

Creative Playrooms



FIVE PROPERTY **PORTFOLIO** IN CLEVELAND MSA

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

PORTFOLIO OVERVIEW

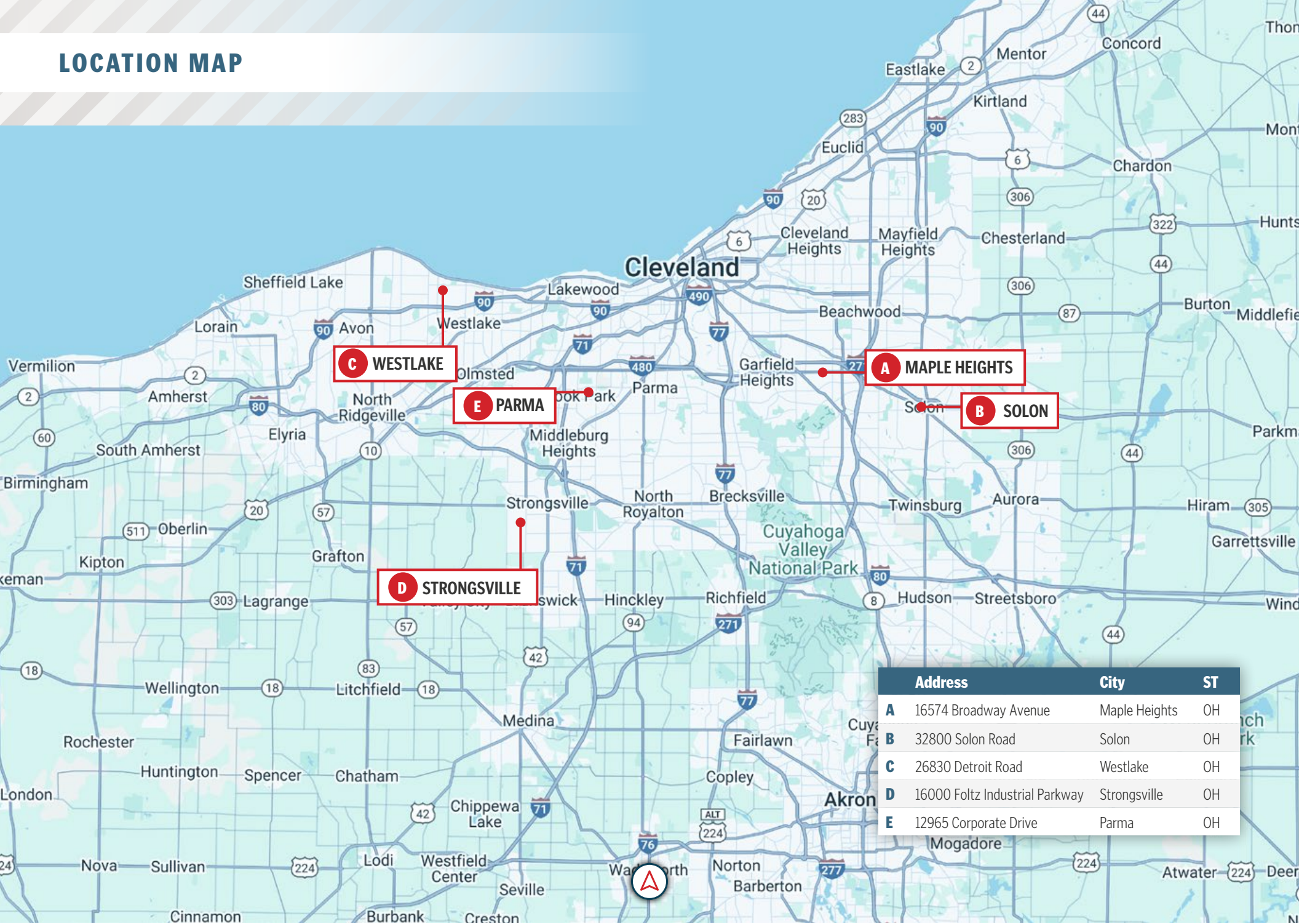


Tenant Name	Address	City	State	Year Built	Acres	SF	Price	NOI	Cap Rate	Term Remaining	Options	Increases	Lease Type
Creative Playroom	16574 Broadway Avenue	Maple Heights	Ohio	1915	2.00	13,296	\$2,375,000	\$161,522	6.80%	8 Years - Exp. 07/31/2033	4 (5-Year)	Annual Increases, Lesser of 2% or 1x CPI	Absolute NNN
Creative Playroom	32800 Solon Road	Solon	Ohio	1956	1.03	10,894	\$3,800,000	\$259,146	6.82%	8 Years - Exp. 07/31/2033	4 (5-Year)	Annual Increases, Lesser of 2% or 1x CPI	Absolute NNN
Creative Playroom	26830 Detroit Road	Westlake	Ohio	1990	2.19	11,089	\$3,175,000	\$215,659	6.79%	8 Years - Exp. 07/31/2033	4 (5-Year)	Annual Increases, Lesser of 2% or 1x CPI	Absolute NNN
Creative Playroom	16000 Foltz Industrial Parkway	Strongsville	Ohio	1994	4.50	19,130	\$3,550,000	\$240,508	6.77%	8 Years - Exp. 07/31/2033	4 (5-Year)	Annual Increases, Lesser of 2% or 1x CPI	Absolute NNN
Creative Playroom	12965 Corporate Drive	Parma	Ohio	2002	4.00	33,338	\$4,275,000	\$291,095	6.81%	8 Years - Exp. 07/31/2033	4 (5-Year)	Annual Increases, Lesser of 2% or 1x CPI	Absolute NNN

For Portfolio Pricing of 2+ Units, Please Contact Broker



LOCATION MAP



	Address	City	ST
A	16574 Broadway Avenue	Maple Heights	OH
B	32800 Solon Road	Solon	OH
C	26830 Detroit Road	Westlake	OH
D	16000 Foltz Industrial Parkway	Strongsville	OH
E	12965 Corporate Drive	Parma	OH



PROPERTY SPECIFICATIONS

Price	\$2,375,000
NOI	\$161,522
Cap Rate	6.80%
Rentable Area	13,296 SF
Land Area	2.00 Acres
Property Address	16574 Broadway Avenue Maple Heights, Ohio 44137
Year Built	1915

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	12,866	85,784	189,783
2024 Average Household Income	\$64,657	\$63,914	\$78,677
2024 Estimated Total Employees	3,650	32,070	123,474

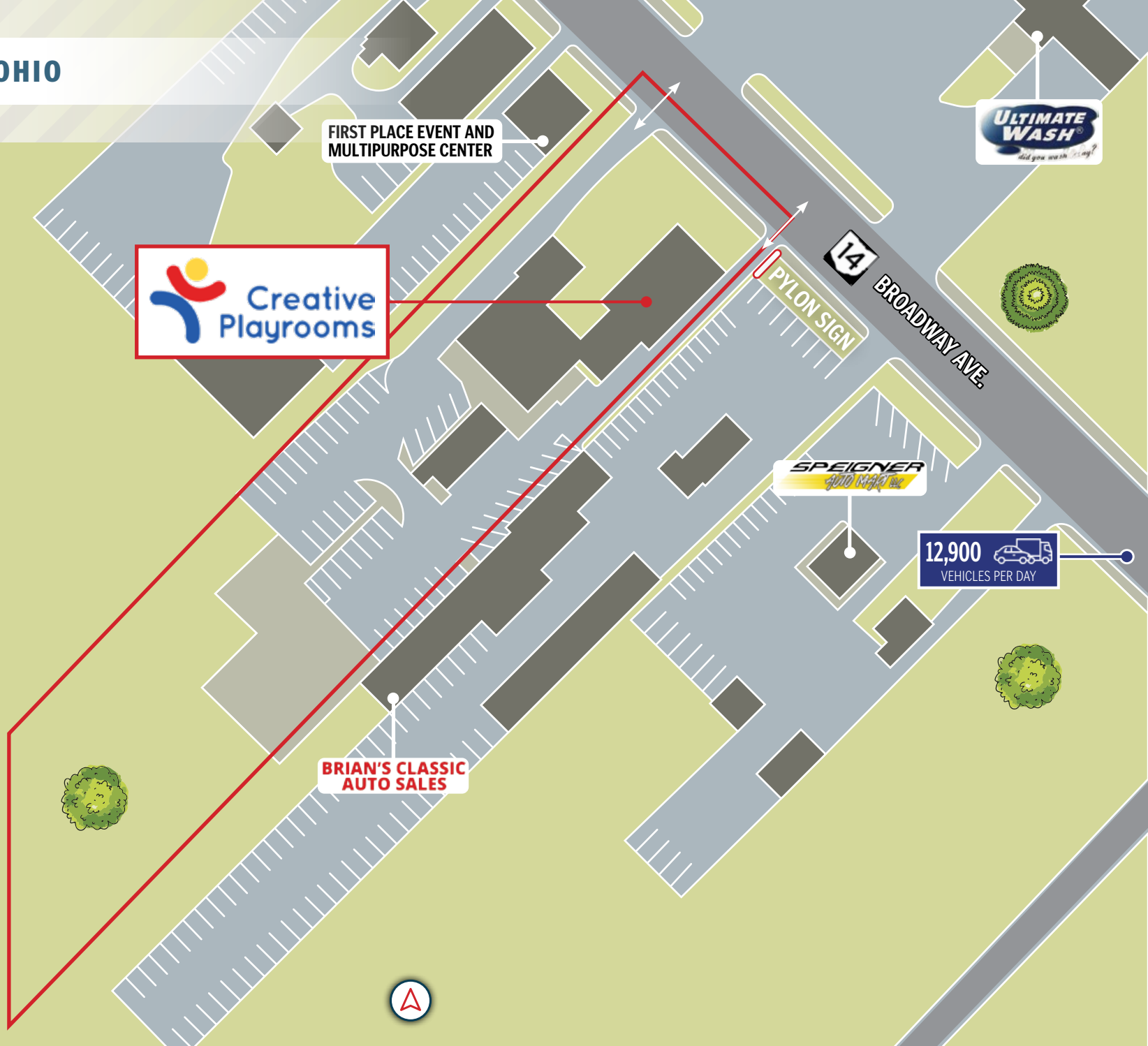
TRAFFIC COUNTS

Broadway Avenue/State Highway 14	12,900 VPD
Lee Road	6,100 VPD
Libby Road/State Highway 17	14,200 VPD

MAPLE HEIGHTS | OHIO



MAPLE HEIGHTS | OHIO



MAPLE HEIGHTS | OHIO



THE HOME DEPOT
DTLR FORMAN LITTLE THE LITTLE CORP.
giant eagle
FAMILY DOLLAR
O'Reilly AUTO PARTS



Walmart
Supercenter

BEDFORD HIGH SCHOOL



12,900
VEHICLES PER DAY

BROADWAY AVE./STATE HIGHWAY 14

Creative Playrooms



LAFAYETTE AVE.

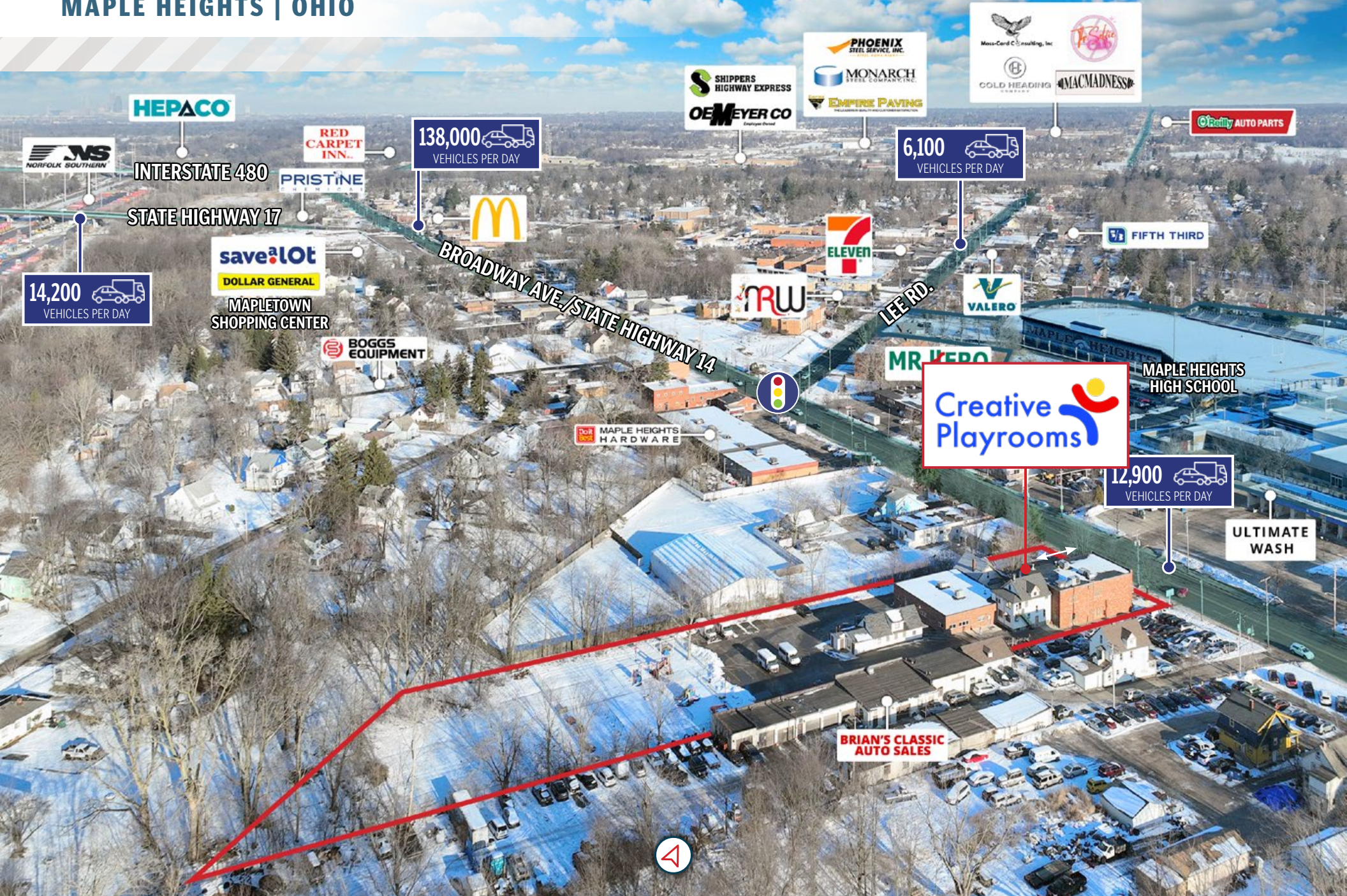
BRIAN'S CLASSIC AUTO SALES

ULTIMATE WASH

MAPLE HEIGHTS HIGH SCHOOL



MAPLE HEIGHTS | OHIO



MAPLE HEIGHTS | OHIO





PROPERTY SPECIFICATIONS

Price	\$3,800,000
NOI	\$259,146
Cap Rate	6.82%
Rentable Area	10,894
Land Area	1.03 Acres
Property Address	32800 Solon Road Solon, Ohio 44139
Year Built	1956

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,284	31,225	98,704
2024 Average Household Income	\$129,517	\$178,780	\$134,382
2024 Estimated Total Employees	15,466	29,807	72,355

TRAFFIC COUNTS

Solon Road	18,600 VPD
Aurora Road/State Highway 43	16,100 VPD
U.S. Highway 422	43,800 VPD

SOLON | OHIO



18,600
VEHICLES PER DAY

SOLON RD.

MONUMENT SIGN



SOLON MOTEL



SOLON | OHIO



SOLON | OHIO



43,800
VEHICLES PER DAY



SOLON MALL SHOPPING CENTER



SOLON VILLAGE



SOLON SQUARE SHOPPING CENTER



16,100
VEHICLES PER DAY

18,600
VEHICLES PER DAY



SOLON RD.

STATE HIGHWAY 43





PROPERTY SPECIFICATIONS

Price	\$3,175,000
NOI	\$215,659
Cap Rate	6.79%
Rentable Area	11,089 SF
Land Area	2.19 Acres
Property Address	26830 Detroit Road Westlake, Ohio 44145
Year Built	1990

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	8,863	62,312	139,218
2024 Average Household Income	\$134,860	\$150,155	\$139,138
2024 Estimated Total Employees	7,588	39,708	84,965

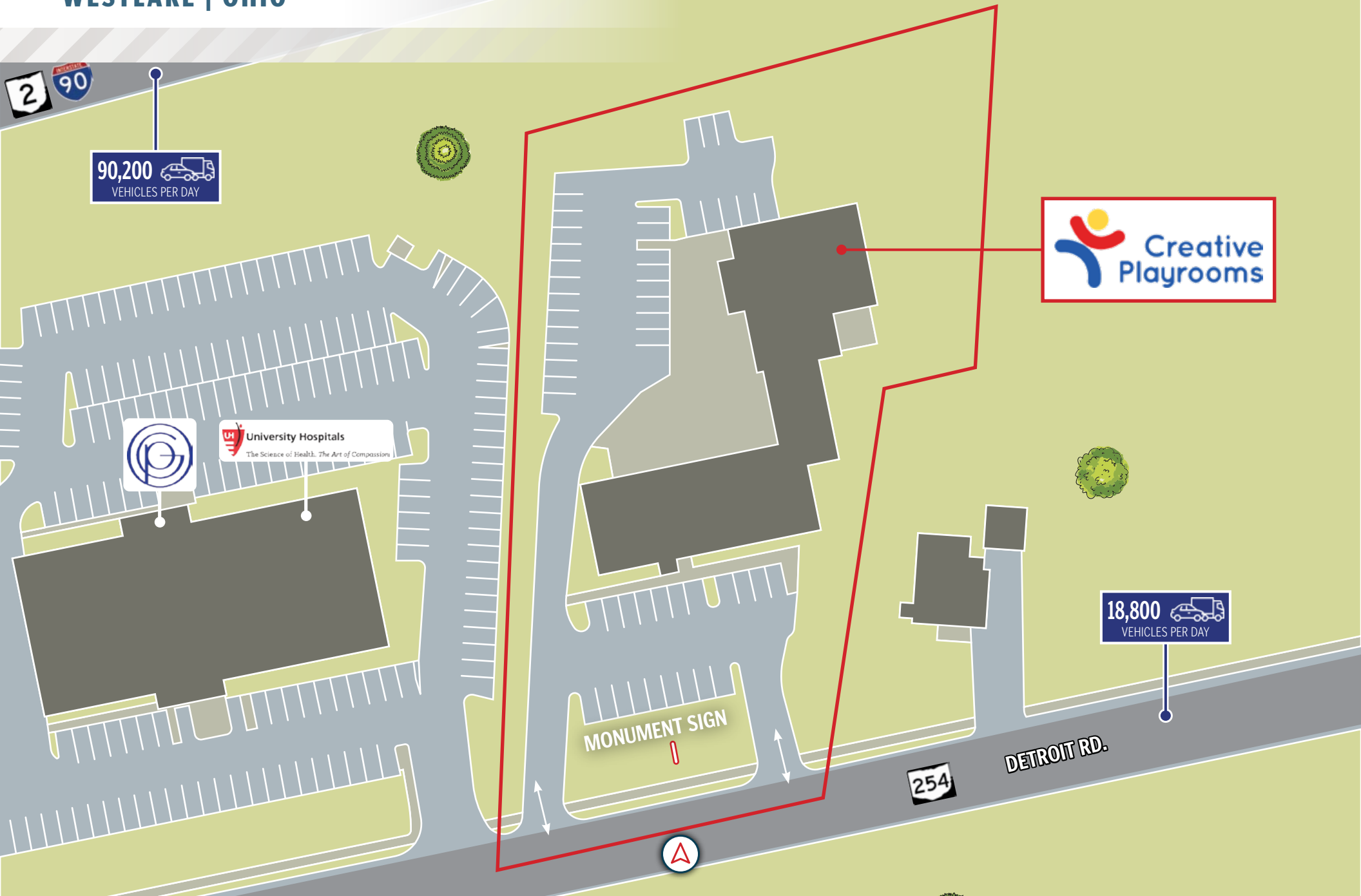
TRAFFIC COUNTS

Detroit Road/State Highway 254	18,800 VPD
Dover Center Road	10,700 VPD
Northwest Freeway/Interstate 90/State Highway 2	90,200 VPD

WESTLAKE | OHIO



WESTLAKE | OHIO



WESTLAKE | OHIO



macy's
WORLD MARKET
BARNES & NOBLE
lululemon
TRADER JOE'S

Rack
Market DISTRICT
urbanair
LAIFITNESS

DICK'S
H&M
GAP

FRESH THYME MARKET
PET SUPPLIES PLUS
HOME SENSE

USPS.COM

LEE BURNESON MIDDLE SCHOOL

Concord Reserve
A LIFE ENHANCING COMMUNITY

WESTLAKE HIGH SCHOOL

AMADA
HEALTH CARE

STIFEL
Beautiful Smiles

HYATT PLACE

MAX STRENGTH FITNESS

verizon
SHAKE SHACK

DETROIT DOVER ANIMAL HOSPITAL

SUNOCO

ACE Hardware

SHERWIN-WILLIAMS

THE KADDAH TEAM
CROSSCOUNTRY MORTGAGE

MICHELLE'S HOME CARE

MADISON EYE CARE
A MEMBER OF *Wentz EyeCare*

DARAY LAW

action acum

DETROIT RD./STATE HIGHWAY 254

WESTLAKE FAMILY HEALTH CENTER

younglife

CONRAD'S
Tire Express & Total Car Care

drug mart

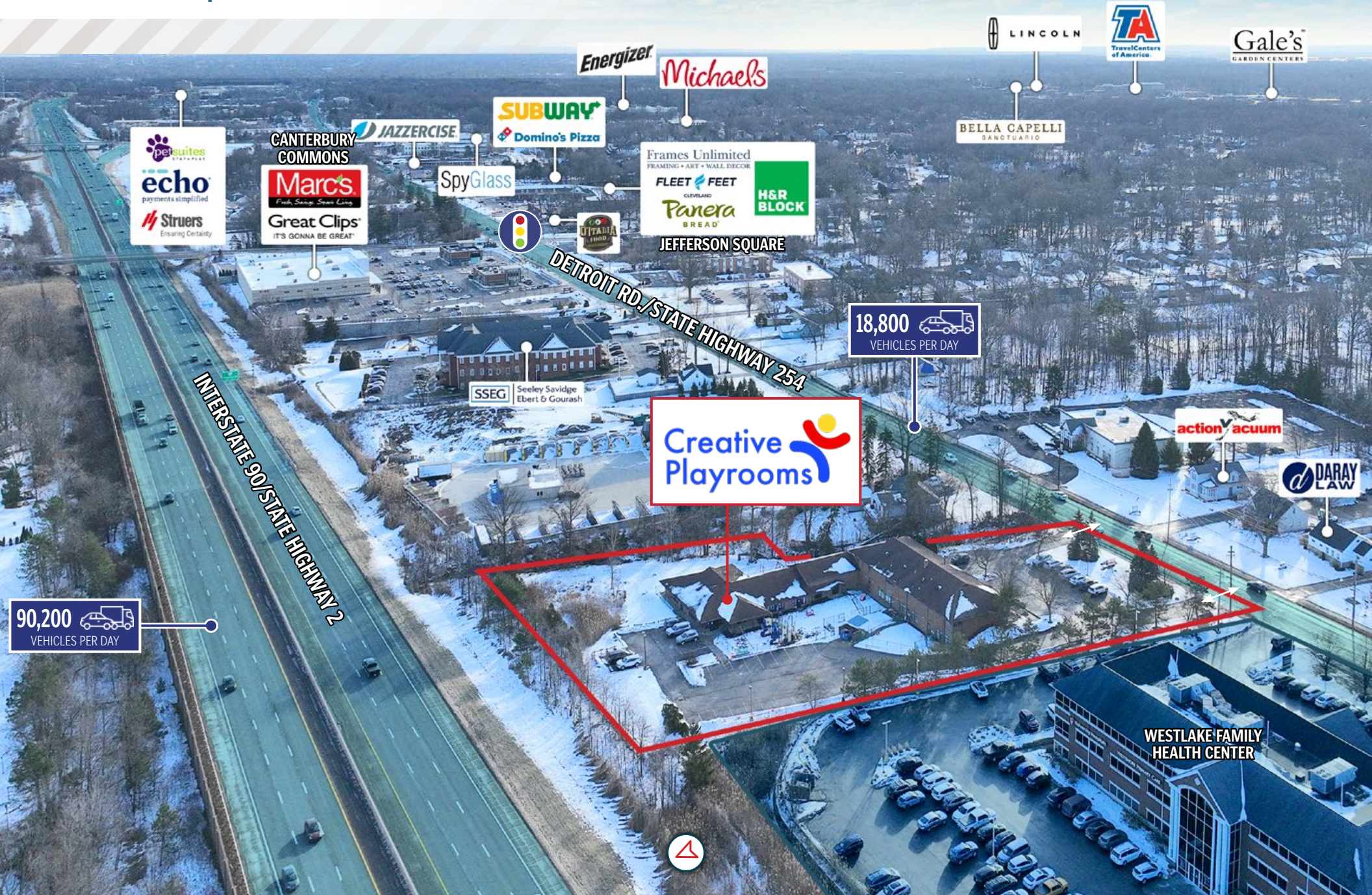
18,800
VEHICLES PER DAY

Creative Playrooms

90,200
VEHICLES PER DAY

INTERSTATE 90/STATE HIGHWAY 2

WESTLAKE | OHIO







PROPERTY SPECIFICATIONS

Price	\$3,550,000
NOI	\$240,508
Cap Rate	6.77%
Rentable Area	19,130 SF
Land Area	4.50 Acres
Property Address	16000 Foltz Industrial Parkway Strongsville, Ohio 44149
Year Built	1994

DEMOGRAPHICS

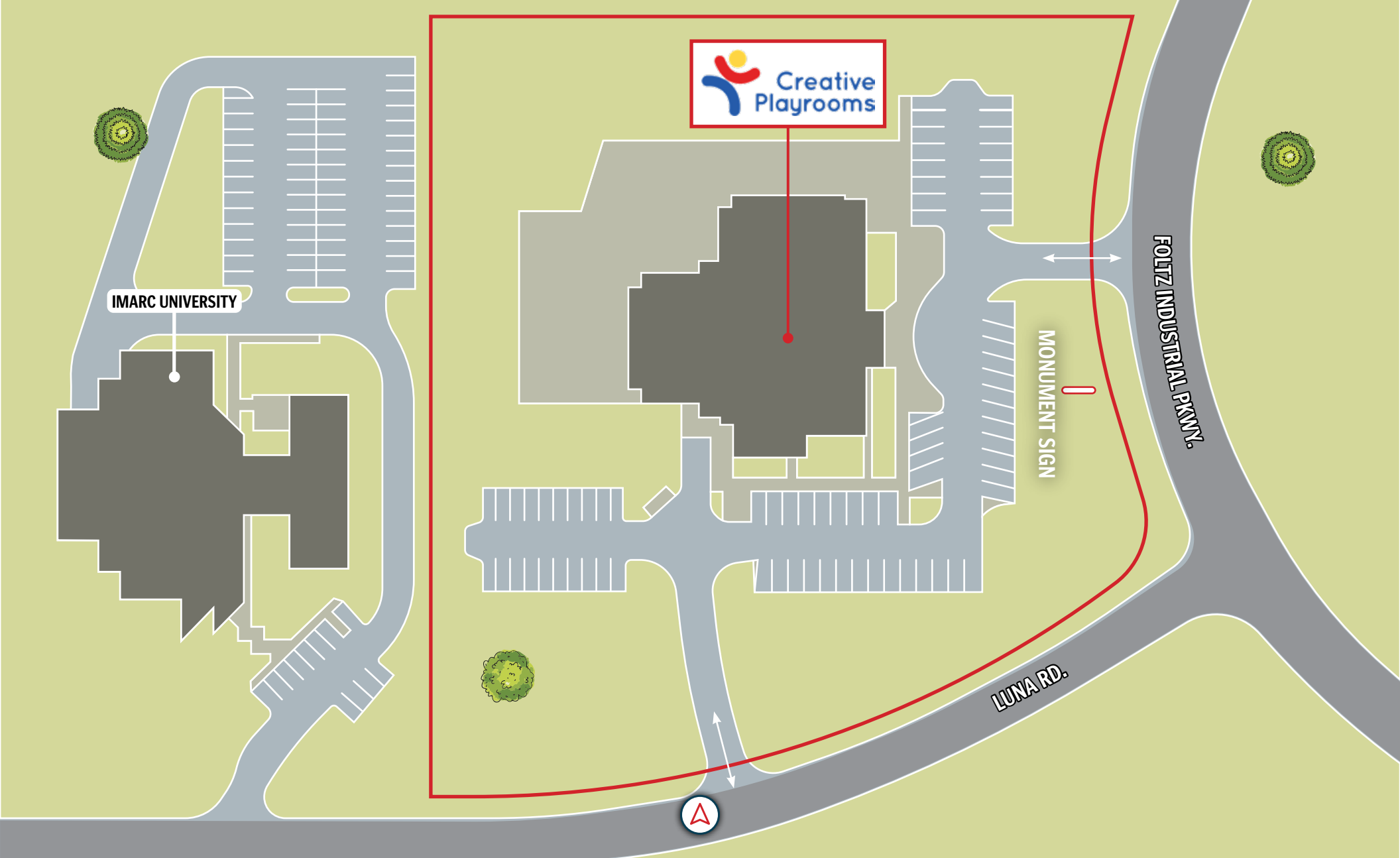
	1 Mile	3 Miles	5 Miles
2024 Estimated Population	1,925	37,055	107,399
2024 Average Household Income	\$144,914	\$139,125	\$121,034
2024 Estimated Total Employees	3,152	19,040	37,133

TRAFFIC COUNTS

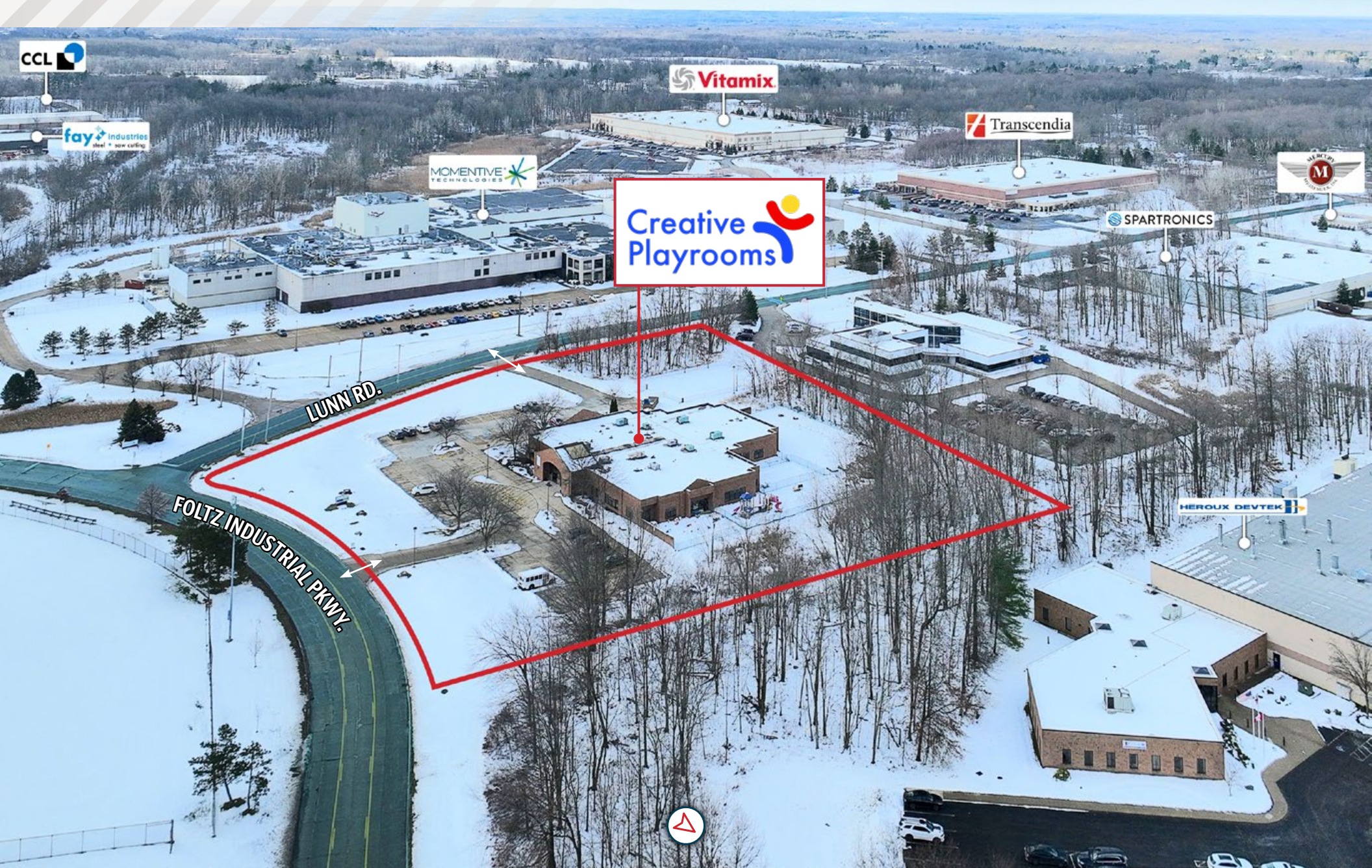
U.S. Highway 42	23,900 VPD
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STRONGSVILLE | OHIO

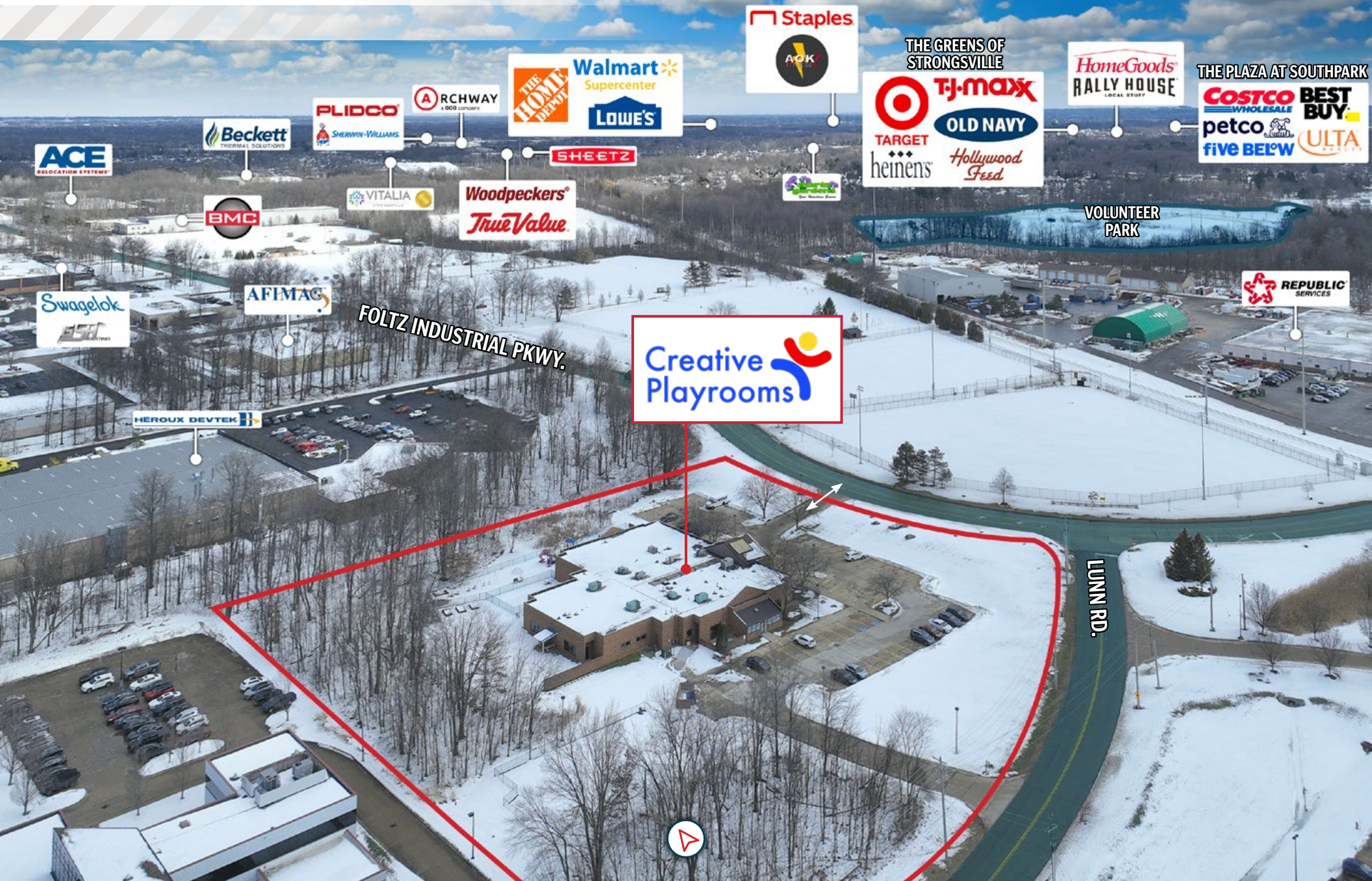




STRONGSVILLE | OHIO



STRONGSVILLE | OHIO



Creative Playrooms



STRONGSVILLE | OHIO





PROPERTY SPECIFICATIONS

Price	\$4,275,000
NOI	\$291,095
Cap Rate	6.81%
Rentable Area	33,338 SF
Land Area	4.00 Acres
Property Address	12965 Corporate Drive Parma, Ohio 44130
Year Built	2002

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	8,164	101,811	298,972
2024 Average Household Income	\$83,611	\$78,045	\$79,908
2024 Estimated Total Employees	11,849	57,567	135,500

TRAFFIC COUNTS

W. 130th Street	22,700 VPD
Brookpark Road/State Highway 17	21,200 VPD

PARMA | OHIO



CORPORATE DR.

MONUMENT SIGN



PARMA | OHIO



PARMA | OHIO



CLEVELAND HOPKINS INTERNATIONAL AIRPORT

VARBROS LLC

Ford

ROYAL CABINET DESIGN COMPANY

Sysco

INTERSTATE 480

AMERICAN TRUCK EQUIPMENT
VARBROS LLC
National Office
Quest RIM

SemBro
SUNBELT RENTALS
LITZLER
DRIVEN BY RIGHT

HARLEY-DAVIDSON
MOTORCYCLES

Milano

Travelodge

ACURA CHEVROLET MAZDA
DUCATI TOYOTA LEXUS

117,300
VEHICLES PER DAY

QUES INDUSTRIES, INC.

CENTRAL TRANSPORT

22,700
VEHICLES PER DAY

LAKE ERIE GRAPHICS INC.

W. 130TH ST.

Creative Playrooms

parma academy

CORPORATE DR.





Creative Playrooms

22,700
VEHICLES PER DAY

21,200
VEHICLES PER DAY

W. 130TH ST.

STATE HIGHWAY 17





CREATIVE PLAYROOMS

creativeplayrooms.com

Company Type: Private

Locations: 6+

Creative Playrooms is a network of Montessori and traditional child care centers that offer programs for children from 6 weeks to 12 years old. The centers are designed to help children grow, explore, and discover their interests. At Creative Playrooms, they aim to foster a love of learning and exploration! Throughout all of their classrooms, play-based/Montessori/Reggio Emilia approach to learning cultivates an environment that focuses on the whole child and their physical, emotional, and cognitive needs. Most of their locations provide hot meals, snacks, and offer on-site swimming pools with lifeguards. They believe in the importance of laying a foundation for a lifetime of learning by encouraging children to explore their interests more deeply through doing, asking questions, and having fun. Their programs provide the comfort of knowing every child is safe, loved, and happy as they grow and learn.

Source: creativeplayrooms.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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