



**Retail Investment
Offering Memorandum:**

**Navy Federal Credit Union
5945 Mayfield Road
Mayfield Heights, OH 44124**



Cooper Commercial Investment Group
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NAVY FEDERAL® Credit Union

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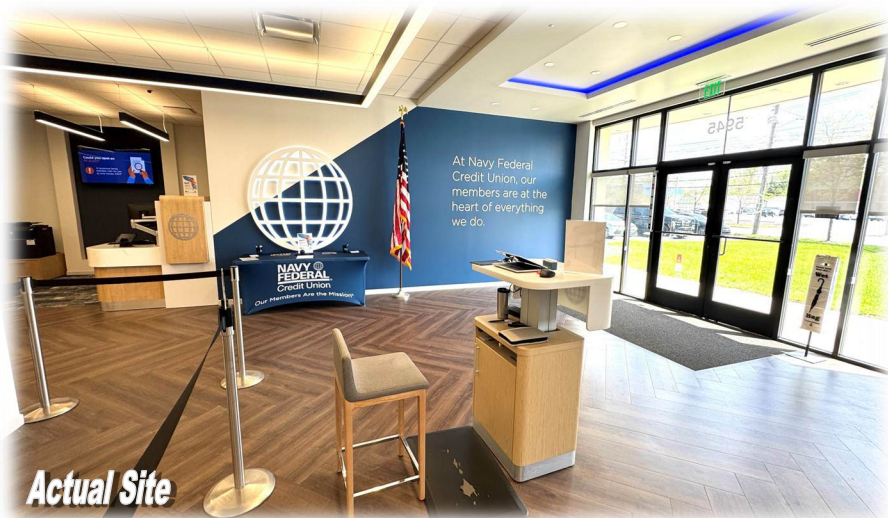
Actual Site



Investment Summary

Navy Federal Credit Union INVESTMENT HIGHLIGHTS

- **Ideal Zero Management Asset (Tenant Handles ALL Expenses Directly) for Passive Investor: Single-Tenant, Absolute NNN Lease**
- **Navy Federal Credit Union: \$205 Billion in Assets and The World's Largest Credit Union, Serving More Than 13 Million Members Through a Network of Over 350 Branches and 30,000+ Fee-Free ATMs Nationwide**
- **Rental Increase in 2028 Taking Property to Attractive 6.62% CAP**
- **Recent (2025) Tenant Self-Funded (\$1.3 Million) Full Redevelopment and Design including Brand New Roof with 20 Year Transferable Warranty, Further Strengthening the Commitment to the Location**
- **Strong Demographics: Average Household Incomes Over \$130,000 and High Population Density of 160,000+ Residents Within 5-Miles Giving Easy Access to Large Population Base**
- **Prominent, High Traffic Location (Approx. 37,000+ VPD) At Intersection of Mayfield & Lander Road**
- **Less Than 1 Mile to Interstate-271 (145,000+ VPD), Bolstering the Property's Daily Daytime Traffic**



ADDITIONAL HIGHLIGHTS

- **Navy Federal Credit Union Money.com Best Bank for Small Businesses, Ranked #2 in Customer Satisfaction Among U.S. Credit Card Issuers**
- **Affluent, Suburban Location with State-Rated "Excellent" and Top-Rated Mayfield Exempted Village School District**
- **Major Complimentary Nearby National Retailers: Eastgate Shopping Center, Golden Gate Plaza, Newer Construction Pinecrest Lifestyle Center, Eton Lifestyle Center, Legacy Village, Pavilion, Village Square, Harvard Park and Beachwood Place Mall, Along with Numerous Fitness Centers, Hotels and Restaurants**
- **Desirable Community with a Short Commute (20 Miles) to Downtown Cleveland Attractions, Immediate Proximity to Several Colleges/Universities, Numerous High-Profile Fortune 500 Companies, and Only 25 Miles to Cleveland Hopkins International Airport**
- **Various Other Nearby Major Employers Including: Less Than 3/4 Mile to Rockwell Automation (1,500 On-Site Employees) and Parker Hannifin (Corporate HQ, 60,000 Employees Globally), Along with University Hospital's Ahuja Medical Center (2,500 Employees and \$200 Million Recent Expansion), Cleveland Clinic (83,000 Employees Systemwide), Eaton Corporation HQ (2,000 Employees), Bank of America, Cuyahoga Community College, Site Centers Corp. HQ and ABB Inc. (500 Employees)**





**BEACHWOOD
PLACE**



LOCATION OVERVIEW

The subject property is located approximately 20 miles east of Downtown Cleveland in the highly affluent suburb of Mayfield Heights, with strong household incomes surrounding the property in a 5-mile radius exceeding \$130,000. Positioned along the highly trafficked Mayfield Road corridor, the Navy Federal Credit Union benefits from exceptional visibility and accessibility within one of Cleveland's most established and desirable eastern suburban trade areas. The property is situated less than 3/4 of a mile to the Landerbrook and Landerhaven Corporate Centers, which are home to major corporate users including Parker-Hannifin (60,000+ employees company-wide) and Rockwell Automation (~1,500 employees on-site), which maintains a significant regional presence, along with numerous Class "A" office users that support a strong daytime population.

Interstate access is a key driver for the area, with Interstate 271 located less than half a mile from the property, providing direct connectivity to Interstate 90, Interstate 480, Interstate 71, and Interstate 80. Traffic counts remain strong with approximately 145,000 vehicles per day along I-271, over 37,000 along Mayfield Road, and more than 40,000 along Cedar Road, ensuring consistent consumer traffic and ease of access for surrounding communities.

The Cedar/Lander corridor is widely recognized as one of the most affluent and active retail and commercial corridors in Northeast Ohio. The area continues to experience strong retail growth, highlighted by nearby premier developments including Pinecrest, anchored by high-end retailers and dining, as well as Legacy Village, Beachwood Place, and Eton Chagrin Boulevard. These dominant retail destinations draw consumers from across the region and reinforce the area's reputation as a premier shopping and dining hub.

Healthcare in the immediate area is anchored by Hillcrest Hospital, a nationally recognized 500-bed hospital located just minutes from the property, along with UH Ahuja Medical Center, a state-of-the-art campus that continues to expand and serve the surrounding communities. These institutions not only provide critical healthcare services but also serve as major employment drivers for the region.

The greater Cleveland market is supported by a highly diversified economy that has evolved from its manufacturing roots into a strong base of healthcare, financial services, and advanced manufacturing. Major employers in the region include Cleveland Clinic (80,000+ employees system-wide), University Hospitals, Progressive Corporation, KeyBank, and Sherwin-Williams, among many others. Cleveland is widely recognized as a national leader in healthcare and biomedical research, anchored by institutions such as Case Western Reserve University and its partnerships with leading medical systems.

The area is supported by a strong educational foundation, anchored by the highly regarded Mayfield City School District (approximately 4,200 students and 300 faculty), which serves the community with well-rated schools and contributes to the area's long-term residential stability. In addition to quality primary and secondary education, the region benefits from access to several prominent higher education institutions, including Case Western Reserve University (~7 miles, 12,398 students), Cleveland State University (~21 miles, 14,000+ students), and Cuyahoga Community College (~7 miles, 18,000+ students), along with nearby John Carroll University (~6 miles, 3,906 students) and Ursuline College (~2 miles, 970 students). Together, these institutions support a well-educated workforce and provide a steady pipeline of future professionals to the region.

Cleveland also offers a wide range of cultural and entertainment amenities, including Progressive Field, Rocket Arena, Huntington Bank Field, and the Rock and Roll Hall of Fame, all located within a short drive of the property. Additionally, the asset benefits from convenient access to Cleveland Hopkins International Airport, located approximately 22 miles to the west, providing domestic and international travel options.

With its premier suburban location, strong surrounding demographics, excellent accessibility, and proximity to major employment, healthcare, and retail drivers, the Navy Federal Credit Union property is well positioned to serve the needs of the surrounding community and represents a compelling long-term investment opportunity.





TENANT SUMMARY

Tenant Name:	Navy Federal Credit Union
Lease Type:	Absolute Triple Net (NNN)
Remaining Lease Term:	6.25 Years
Tenant Since:	2025
Commencement Date:	9/23/2025
Lease Expiration Date:	9/30/2032
Options:	(2) 5-Yr
Rental Increase (s):	2028
Options to Terminate:	None
Roof:	Tenant Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Handles Direct
Real Estate Taxes:	Tenant Handles Direct
Insurance:	Tenant Handles Direct
Structure:	Tenant Responsibility

OFFERING SUMMARY

Price:	\$2,905,000
Gross Leasable Area:	5,500 S.F.
NOI:	\$181,500
CAP Rate:	6.25%
Year Complete Renovation:	2025
	(Tenant Self-Funded \$1.3M Complete Renovation)
Year Built	1966
Lot Size:	0.744 Acres
Foundation:	Concrete
Exterior:	Brick/Block

Financial Data

Rental Income:	\$181,500
Expenses:	(\$0)
NOI:	\$181,500

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$15,125.00	\$181,500.00	\$33.00
Bump 10/1/2028:	\$16,041.67	\$192,500.00	\$35.00
Option 1:	\$17,645.83	\$211,750.00	\$38.50
Option 2:	\$19,410.42	\$232,925.00	\$42.35



NAVY FEDERAL CREDIT UNION®

Property Name: Navy Federal Credit Union
Property Address: 5945 Mayfield Road
 Mayfield Heights, OH 44124
Property Type: Single-Tenant Absolute NNN
Rentable Area: 5,500 S.F.
of Years Operated: 90+
of Total Locations: 382 Branches Worldwide
of Assets: \$205 Billion
Corp. Headquarter: Vienna, VA
Website: navyfederal.org

Navy Federal Credit Union is the world’s largest credit union, with approximately \$205 billion dollars in current assets, serving members of the U.S. Armed Forces, veterans, Department of Defense personnel, and their families with a full range of financial products and services. The institution provides comprehensive banking solutions including savings and checking accounts, consumer lending, mortgages, credit cards, and investment services, along with digital banking and financial planning tools. Navy Federal offers extensive convenience across the United States, serving more than 13 million members through a network of over 350 branches and 30,000+ fee-free ATMs nationwide, as well as a robust digital banking platform. Known for its member-first philosophy, the credit union emphasizes competitive rates, low fees, and personalized service tailored to the unique needs of military-affiliated households. With strong financial performance and a reputation for stability and service, Navy Federal Credit Union is consistently recognized as a leader in the financial services industry.



Award-Winning Products to Support Your Goals

We want you to earn more, save more and live the life you want, knowing we're behind you every step of the way.

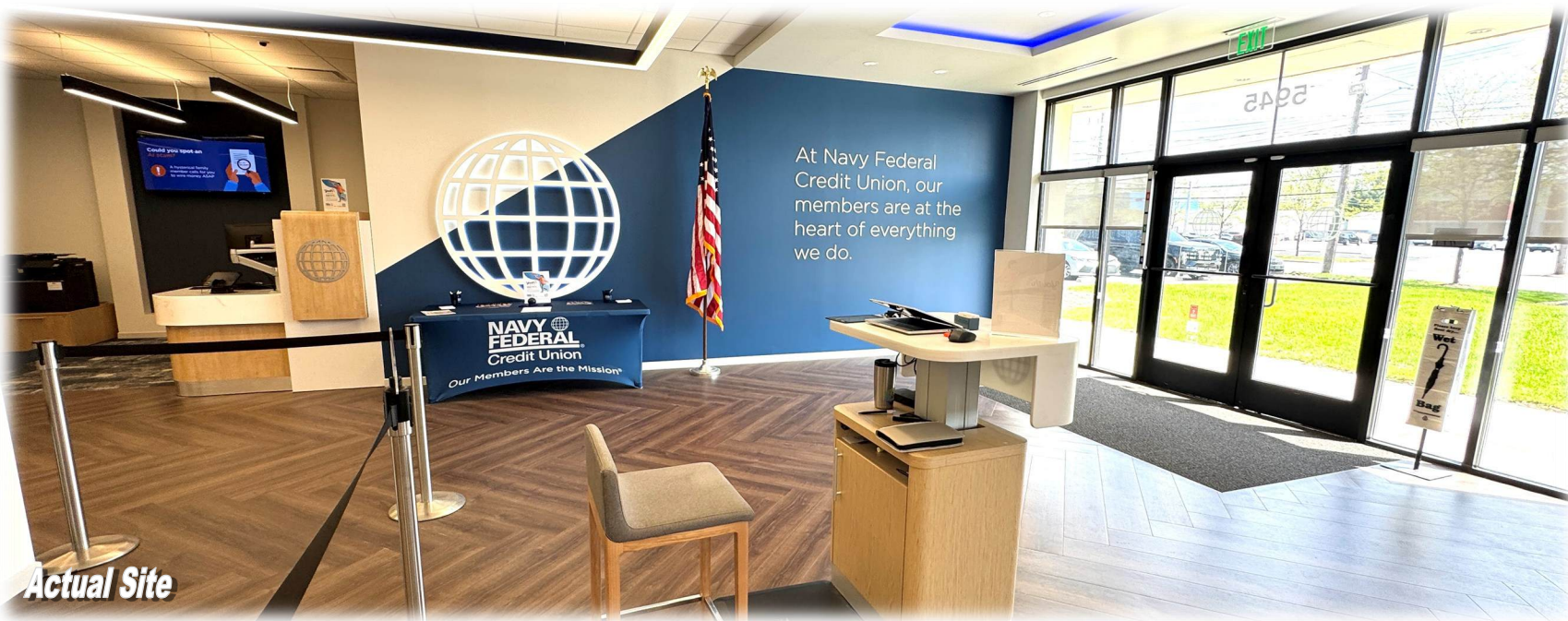
-  **Credit Cards:** #2 in customer experience among US credit card issuers in Forrester's^[2] 2025 CX Index™ survey^[1]
-  **Mortgages:** See how we performed in the [J.D. Power 2025 U.S. Mortgage Servicer Satisfaction Study](#)
-  **Student Loans:** The Simple Dollars Best Credit Union for Student Loans 2020
-  **Business Solutions:** MONEY.com Best Banks for Small Businesses
-  **Personal Loans:** One of WalletHub's 2025 Best Personal Loans for Veterans
-  **Auto Loans:** See how we performed in the [J.D. Power 2025 U.S. Automotive Financing Satisfaction Study](#)

1st Quarter, 2026 (dollars in millions)	
Assets:	\$203,582
Deposits:	\$173,224
Loans Outstanding:	\$144,518
Members' Equity:	\$19,436
Members:	15,350,733





Actual Site



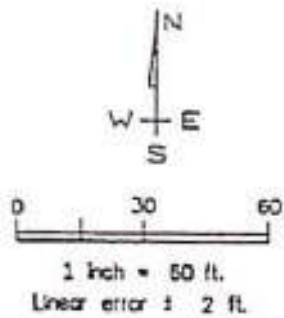
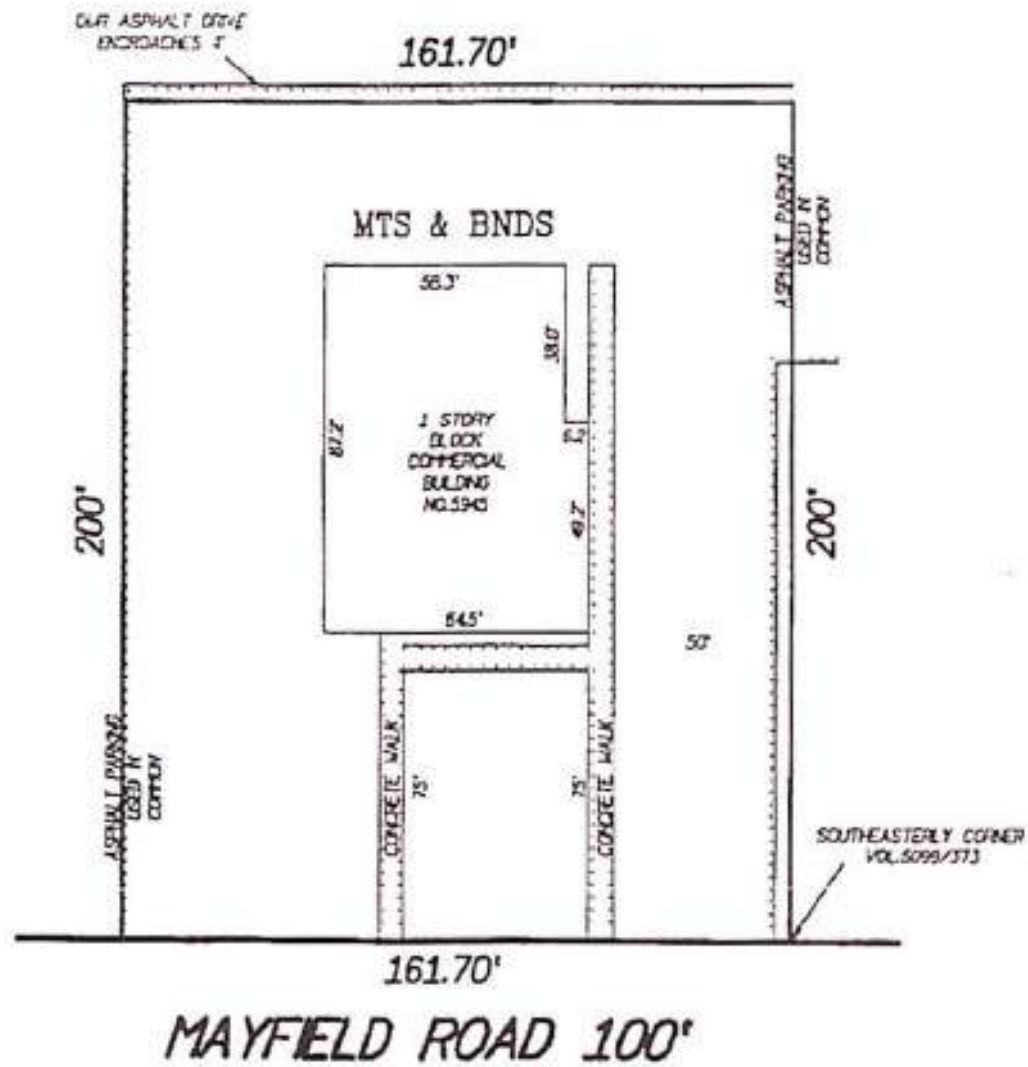
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Property Analysis



SEE ENCROACHMENT BELOW



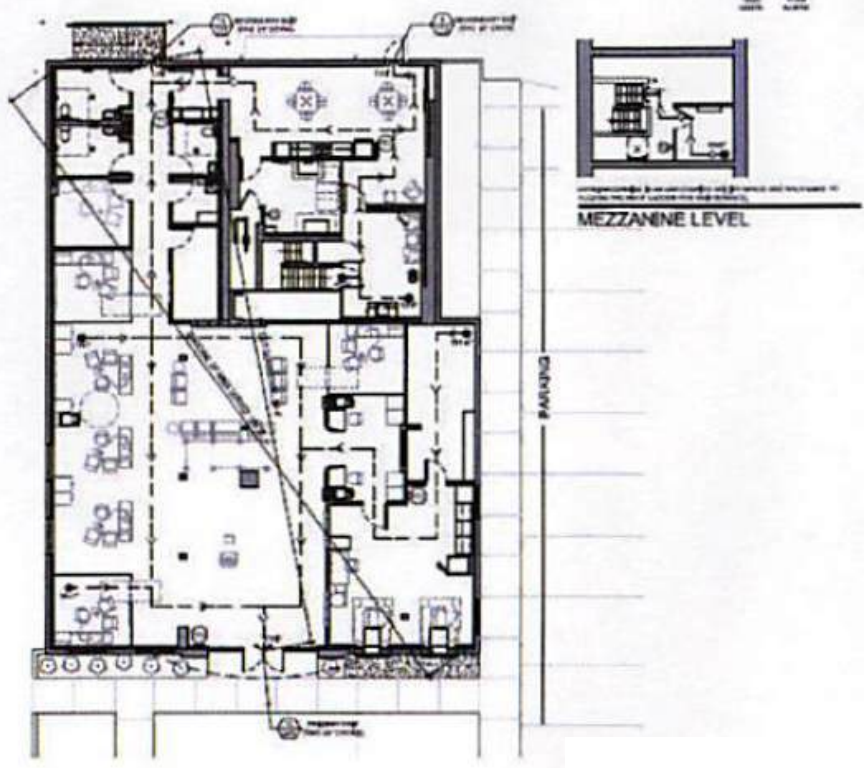


Site Plan

TENANT SPACE LOCATION MAP & SITE PLAN



EGRESS, EXIT REMOTENESS & FIRE SEPERATION DIAGRAM





Cleveland, OH
~20 Miles East

~22 Miles Southwest
CLE
CLEVELAND HOPKINS INTERNATIONAL AIRPORT



FIT BODY BOOT CAMP

PNC
CVS pharmacy

DOLLAR TREE
PAPA JOHN'S
SUBWAY
DQ

UPS
ALDI
QDOBA
PET SUPPLIES PLUS

McDonald's
BURGER KING
SUBWAY
WILD WINGS
tropical CAFE
Citizens Bank
MATTRESS FIRM
usbank
gerber
CVS pharmacy
TACO BELL
Arby's

DOLLAR GENERAL
CVS pharmacy
TACO BELL
Arby's

FedEx
Public Storage
ASHLEY
GameStop
Huntington
COSTCO WHOLESALE
Bob Evans
Comfort Inn
Shell
Best Buy

CHASE
FIFTH THIRD BANK
First National Bank
PNC
Bank of America
KeyBank
ALDI
target
UPS
FIRST WATCH
9
benefit
Great Clips
cricket
CVS pharmacy
five BELOW
DollarBank
Michaels
OLD NAVY
crumbl
COOKIES
CIRCLE K
SUPERCUTS
DiBella's Subs
THE HOKEY BAILEY
FIVE GUYS
BIBIBOP
ULTRA
CHARLEY'S

MR. TIRE
HOBBY LOBBY
7
ELEVEN
UPS
DQ

SITE

37,000+ VPD

getGo
PLAY IT AGAIN SPORTS
Applebees
Walgreens
CHASE

verizon
SHEETZ
HARBOR FREIGHT
DUNKIN'
Cine's
O'Reilly
MOE's
NTB

AspenDental
Staples
SMOOTHIE KING
FIREHOUSE SUBS
LINCOLN
AutoZone
NISSAN
bp
MIDAS
Maroon's Pizzeria

flagstar
AMERICA'S BEST CONTRACTS & EYEGLASSES
ROSS
carter's
DRRESS FOR LESS
CHUCK E. CHEESE
K&G FASHION FURNITURE
Hallmark
SportClips
MEN'S WEARHOUSE
LANE BRYANT
Chick-fil-A
Bath & Body Works
DOLLAR TREE
Marshall's
FRESH THYME MARKET
BOOKS
PET SMART
Spencer's
Dundee

SOMA
ETHAN ALLEN
PEARLE OOVISION
LA FITNESS
HATT PLACE
Melting Pot
Sala
Lily Potts
Rack
Brio
Chocolate Factory
CAPITAL
giant eagle
WHITEHOUSE BLACK MARKET
DICK'S
LOFT
Crate&Barrel
TALBOTS

Dillard's
LUSH
GUCCI
VICTORIA'S SECRET
L'Occitane
PANDORA
Saks Fifth Avenue
COACH
KAY ZALES
LOUIS VUITTON
DTLR
zumiez
ALDO
SEPHORA
NORDSTROM
MAC
VANS
LENSCRAFTERS
ANN TAYLOR
JOHNSTON & MURPHY
ZARA
PACSUN
EXPRESS
H.M.
Auntie Anne's
HOLLISTER
flagstar
MINI SOF
LEGO
Visionworks
chico's
Bath & Body Works
AMERICAN EAGLE
Chick-fil-A
Starbucks

Parker Hannifin Corp. HQ
60,000 Employees Globally

Parker

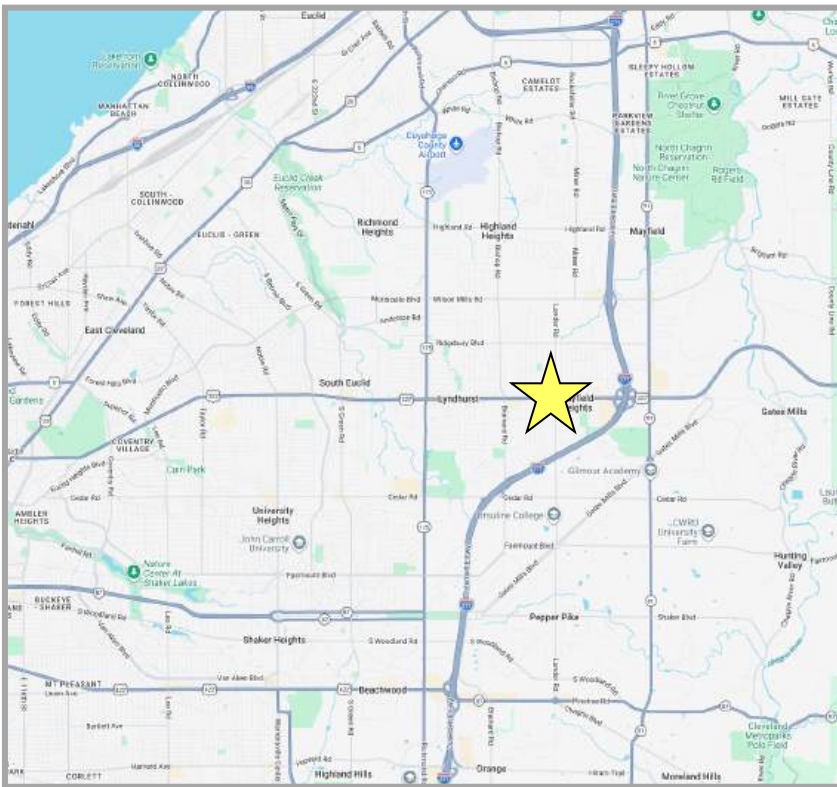
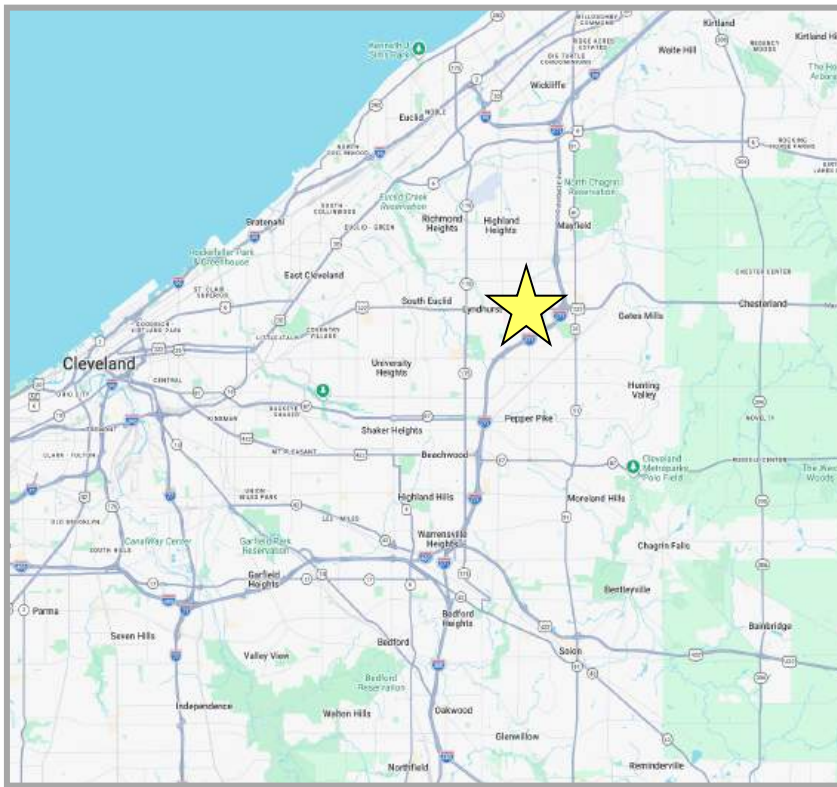
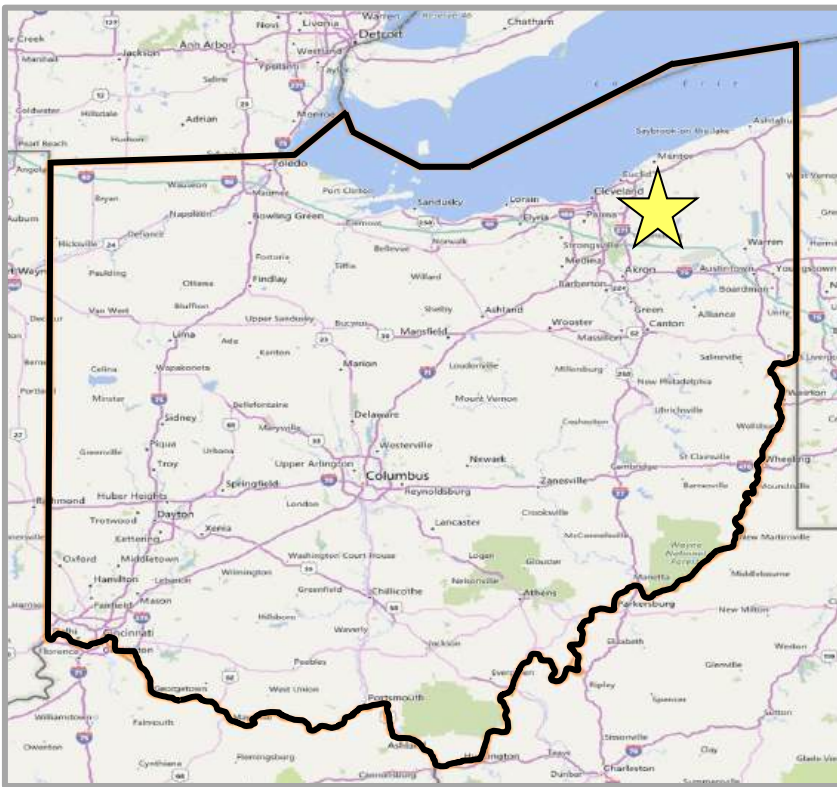
145,000+ VPD

500 Beds
Cleveland Clinic
Hillcrest Hospital

1,500 Onsite Employees
RA
Rockwell Automation

BEACHWOOD PLACE

Direct Aerial



Location Maps



5945 Mayfield Rd Mayfield Heights, OH 44124	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	13,135	65,342	160,331	601,158
2020 Census Population	14,355	67,333	163,470	599,890
2010 Census Population	13,831	64,720	159,097	617,960
2025 Median Age	40.8	45.3	42.1	40.7
Households				
2025 Estimated Households	5,792	29,715	69,788	270,087
2020 Census Households	6,256	30,270	70,561	264,675
2010 Census Households	6,057	29,041	68,295	265,480
Race and Ethnicity				
2025 Estimated White	74.6%	68.3%	59.0%	47.1%
2025 Estimated Black or African American	15.4%	20.4%	31.4%	45.4%
2025 Estimated Asian or Pacific Islander	4.8%	6.8%	5.0%	3.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%	0.1%
2025 Estimated Other Races	5.1%	4.3%	4.5%	4.2%
2025 Estimated Hispanic	4.4%	3.7%	3.5%	3.2%
Income				
2025 Estimated Average Household Income	\$107,203	\$131,969	\$130,831	\$100,940
2025 Estimated Median Household Income	\$85,072	\$92,267	\$92,891	\$71,616
2025 Estimated Per Capita Income	\$47,371	\$60,233	\$57,144	\$45,530
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.3%	1.3%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.2%	3.1%	6.4%
2025 Estimated High School Graduate	26.4%	20.3%	19.3%	26.3%
2025 Estimated Some College	21.5%	17.4%	18.1%	20.4%
2025 Estimated Associates Degree Only	6.2%	7.4%	7.9%	8.4%
2025 Estimated Bachelors Degree Only	25.1%	26.2%	24.9%	19.5%
2025 Estimated Graduate Degree	15.0%	24.2%	25.4%	17.2%
Business				
2025 Estimated Total Businesses	619	3,231	8,568	27,121
2025 Estimated Total Employees	13,257	51,231	106,489	312,087
2025 Estimated Employee Population per Business	21.4	15.9	12.4	11.5
2025 Estimated Residential Population per Business	21.2	20.2	18.7	22.2



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

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