

GROCERY-ANCHORED NEIGHBORHOOD CENTER



LAKESHORE PLAZA

22800-22840 Lakeshore Blvd. | Euclid, Ohio 44123

PRICE: \$7,500,000 | CAP RATE: 7.28%





DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

NON-ENDORSEMENT

Anchor Cleveland LLC dba Anchor Retail is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with or sponsorship or endorsement by said corporation of Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



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INVESTMENT OVERVIEW

01



VITAL DATA

NET OPERATING INCOME

\$546,139

YEAR BUILT / RENOVATED

1952 / 2013

EXTERIOR

EIFS, BRICK

CURRENT OCCUPANCY

79.5%

PARKING LOT / SPACES

CONCRETE / 300

FOUNDATION

CONCRETE SLAB W/ SPREAD FOOTINGS

GROSS LEASABLE AREA (GLA)

85,577 SF

FRAMING

STRUCTURAL STEEL & MASONRY

HVAC

ROOF MOUNTED

LOT SIZE

6.34 ACRES

WINDOWS

ALUMINUM CASEMENT DOUBLE PANE

ROOF

RUBBER MEMBRANE

MAJOR AREA EMPLOYERS (APPROX 15-MILE RADIUS)

TOP EUCLID/EAST-SIDE INDUSTRIAL & LOCAL ANCHORS

- **Lincoln Electric**
Euclid: HQ and main manufacturing campus, ±2,200 employees
County-wide: ±2,800 employees
- **Amazon Fulfillment Center**
Euclid: new ±650,000 SF facility; ± 1,000 jobs
- **Cleveland Clinic - Euclid Hospital**
371-bed hospital, major local healthcare employer
- **University Hospitals Euclid Health Center**
±25,000 SF outpatient medical facility
- **Euclid City School District**
±4,600 students, ±1,300 teachers & staff across seven (7) schools
- **HGR Industrial Surplus**
Regional industrial operations

TOP GREATER CLEVELAND EMPLOYERS WITHIN
COMMUTING DISTANCE
(CAPTURE AREA FOR LABOR AND VISITORS)

- **Cleveland Clinic**
Regional HQ and main campus; ±32,000 employees in Cuyahoga County
- **University Hospitals Health System**
Regional medical network; ±14,500 employees
- **Progressive Insurance**
Regional HQ campus in eastern suburbs; ±8,400 employees
- **MetroHealth System**
County hospital network; ±5,800 employees
- **Case Western Reserve University**
Plus associated institutions in University Circle; ±4,500 university employees



PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively present for sale Lakeshore Plaza, a grocery-anchored neighborhood center with strong visibility at the high-traffic, signalized intersection of Lakeshore Boulevard and East 228th street in Euclid, Ohio. The property features an attractive facade, generous parking, and multiple access points, creating an easy and convenient shopping experience for daily needs. Anchored by high-performing Marc’s along with national brands such as Chase Bank, Metro by T-Mobile, and Marco’s Pizza, the center benefits from durable traffic and diversified tenancy. Positioned within a dense residential trade area and near major employment drivers including the new Amazon Fulfillment Center, Lakeshore Plaza is poised to capture ongoing growth in both household and daytime populations. The asset further benefits from significant public and private investment in Euclid’s lakefront, including new trails and connectivity enhancements between Downtown Euclid, Sims Park, and the Lake Erie waterfront, strengthening long-term demand for well-located retail at this corridor.



INVESTMENT HIGHLIGHTS

- Grocery-anchored neighborhood center with long-standing Marc’s location (26+ years)
- Attractive 7%+ going-in Cap Rate with lease upside
- 85,577 SF Community retail asset positioned along primary Lakeshore Boulevard corridor
- Strong credit and service-oriented tenancy including national bank and wireless operators
- Scheduled rental increases across multiple leases
- Infill location serving dense residential base along Lake Erie shoreline

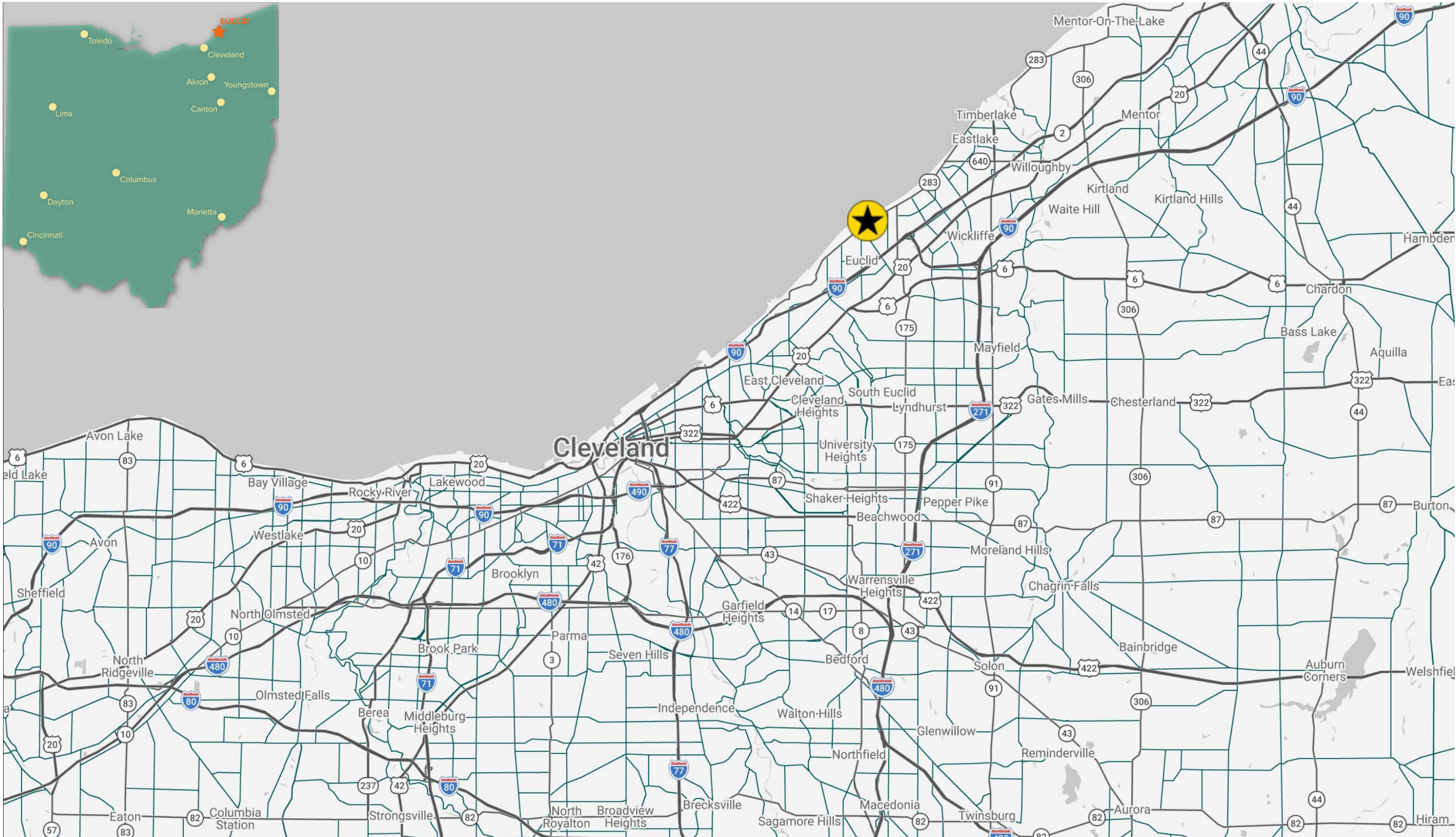
LIST PRICE: \$7,500,000

CAP: 7.28%

NOI: \$546,139



INVESTMENT OVERVIEW: Regional Map





INVESTMENT OVERVIEW: Market Aerial





INVESTMENT OVERVIEW: Near Vicinity Aerial





INVESTMENT OVERVIEW: Property Aerial



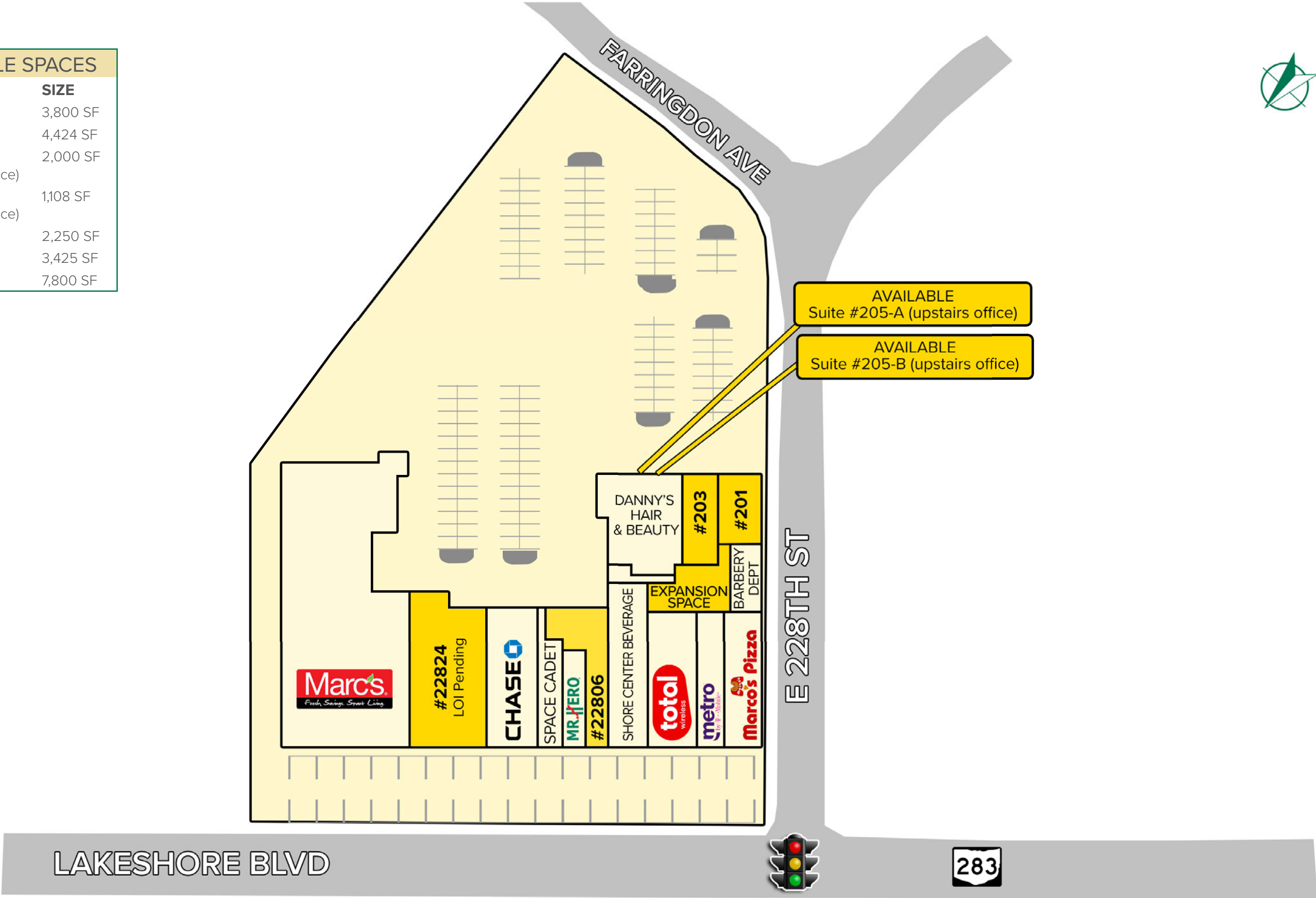


INVESTMENT OVERVIEW: Property Photos





AVAILABLE SPACES	
SUITE	SIZE
Suite 201	3,800 SF
Suite 203	4,424 SF
Suite 205A (upstairs office)	2,000 SF
Suite 205B (upstairs office)	1,108 SF
Suite 22804	2,250 SF
Suite 22810	3,425 SF
Suite 22824	7,800 SF





FINANCIAL ANALYSIS

02



FINANCIAL ANALYSIS: Rent Roll

Suite	Trade Name	SF	Lease Type	Start date	End date	Base Rent-\$/SF	Monthly Rent	Annual Rent	Renewal Options
#199	The Barbery Dept	1,616			03/31/2028	\$ -	\$ 1,885.33	\$ -	
#201		3,800	Vacant			\$ -	\$ -	\$ -	
#203		4,424	Vacant			\$ -	\$ -	\$ -	
#205A		2,000	Vacant			\$ -	\$ -	\$ -	
#205B		1,108	Vacant			\$ -	\$ -	\$ -	
#205C (Basement)	Unrealized Expansion (Non-GLA)	35,000	Vacant			\$ -	\$ -	\$ -	
#207	Danny's Hair and Beauty	7,438	Net	10/01/2020	03/31/2031	\$ 5.90	\$ 3,657.02	\$ 43,884.24	3x-5yr
#22800	Marco's Pizza	2,371	Net	09/01/2005	08/31/2030	\$ 11.97	\$ 2,365.00	\$ 28,380.00	N/A
#22802	Metro PCS	3,142	Net	07/01/2013	06/30/2028	\$ 17.84	\$ 2,320.00	\$ 56,037.57	N/A
#22806	Total Wireless	1,500	Net	06/19/2025	08/31/2028	\$ 18.00	\$ 2,250.00	\$ 27,000.00	
#22804		2,192	Vacant						
#22808	Shore Center Beverage	4,163	Net	04/01/2005	02/29/2028	\$ 12.48	\$ 4,329.45	\$ 51,953.40	1x-5yr
#22810		3,425	Vacant						N/A
#22812	Mr. Hero	1,457	Gross	03/01/2004	12/31/2034	\$ 20.18	\$ 2,450.00	\$ 29,400.00	2x-5yr
#22814	Space Cadet	1,100	Net	08/09/2024	08/09/2027	\$ 28.00	\$ 2,587.50	\$ 31,050.00	2x-3yr
#22818	Chase Bank	5,000	Net	12/01/2002	11/30/2027	\$ 16.01	\$ 6,671.00	\$ 80,052.00	2x-5yr
#22824	LOI Pending	7,800	Net	TBD	TBD	\$ 10.00	\$ 6,500.00	\$ 78,000.00	
#Expansion Area	Storage	2,180	Vacant				\$ -	\$ -	
#22840	Marc's Grocery	30,861	Net	08/01/1994	07/31/2029	\$ 6.96	\$ 17,900.00	\$ 214,800.00	2x-5yr
Totals		85,577					\$ 52,915.30	\$ 640,557.21	
With Basement		120,577							



FINANCIAL ANALYSIS: Income & Expenses

Income

Account	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	Total
Base Rent 4000	\$41,717.51	\$43,602.84	\$43,602.84	\$40,187.56	\$45,852.84	\$51,559.95	\$45,007.67	\$54,371.80	\$46,088.67	\$46,088.67	\$46,088.67	\$46,173.56	\$550,342.58
CAM Income 4020	\$19,189.63	\$19,189.63	\$19,189.63	\$16,362.23	\$19,539.63	\$23,280.69	\$18,275.97	\$13,529.18	\$25,550.08	\$19,539.63	\$18,539.63	\$18,539.63	\$230,725.56
CAM Insurance 4030	\$636.26	\$1,865.39	\$790.68	\$659.21	\$684.21	\$721.43	\$621.99	\$684.21	\$1,473.03	\$815.68	\$815.68	\$815.68	\$10,583.45
CAM Taxes 4040	\$15,483.33	\$10,867.23	\$8,970.43	\$7,726.01	\$8,971.06	\$8,604.49	\$7,534.99	\$9,549.08	\$13,263.97	\$9,222.83	\$9,104.08	\$9,582.63	\$118,880.13
Late Fee 4120	\$0.00	\$309.56	\$0.00	\$575.80	\$0.00	\$340.65	\$319.04	\$266.24	\$266.44	\$536.64	\$0.00	\$597.19	\$3,211.56
License Fee 4013	\$400.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$400.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
Total Income	\$77,436.73	\$84,541.52	\$78,383.38	\$65,518.81	\$68,516.03	\$84,697.29	\$71,029.09	\$73,619.73	\$89,894.05	\$74,745.83	\$70,931.11	\$77,685.55	\$916,999.12

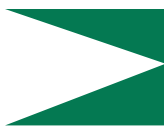
Expense

Account	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	Total
Bulk Trash Removal 5100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$480.00	\$1,550.00	\$2,600.00	\$2,016.00	\$2,016.00	\$8,662.00
Exterior Sweeping & Cleaning 5155	\$1,700.00	\$1,381.25	\$2,762.50	\$913.89	\$1,381.25	\$3,812.50	\$1,050.00	\$3,587.50	\$1,008.00	\$0.00	\$2,316.90	\$1,044.56	\$20,958.35
Fire Alarm and Sprinkler 5700	\$933.12	\$0.00	\$0.00	\$0.00	\$909.83	\$0.00	\$0.00	\$707.40	\$0.00	\$0.00	\$5,497.80	\$1,320.00	\$9,368.15
Landscaping 5140	\$125.00	\$0.00	\$525.00	\$400.00	\$400.00	\$600.00	\$1,000.00	\$825.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,875.00
Maint- Plumbing 5170	\$812.50	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$977.50	\$15,605.00	\$21,900.00	\$0.00	\$720.00	\$40,765.00
Maint- Services 5180	\$900.00	\$0.00	\$375.00	\$475.00	\$0.00	\$5,400.00	\$2,100.00	\$0.00	\$843.75	\$11,311.00	\$1,748.75	\$432.00	\$23,585.50
Maint- Snow Removal 5190	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,859.58	\$6,674.18	\$0.00	\$0.00	\$0.00	\$13,533.76
Management Fees 5450	\$2,323.10	\$2,536.25	\$2,351.50	\$1,965.56	\$2,055.48	\$2,540.92	\$2,130.87	\$2,208.59	\$2,696.82	\$2,242.37	\$2,127.93	\$2,330.57	\$27,509.97
Property Insurance 5500	\$0.00	\$0.00	\$18,547.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,547.92
Property Taxes 5550	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$14,562.82	\$174,753.84
Utilities- Electric 5600	\$509.84	\$945.59	\$421.62	\$423.13	\$420.33	\$439.91	\$419.08	\$482.72	\$493.38	\$855.23	\$474.05	\$460.44	\$6,345.32
Utilities- Trash 5630	\$97.55	\$97.40	\$97.25	\$103.69	\$103.74	\$103.27	\$103.43	\$103.37	\$104.06	\$116.09	\$117.05	\$118.37	\$1,265.27
Utilities- Water 5640	\$180.07	\$198.25	\$249.48	\$0.00	\$218.27	\$316.20	\$299.35	\$636.35	\$552.11	\$865.38	\$807.54	\$406.34	\$4,729.34
Maint- HVAC 6180	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$578.00	\$0.00	\$335.00	\$913.00
Vacant Utilities- Electric 6900	\$679.72	\$633.07	\$661.58	\$632.74	\$3,078.55	\$721.62	\$608.52	\$762.19	\$665.07	\$697.35	\$494.40	\$591.88	\$10,226.69
Vacant Utilities- Gas 6910	\$536.23	\$407.59	\$358.08	\$304.14	\$260.49	\$262.86	\$274.27	\$308.24	\$446.05	\$782.46	\$938.29	\$942.21	\$5,820.91
Total Expense	\$23,359.95	\$20,762.22	\$40,912.75	\$19,780.97	\$24,140.76	\$28,760.10	\$22,548.34	\$32,501.26	\$45,201.24	\$56,510.70	\$31,101.53	\$25,280.19	\$370,860.02

Net Operating Income	\$54,076.78	\$63,779.30	\$37,470.63	\$45,737.84	\$44,375.27	\$55,937.19	\$48,480.75	\$41,118.47	\$44,692.81	\$18,235.13	\$39,829.58	\$52,405.36	\$546,139.10
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CAP EX

Marc's NEW- Roofing 5175	\$0.00	\$170,000.00	\$0.00	\$0.00	\$0.00	\$120,000.00	\$0.00	\$0.00	\$0.00	\$2,495.00	\$0.00	\$0.00	\$292,495.00
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FINANCIAL ANALYSIS: Tenant Summary



Marc's grocery stores are a beloved staple in the Cleveland area, offering a unique blend of value, variety, and local charm. Known for their deep discounts and eclectic closeout deals, Marc's provides shoppers with an ever-changing selection of products - from fresh produce and household essentials to unexpected treasures in their closeout aisles. Customers appreciate the affordability and the thrill of discovering new items during each visit. The stores are often described as clean and well-organized, making it easy to find what you need. Friendly staff and a community-oriented atmosphere contribute to a pleasant shopping experience. As a locally-owned and operated chain, Marc's has grown from its origins as a drugstore into a successful discount grocery store, earning a place in the hearts of Cleveland residents



TRADE NAME: Marc's Stores

HQ: Parma, Ohio

WEB SITE: www.marcs.com

OWNER: Marc Glassman

LOCATIONS: 61+



Marco's Pizza has established itself as a cherished pizza destination in the Cleveland area, delighting customers with its commitment to authentic Italian flavors and quality ingredients. Known for its fresh, handmade dough and signature three-cheese blend, Marco's offers a diverse menu that includes classic pizzas, innovative pizza bowls, savory subs, and delectable sides. The brand's dedication to excellence has not gone unnoticed: in 2025, Marco's Pizza was the only top-five pizza chain to earn a spot on Newsweek's prestigious Best Customer Service list, highlighting its focus on delivering outstanding customer experiences. With a strong presence in Cleveland, Marco's continues to be a go-to choice for those seeking delicious, high-quality pizza and exceptional service.



TRADE NAME: Marco's Pizza

HQ: Toledo, Ohio

WEB SITE: www.marcospizza.com

OWNER: Franchised

LOCATIONS: 1,052+



Chase Bank has solidified its reputation as a customer-centric institution through its expansive and continually evolving branch network. As the only bank with branches in all 48 contiguous U.S. states, Chase has added over 650 new locations in the past five (5) years, with plans to open 500 more by 2027 - many in under-served or competitor-dominated markets. This growth is complemented by a multi-billion-dollar investment in renovating approximately 1,700 existing branches, ensuring modern, welcoming spaces tailored to community needs. Innovative Community Center branches offer financial health workshops, skills training, and small business pop-ups, reflecting Chase's commitment to local engagement.



TRADE NAME: JP Morgan Chase Bank

HQ: New York, New York

WEB SITE: www.chase.com

OWNER: Chase Manhattan Bank

LOCATIONS: 4,700+



Metro by T-Mobile has firmly established itself as a leading choice for affordable, high-quality wireless service across the United States, boasting an impressive 6,374 store locations nationwide as of January 2025. As a prepaid brand powered by T-Mobile's robust 5G network, Metro offers customers no-contract plans with exceptional value - featuring perks like Amazon Prime membership, Google One cloud storage, and Scam Shield protection on select plans. Known for transparent pricing, reliable coverage, and outstanding customer service, Metro by T-Mobile continues to earn top marks in satisfaction, making it a trusted and convenient option for wireless users seeking flexibility without compromise.



TRADE NAME: Metro by T-Mobile

HQ: Richardson, Texas

WEB SITE: www.metrobytmobile.com

OWNER: T-Mobile

LOCATIONS: 6,374



MARKET OVERVIEW

03

Cleveland®

- » Cleveland's population stands at 372,624; the Cleveland MSA has a population of 2,185,825; and the CSA has 3,769,834 (2020 US Census)
- » Nearly 50% of the US population lives within a 4-hour drive from Cleveland
- » Home to a significant number of Fortune 500 and Fortune 1000 companies, including:
 - Sherwin-Williams
 - Lincoln Electric
 - Eaton Corporation
 - Parker-Hannifin
 - Nordson
 - Key Corp
 - Progressive Corporation
 - Swagelok
 - Cleveland-Cliffs, Inc.
 - TravelCenters of America
 - American Greetings
 - PolyOne
 - TransDigm Group
 - Nestlé
 - Medical Mutual of Ohio
- » Cleveland boasts three (3) major sports teams: Cleveland Browns (NFL), Cleveland Cavaliers (NBA), and Cleveland Guardians (MLB), as well as the Cleveland Monsters (AHL) and minor league basketball and baseball teams.
- » Tourism is a growing sector in Greater Cleveland. In 2023, the area attracted over 18 million visitors, generating nearly \$11 billion in total economic impact, and supporting over 68,000 local jobs.

THE ARTS

University Circle is a vibrant hub of cultural, educational, and medical institutions. The Cleveland Museum of Art has one of the nation's largest permanent collections which is always free to the public. Severance Hall is the home of the Cleveland Orchestra. Case Western Reserve University is well-known for its research programs as well as engineering, medicine, and nursing.

FOOD

The once underrated food & dining scene has blossomed into a diverse culinary landscape fueled by local farms, innovative chefs, and the rich multicultural heritage of the region. Annual events in AsiaTown, Tremont, Shaker Square, Little Italy, and more showcase ethnic fare from all over the world. The beloved West Side Market, established in 1912, features about 70 vendors offering fresh produce, meats, dairy products, baked goods, and prepared foods.

EVENTS

Cleveland enjoys a plethora of events and festivities year-round, offering varied experiences for anyone of any age. From a St. Patrick's Day parade with about 500,000 people to the Tri-C Jazz Fest. From the National Air Show to the IngenuityFest. From Parade the Circle to Brite Winter and Winterland.

OUTDOORS

Established in 1917, the Cleveland Metroparks is an extensive network of 18 reservations spanning over 25,000 acres. The "Emerald Necklace" encircles the city with diverse landscapes, over 325 miles of recreation trails, 9 golf courses, and the Toboggan Chutes, Ohio's tallest and fastest refrigerated twin ice chutes at 700 feet long with a 70 foot vertical drop.

THEATRE & FILM

Playhouse Square is the largest performing arts center in the United States outside of New York City. Consisting of 11 performance spaces, including 5 restored historic theaters from the 1920s, the district attracts over one million visitors each year for concerts, dance performances, and Broadway shows. It also hosts the Cleveland International Film Festival, showcasing hundreds of independent films from across the globe.

MUSIC

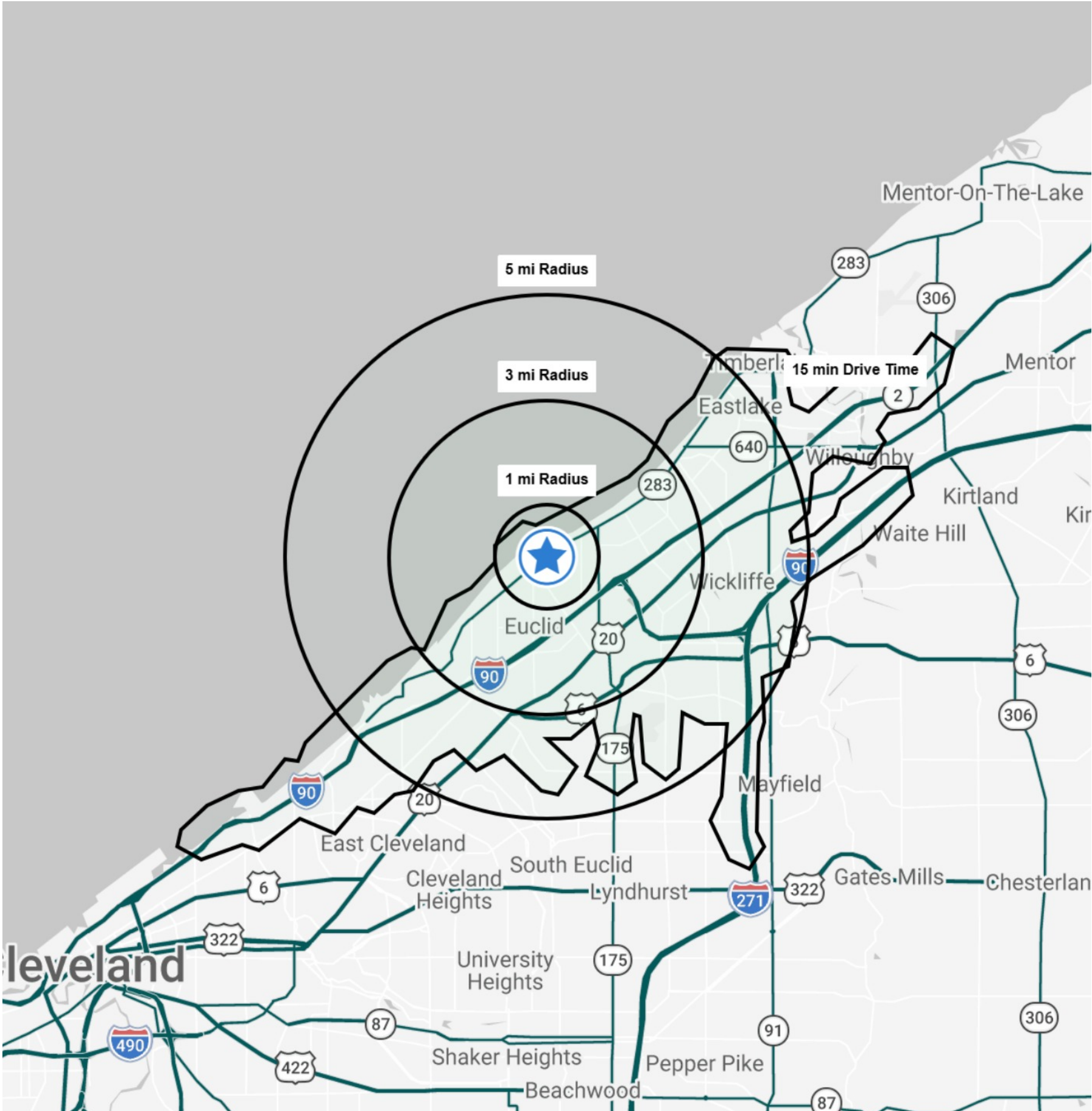
The home of the Rock & Roll Hall of Fame is also home to the Cleveland Orchestra, long regarded as one of the country's and the world's premier orchestras since its founding in 1918. Cleveland's current music scene offers a range of genres and venues, from indie rock clubs to intimate jazz clubs and everything in between.

EDUCATION

Anchored by prominent research institutions such as Case Western Reserve University and Cleveland State University, the region provides numerous academic opportunities. There are also specialized institutions such as the Cleveland Institute of Art and the Cleveland Institute of Music, as well as Cuyahoga Community College, one of Ohio's largest community colleges.



MARKET OVERVIEW: Demographics



POPULATION	
1 Mile	13,415
3 Miles	65,325
5 Miles	139,359
15 Min Drive	149,380



NUMBER OF HOUSEHOLDS	
1 Mile	6,467
3 Miles	30,271
5 Miles	65,944
15 Min Drive	70,447



AVERAGE HOUSEHOLD INCOME	
1 Mile	\$74,128
3 Miles	\$77,560
5 Miles	\$81,332
15 Min Drive	\$82,150



NUMBER OF BUSINESSES	
1 Mile	354
3 Miles	2,203
5 Miles	5,099
15 Min Drive	6,193



NUMBER OF EMPLOYEES	
1 Mile	3,613
3 Miles	23,078
5 Miles	54,665
15 Min Drive	55,595



MEET THE TEAM

04

ARTHUR KAPLAN

Senior Vice President - Investment Sales

Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A fourteen (14) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being a board member on the Nationwide Children’s Hospital Development Board; the Center for Real Estate Advisory Board of Fisher’s Business School at the Ohio State University; FIDF Ohio Chapter; and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation and Operation Underground Railroad.



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 akaplan@anchorretail.com

NOTABLE CLIENTS



CHRISTOPHER MCFARLAND

Vice President

Christopher McFarland started in the commercial real estate industry in 2000, and has been with Anchor Retail since its inception in 2016.

Chris has a unique depth of knowledge and experience from working as Vice President of Leasing and Site Acquisition for a national developer for nearly ten (10) years. From entitlements to pre-leasing to proformas to acquisition and then disposition, he has a well-rounded experience in various facets of commercial real estate. He represents buyers, tenants, sellers, and landlords with a concentration in retail. Currently, Chris represents Speedway, Express Oil, Rainbow Apparel, and O'Reilly Auto Parts; as well as various landlords and developers on new ground-up shopping centers, leasing of existing centers, and handling existing tenants' renewals. Such clients include Realty Income, NNN Reit, RIC, Benderson Development Company, Trilogy, ME Commercial, and Somera Road.

Chris's comprehensive understanding of development, leasing, and sales along with creativity, integrity, and knowledge make him a valuable asset to the Anchor Retail team. He is a graduate of John Carroll University's Boler School of Business (B.S.B.A. Finance and Economics) and a member of the International Council of Shopping Centers (ICSC).



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o: 216.342.2578

 cmcfarland@anchorretail.com

NOTABLE CLIENTS



JIMMY DIFONZO

Vice President

With over four (4) years of dedicated experience in commercial real estate, Jimmy DiFonzo specializes in tenant representation, leasing, and property sales. As a salesperson with a diverse portfolio of clients, including national brands such as Dollar General, Bath & Body Works, Wing Stop, PetSmart, Smalls Sliders, Rainbow Apparel, Key Bank, and Men’s Wearhouse, Jimmy takes pride in providing personalized services and expert guidance throughout every transaction. He also represents prominent landlord clients, including Konover South, Benderson Development, ME Real Estate, Alrig USA, Freedom Capital, and Fox Family Management. With hands-on experience leasing and representing key properties, Jimmy delivers innovative, customized solutions tailored to his clients’ real estate needs.

Prior to joining Anchor Retail, Jimmy was an Associate with the Matthews Real Estate Investment Services, where he learned the ropes of the real estate industry. This foundation commercial real estate, combined with his prior experience in finance and risk management for the world’s largest food company, Nestlé, equips him with a unique analytical perspective and a deep understanding of financial metrics crucial to real estate success.



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 jdifonzo@anchorretail.com

NOTABLE CLIENTS





CLEVELAND

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216.342.2523

COLUMBUS

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