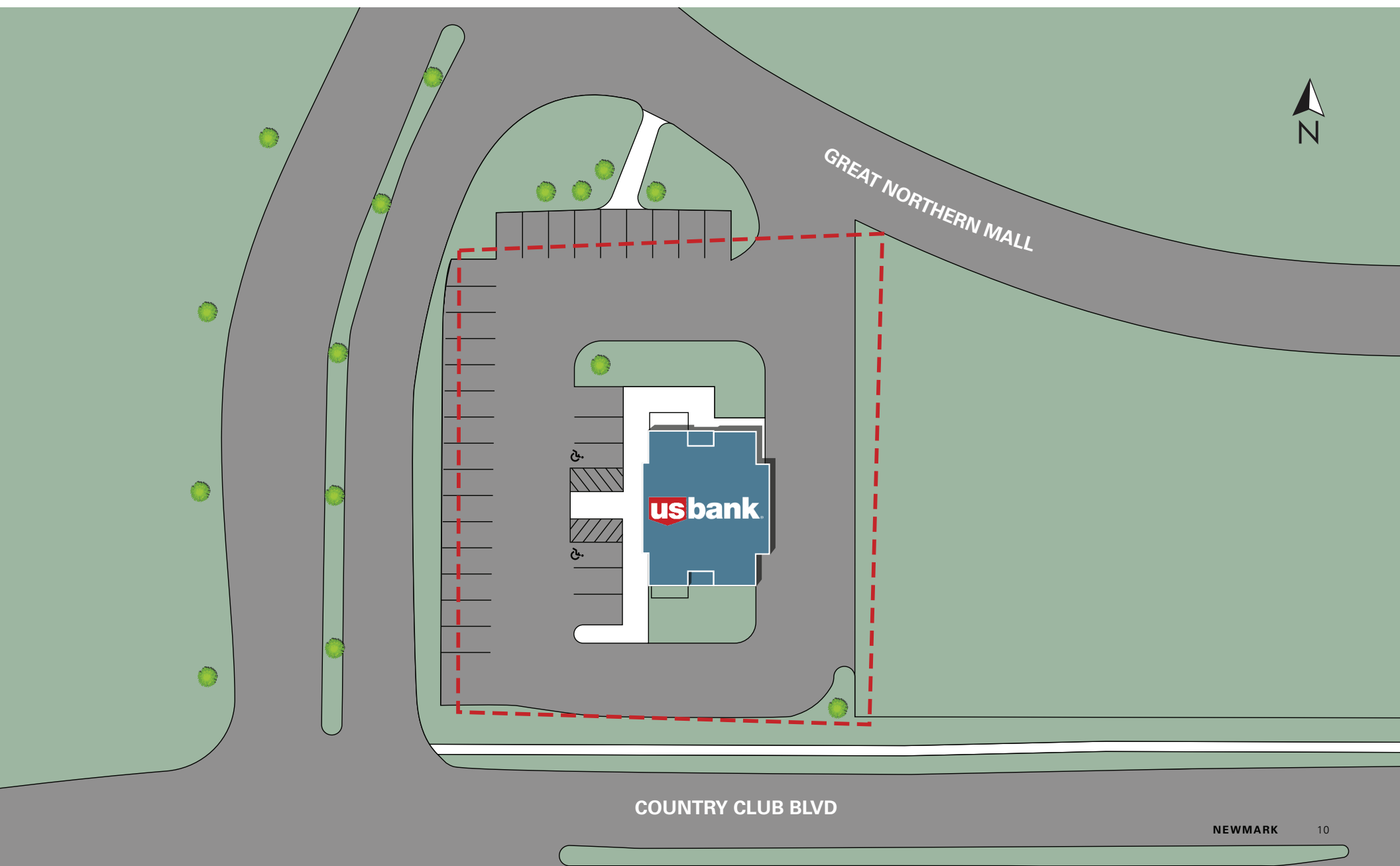
CHUCK E.
CHEESE

BOB'S
DISCOUNT
FURNITURE

verizon

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Site Plan



25900 COUNTRY CLUB BLVD, NORTH OLMSTED, OH 44070

Property Description

Address 25900 Country Club Blvd,
North Olmsted, OH 44070

**Year Built /
Renovated** 1976

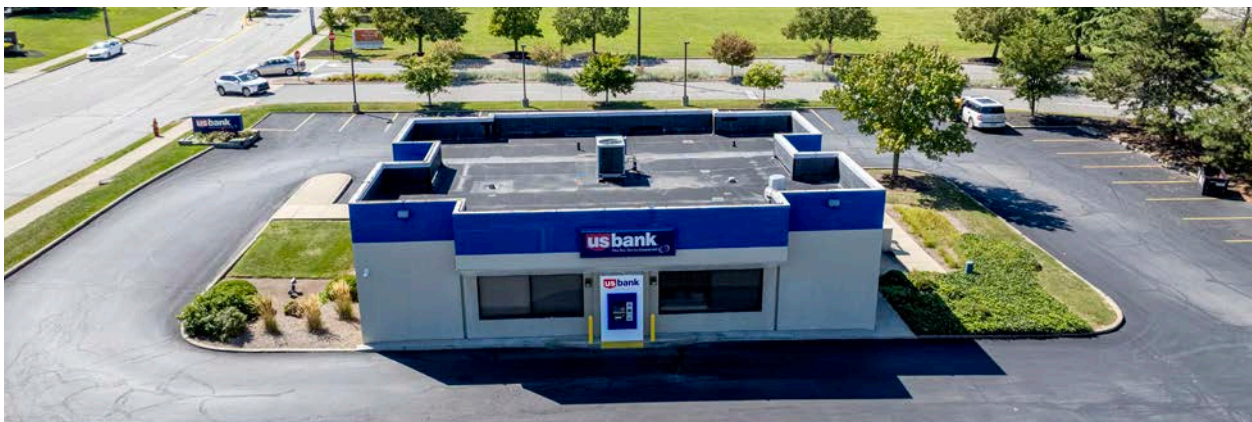
Parking Spaces 28

Acreage 0.51

Occupancy 100%



Site Photos



An aerial photograph of a commercial property. In the foreground, a large, mostly empty asphalt parking lot with yellow markings surrounds a small, single-story building with a flat roof and a blue-trimmed roofline. The building has a small entrance and some landscaping around its base. To the left of the building is a grassy area with a few trees. In the background, a long, two-story commercial building with many windows and air conditioning units on the roof is visible. Further back, there are more trees and some residential houses. The sky is clear and blue.

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Market Summary

Cleveland Market Summary

LoLocated 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)



3.20%

Retail Vacancy Rate



16.1M SF

Retail Inventory



30.4K SF

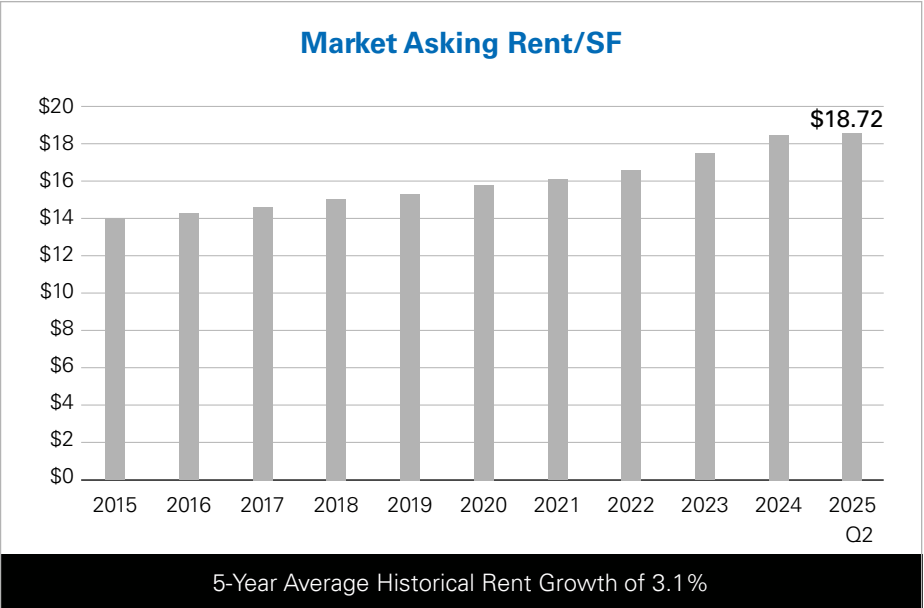
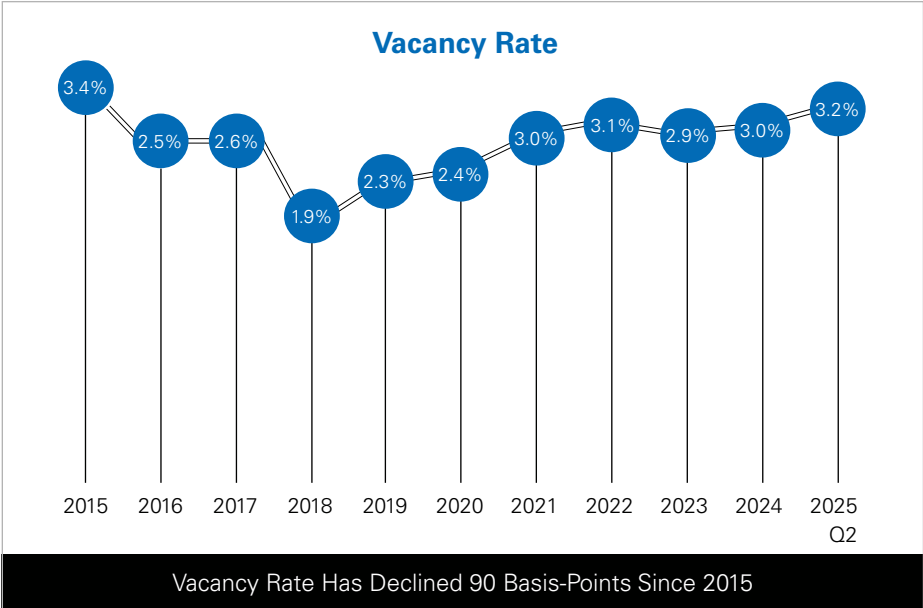
10-Year Avg. Net
Absorption



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



*Data collected from Costar Group

Retail Aerial



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Demographics

Population Summary	1 mile	3 miles	5 miles
2020 Total Population	13,329	54,710	104,707
2025 Total Population	13,651	56,071	108,142
2030 Total Population	13,856	57,547	111,453

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$80,426	\$106,207	\$112,040
2030 Average Household Income	\$89,159	\$117,097	\$124,143

Household Summary	1 mile	3 miles	5 miles
2020 Total Households	6,209	24,183	44,688
2025 Total Households	6,377	25,228	46,858
2030 Total Households	6,507	26,118	48,634

2025 Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$503,372	\$576,289	\$598,051
2030 Average Home Value	\$593,014	\$673,666	\$701,643



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