



GEORGETOWN SQUARE

7554 PEARL RD | MIDDLEBURG HEIGHTS, OH 44130

GATTO GROUP
REAL ESTATE

100% Occupied 21,836 SF Shopping Center



Contact Michael Gatto

GATTO GROUP INC
29010 Chardon Road
Willoughby Hills, OH 44092
www.gattogroup.com

MICHAEL GATTO
216-299-0185
MGATTO@GATTOGROUP.COM

DONNY GATTO
440-554-8564
DGATTO@GATTOGROUP.COM

PAUL TRETTER
440-554-8564
PAUL@GATTOGROUP.COM



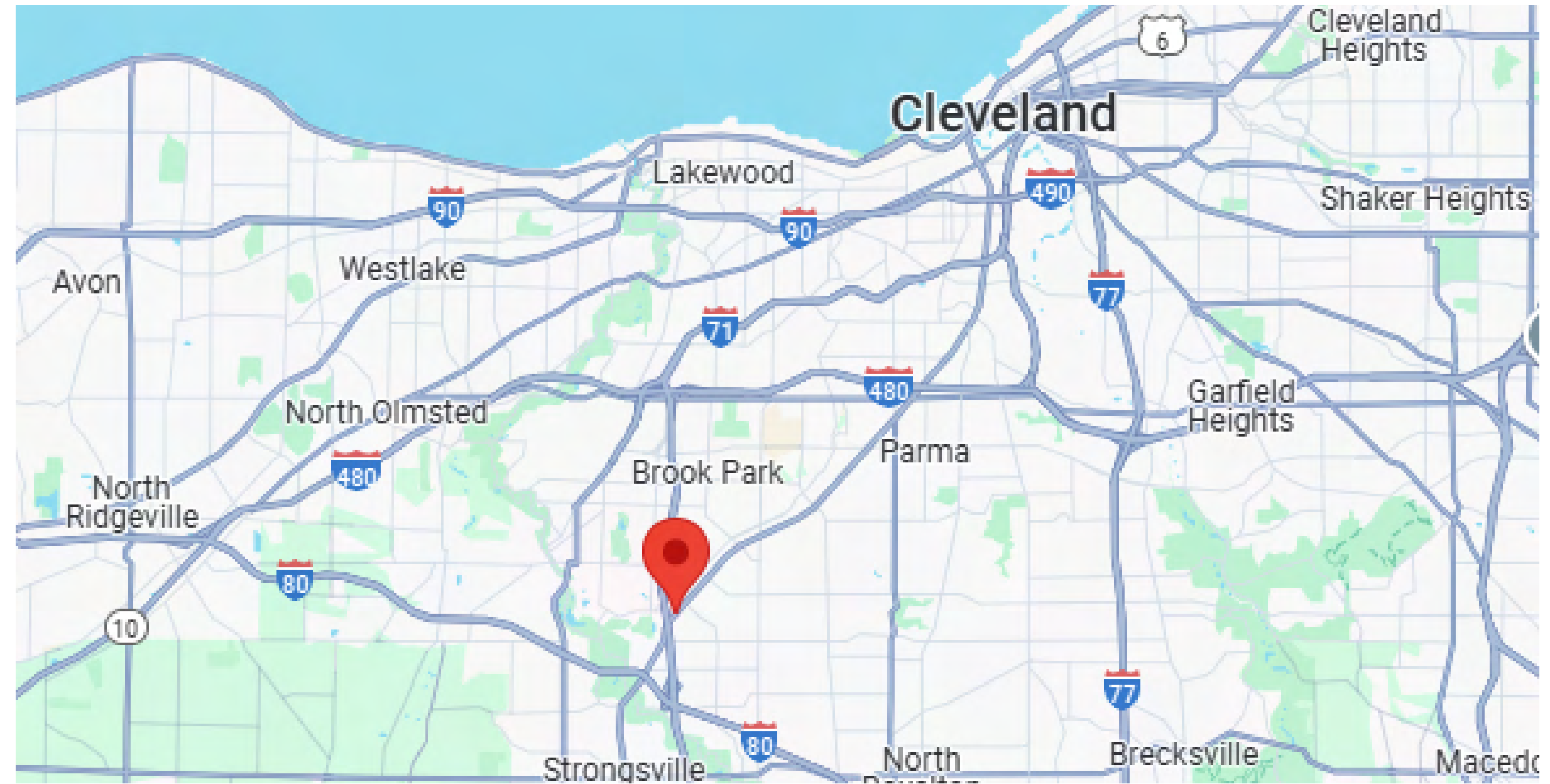
EXECUTIVE SUMMARY

Retail Property For Sale

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Offering Summary

Sale Price	\$4,200,000
Cap Rate	7%
NOI	\$297,280
Price PSF	\$192.00
Occupancy	100%
Building Size	21,836 SF
Lot Size	2.6 Acres
Year Built	1990





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EXECUTIVE SUMMARY

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Property Overview

We are pleased to offer an exceptional opportunity to acquire a well-positioned retail center located at 7570 Pearl Road, Middleburg Heights, Ohio. This +/- **21,836 square foot** shopping center is ideally situated at the signalized intersection of Pearl Road and Bagley Road, with easy access to Interstate 71, ensuring **strong visibility** and convenient access for both shoppers and tenants. The property is located in a densely populated, highly trafficked area with an average daily traffic count of over **27,553 vehicles**.

The shopping center is currently home to a diverse mix of **national, regional, and local tenants**, including retailers, restaurants, and service providers, which provide a stable income stream for investors. The center offers **ample parking**, excellent curb appeal, and a well-maintained structure with minimal landlord responsibilities.

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CLEVELAND COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY

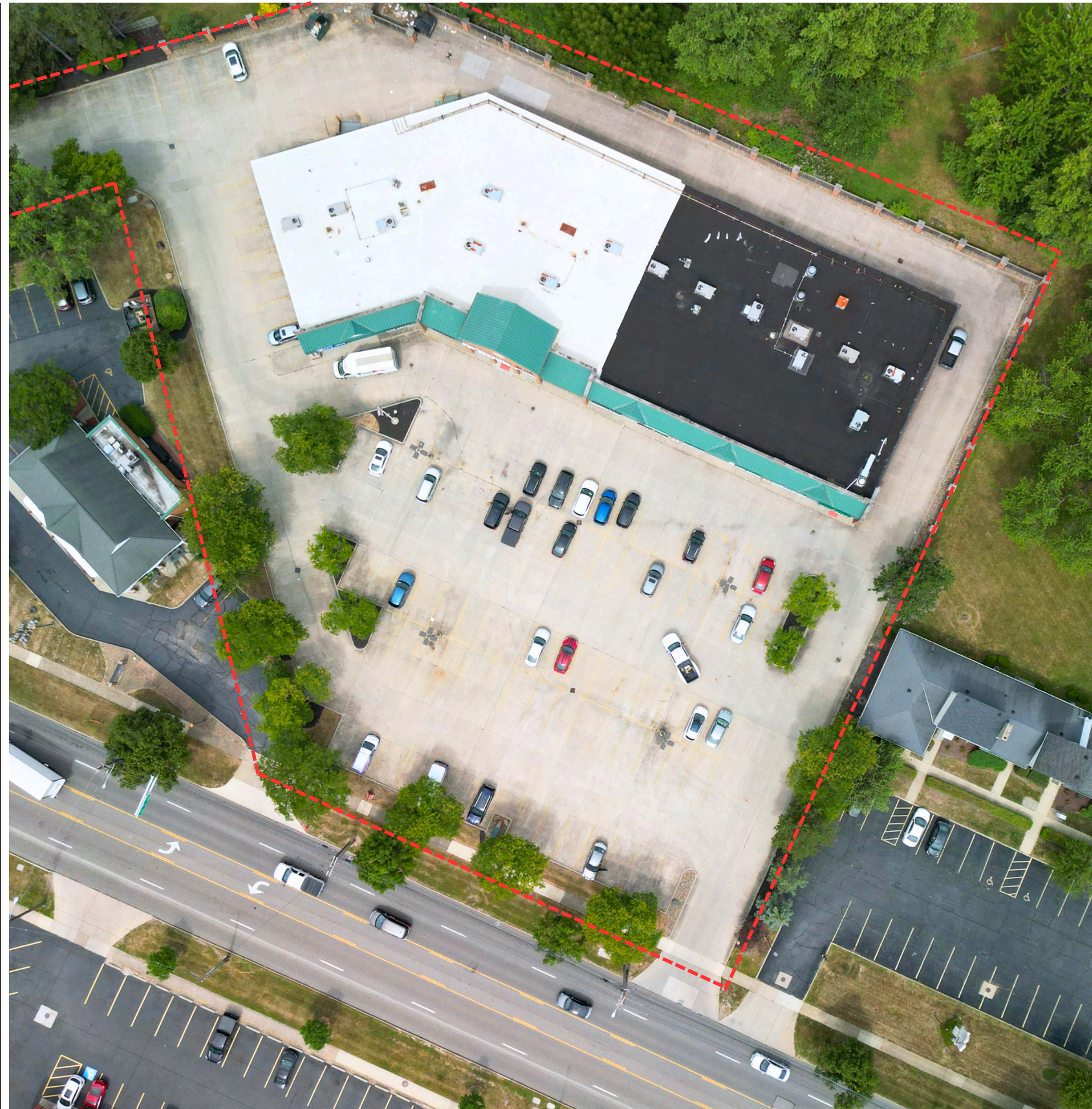
Retail Property For Sale

Property Highlights

- 100 % Occupied
- Four national tenants
- Excellent visibility and signage
- High Traffic with over 27,553 VPD
- Immediate access to Interstate 71
- Solid brick and block construction
- Ample parking with 80 parking spots
- Partial new roof 2023 (15 year warranty)
- Multiple access points along Pearl Road and Fowles Road
- Close Proximity to Cleveland Hopkins International Airport

Long Standing Tenancy

- Anchored by Pet Supplies Plus for 33 years
- OneMain Financial for 33 years
- Jets Pizza for 17 years
- Red Wing Shoes for 11 years
- Over 70% of GLA leased to national brands



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CLEVELAND COMMERCIAL REAL ESTATE



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RENT ROLL

Retail Property For Sale

Unit	Tenant Name	Lease Start Date	Lease End Date	Square Feet	% of Sq Ft	Monthly Rent	Annual Rent	Price per Fq Ft	Lease Options
1	Jets Pizza	7/1/2023	6/30/2028	1,850	8.47%	3,128	37,535	20.29	N/A
2	Smoke & Vape Shop	1/1/2025	12/31/2027	1,645	7.53%	2,600	31,200	18.97	One (1) Three (3) year option
3	Umi Sushi	4/1/2022	3/31/2027	1,700	7.79%	2,200	26,400	15.53	N/A
4	One Main Financial	4/1/2023	3/31/2028	1,700	7.79%	3,074	36,888	21.70	N/A
5	Red Wing Shoes	11/1/2023	10/31/2028	1,700	7.79%	2,500	30,000	17.65	N/A
6	Cicero Law	6/1/2023	5/31/2028	1,700	7.79%	2,550	30,600	18.00	One (1) Five (5) year option
7	Pet Supplies Plus	9/1/2016	8/31/2026	10,141	46.44%	14,873	178,482	17.60	Two (2) Five (5) year options
8	CPAP Equipsource	1/1/2024	12/31/2026	1,400	6.41%	2,000	24,000	17.14	N/A
Total				21,836	100.00%	\$ 32,925	\$ 395,104		





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INCOME AND EXPENSES

Retail Property For Sale

Income	2024 total
Rental	\$395,104
Utility Reimbursement	\$10,776
Total Income	\$405,880
Operating Expenses:	
Real Estate Taxes	\$48,627
Insurance	\$1,436
Landscape and Snowplowing	\$5,476
Management	\$24,000
Utilities (electric)	\$2,576
Water and Sewer	\$12,665
Trash	\$12,790
Casual Labor	\$400
Repairs and Maintenance	\$630
Total Expenses	\$108,600
Net Operating Income	\$297,280





DEMOGRAPHICS

Retail Property For Sale

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Residents

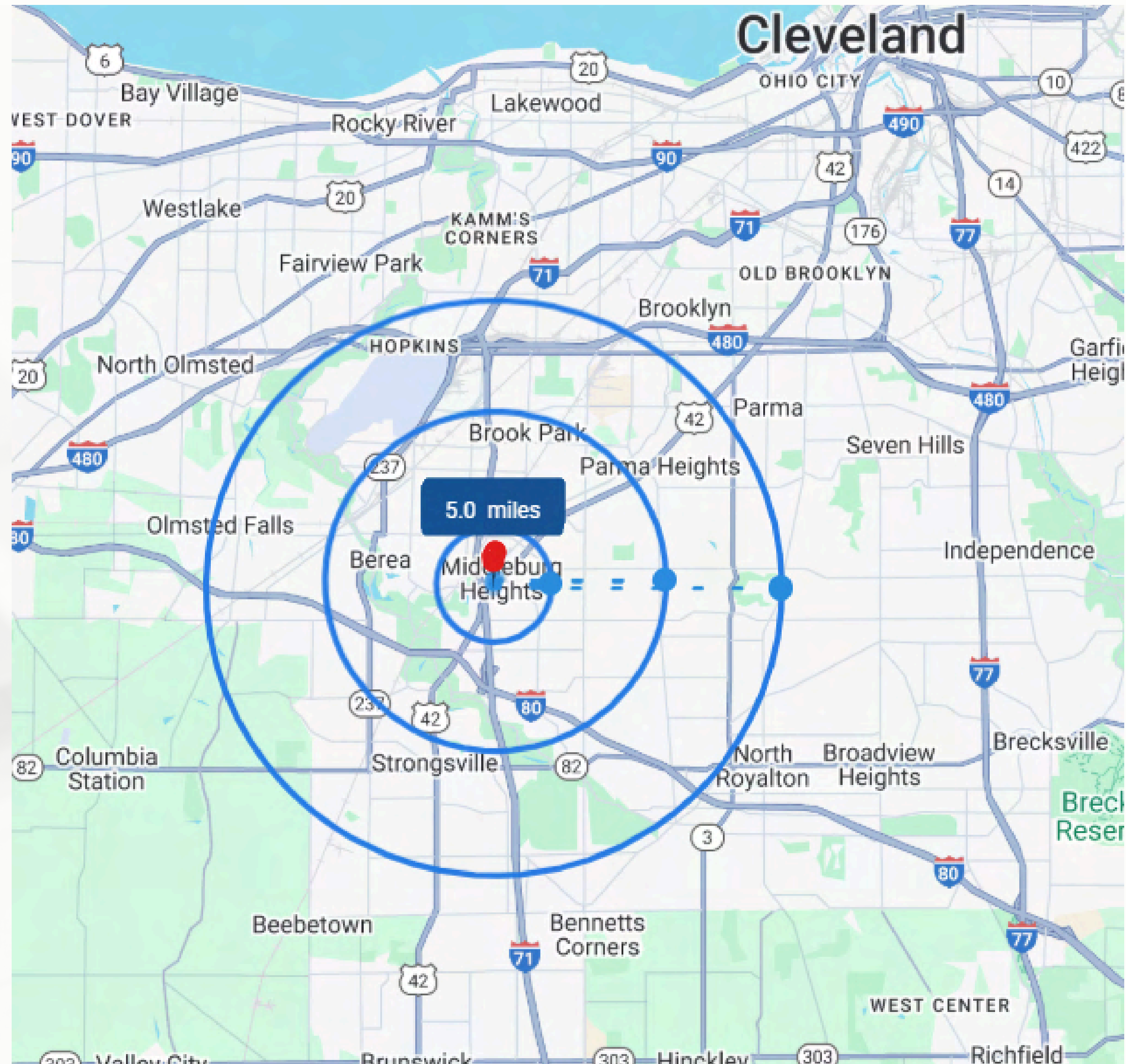
1 Mile	6,779
3 Mile	64,888
5 Mile	161,643

Households

1 Mile	3,000
3 Mile	27,622
5 Mile	69,689

Annual Household Income

1 Mile	\$86,323
3 Mile	\$79,068
5 Mile	\$80,089



BW
BALDWIN
WALLACE
UNIVERSITY

CLE
CLEVELAND HOPKINS
INTERNATIONAL AIRPORT

ALDI

Raising Cane's
CHICKEN FINGERS

McDonald's

FAT HEAD'S
BREWERY

Walmart

THE HOME
DEPOT

LOWE'S

Panera
BREAD

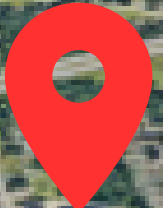
INTERSTATE
71

OfficeMax

Marshalls

goodwill

INTERSTATE
71



Pearl Road
-27,553 VPD

LEVIN
FURNITURE & MATTRESS

Subject Property

PET SUPPLIES PLUS Minus the hassle.

JET'S PIZZA

OneMain Financial

RED WING SHOES

Walgreens

Gabe's

petco

JOANN

Party City



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DISCLAIMER

Retail Property For Sale

Confidentiality Agreement

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

Purpose

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

Confidentiality Obligations

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

Disclaimer of Warranties

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

No Obligation

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

Return of Materials

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

Indemnification

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

Gatto Group Inc.

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