



Dark 7-Eleven

7515 Auburn Rd, Painesville, OH 44077

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

7-Eleven w/ Gas

7515 Auburn Rd, Painesville, OH 44077



INVESTMENT HIGHLIGHTS

Property Highlights

- **Valuable Holding Income:** The existing NNN lease provides a stable annual cash flow of over \$187,000 for approximately four more years, offering secure income during the planning and permitting phases of a redevelopment.
- **Prime High-Traffic Location:** Strategically situated along Auburn Road with exposure to approximately ±27,880 vehicles per day, the site offers exceptional visibility and ease of access for a future business.
- **Significant Repositioning Upside:** The property is currently dark, presenting a compelling opportunity to re-tenant or redevelop the site for a new use, such as a different retail business, a bank branch, or a medical facility.
- **Leverageable Existing Infrastructure:** Utilizing the existing fueling and utility infrastructure can significantly reduce initial costs for a new energy-related use, such as installing an EV charging station hub, compared to developing a raw land site.
- **Control and Customization:** As an owner-user, you gain complete control of the property, allowing for full customization of the space to fit specific business needs without landlord restrictions, while simultaneously building equity.
- **Potential for Brownfield Incentives:** Redeveloping a former petroleum site in Ohio may qualify for state and federal brownfield remediation grants and tax incentives, which can offset significant cleanup and development costs.





7515 Auburn Rd,
Painesville, OH 44077

±1,975 SF
GLA

1994
Year Built

±27,880
Vehicles Per Day

NNN
Lease Type

\$187,385.25
NOI



FINANCIAL OVERVIEW

7-Eleven w/ Gas

7515 Auburn Rd, Painesville, OH 44077



FINANCIAL SUMMARY

\$2,826,279

List Price

6.80%

Cap Rate

±1,975 SF

GLA

±0.53 AC

Lot Size

Property Details

Tenant Name 7-Eleven (Dark)

Lease Guarantor Corporate

Lease Type NNN

Original Lease Term 15 Years

Lease Commencement Date 11/13/2009

Lease Expiration Date 11/13/2029

Term Remaining on Lease ±4 Years

Annualized Operating Data

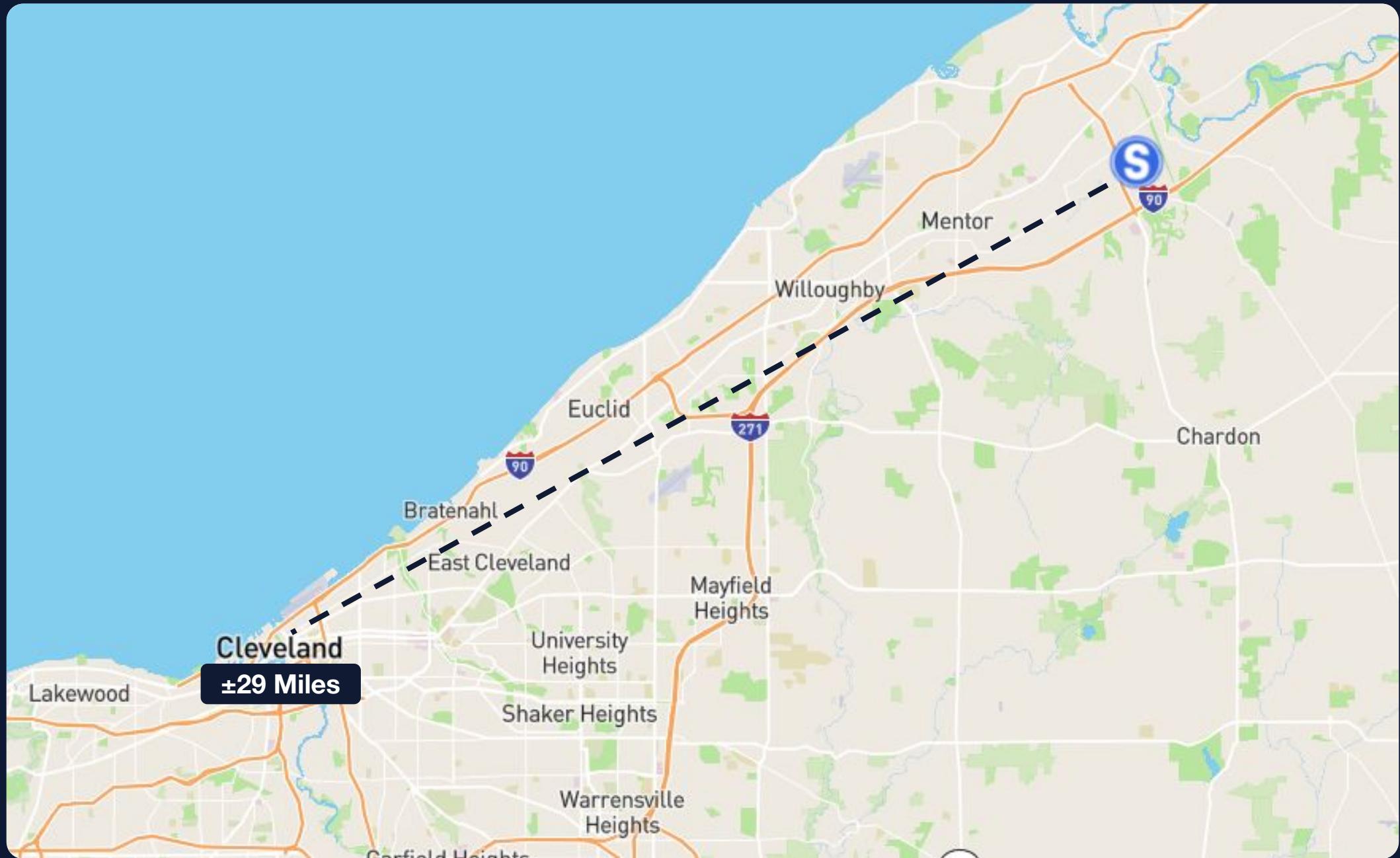
Monthly Rent	Annual Rent	Cap Rate
\$15,615	\$187,385.25	6.80%



MARKET OVERVIEW

7-Eleven w/ Gas

7515 Auburn Rd, Painesville, OH 44077



PAINESVILLE, OH

Local Market Overview

Located approximately ±29 miles east of Cleveland, Painesville serves as a strategic city along Northeast Ohio's commuter and logistics network. Its proximity to major highways, including Route 2 and Interstate 90, channels a consistent flow of regional and local traffic through the area. Seasonal activity is boosted by nearby attractions like Headlands Beach State Park—the longest natural beach in Ohio—as well as the Grand River and Fairport Harbor Lakefront Park, all of which draw visitors during peak months. This steady mix of commuter and leisure traffic creates a favorable environment for fuel-based retail, ensuring demand from both local residents and transient drivers.

Painesville also benefits from a growing economic framework that supports light industrial, retail, and service sectors. City-owned utilities and coordinated efforts between municipal leadership and regional development agencies have led to increased investment in infrastructure and business parks along the city's main commercial corridors. With ongoing developments near Mentor Avenue and Richmond Street, and sustained residential growth in surrounding Lake County communities, demand for convenience-oriented assets like gas stations remains stable. The city's accessibility to Cleveland enhances its role as a pass-through and stopover point, positioning it as a viable market for retail fuel operations.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	27,735	67,500	187,862
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,190	26,907	78,118
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$126,387	\$106,316	\$101,663

CLEVELAND, OH MSA

Market Demographics



2,200,000

Total Population

\$67,600

Median HH Income

930,000

of Households

63.6%

Homeownership Rate

1,086,700

Employed Population

41.9

Median Age

Local Market Overview

Cleveland is a steadily growing Midwest market supported by a diverse economic base in manufacturing, financial services, logistics, and a rapidly developing technology sector. This diversification has strengthened overall stability and sustained housing demand across the metro area. The city's central location, extensive interstate and rail connections, and proximity to Cleveland Hopkins International Airport position it as a key regional hub for commerce and talent.

Within this broader landscape, the Lorain Avenue corridor represents one of Cleveland's most active and accessible mixed-use areas. The property sits in a well-established neighborhood surrounded by daily conveniences, local dining, and community services that enhance renter appeal. Just steps away are retail options including grocery stores, restaurants, coffee shops, and service businesses, while nearby parks and schools add to the area's livability. Public transportation routes along Lorain Avenue provide direct access to downtown Cleveland, major employment centers, and the nearby West 117th Street commercial district.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	26,264	167,184	310,480
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,276	77,177	145,283
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,425	\$78,712	\$85,352



Economic Drivers

Cleveland's economy is anchored by healthcare, manufacturing, finance, and technology. The Cleveland Clinic and University Hospitals are among the city's largest employers and internationally recognized leaders in medical research and patient care. Manufacturing continues to play a key role, with companies producing aerospace parts, automotive components, and advanced materials.

The Port of Cleveland strengthens trade and logistics across the Great Lakes, while the city's location provides strong highway, rail, and air connections.

Growth in technology startups and investment in renewable energy have added new momentum, broadening Cleveland's economic base and creating opportunities for long-term development.

Attractions

Cleveland is home to cultural landmarks like the Rock & Roll Hall of Fame, the Cleveland Museum of Art, and Playhouse Square, the country's second-largest performing arts center. The Cleveland Orchestra is world-renowned, while professional sports teams — the Browns, Cavaliers, and Guardians — provide year-round excitement.

Nature and recreation are equally central, with the Cleveland Metroparks spanning thousands of acres around the city, plus the nearby Cuyahoga Valley National Park offering trails, waterfalls, and scenic train rides. Lake Erie adds boating, fishing, and waterfront attractions, rounding out the city's lifestyle.

Demographics & Consumer Base

The Cleveland metropolitan area has over 2 million residents with a stable, diversified population. The city continues to reinvest in its urban core and suburbs through residential and mixed-use development that attracts new households. Within a five-mile radius of the property, average household income exceeds \$70,000, supporting consistent spending at convenience and fuel retailers. The area's stable population, affordable housing, and steady commuter traffic create a dependable customer base for daily-needs tenants.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7515 Auburn Rd, Painesville, OH, 44077** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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