



FOR SALE - TWO RETAIL BUILDINGS

9109 OH-14, STREETSBORO, OH 44241

GATTO GROUP
REAL ESTATE



Building 1

Building 2

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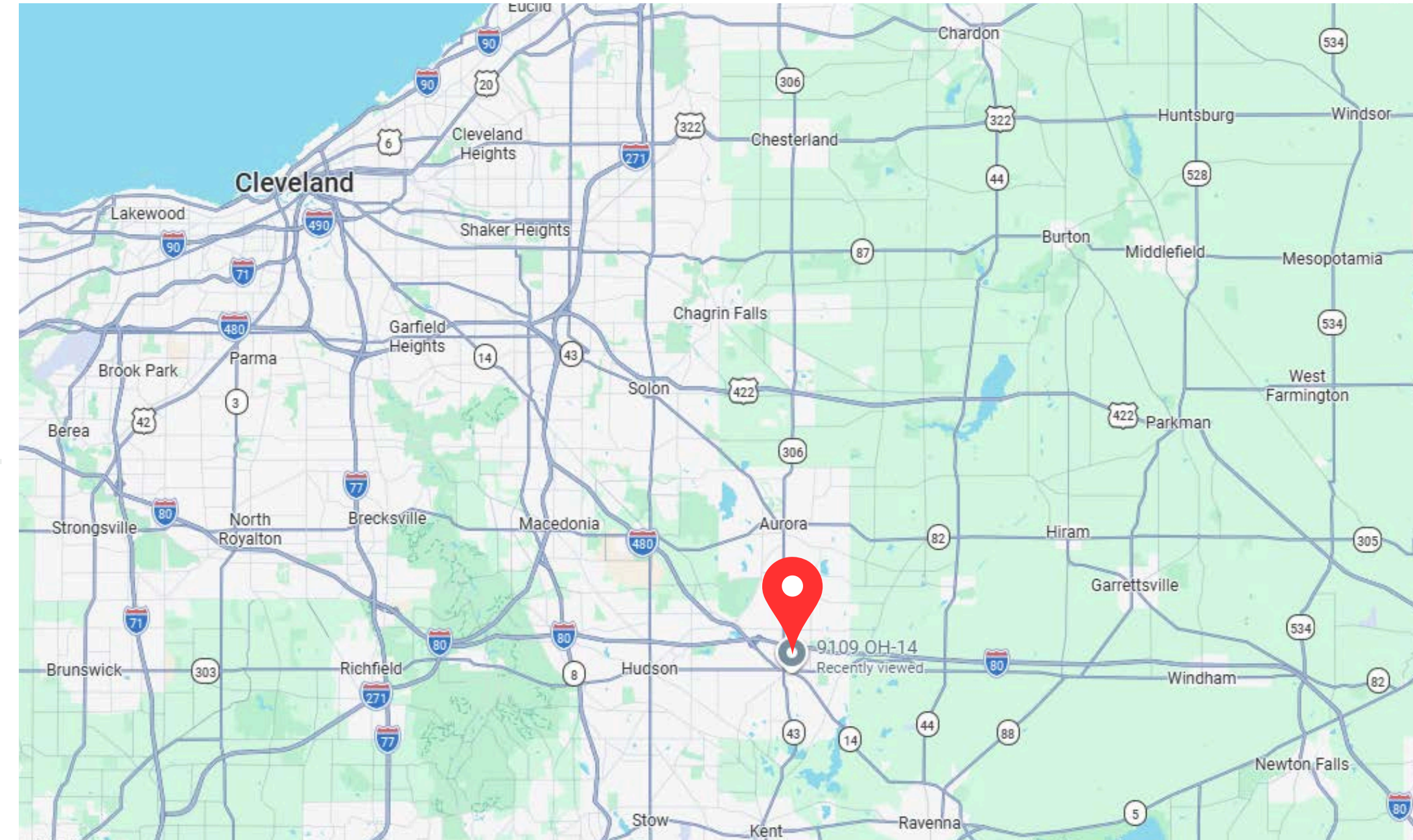


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PROPERTY OVERVIEW

Retail Property For Sale

Property Type	Retail / Office / Resturant
Total Square Feet	+/- 8,600 SF
Total Lot Size	+/- 1.0 AC
Number of Buildings	2
Total Units	5 (3 occupied / 2 vacant)
Zoning	Business
Year Built	Building 1: 1963 Building 2: 1986





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SUMMARY

Retail Property For Sale



Parcel Number: 35-055-00-00-004-000



Parcel Number: 35-055-00-00-005-000

Investment Summary

This **multi-tenant retail investment** totals approximately **8,600 square feet across two buildings** on ± 1.0 acre in Streetsboro, Ohio. Positioned along a **high-visibility retail corridor**, the property benefits from strong traffic and excellent exposure. The property is 60% occupied with three established tenants, while two vacant suites offer **value-add lease-up potential**.

The layout also presents an **owner-user opportunity**, with approximately **3,000 contiguous square feet available** to operate a business while collecting rental income. Surrounded by a mix of national and regional retailers, the corridor supports consistent consumer traffic and long-term tenant demand.



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HIGHLIGHTS

Retail Property For Sale



Investment Highlights

- **Two Adjacent Parcels** – Nearly one acre combined frontage
- **Established Tenants** – Three tenants provide stable in-place income
- **Value-Add Upside** – Two vacant units offer lease-up potential
- **Owner-User Opportunity** – 3,000 SF available for business operations
- **Excellent Visibility** – Prominent location along busy retail corridor
- **Great Access** – Convenient proximity to major roadways
- **Ample Parking** - Plenty of parking for employees and customers

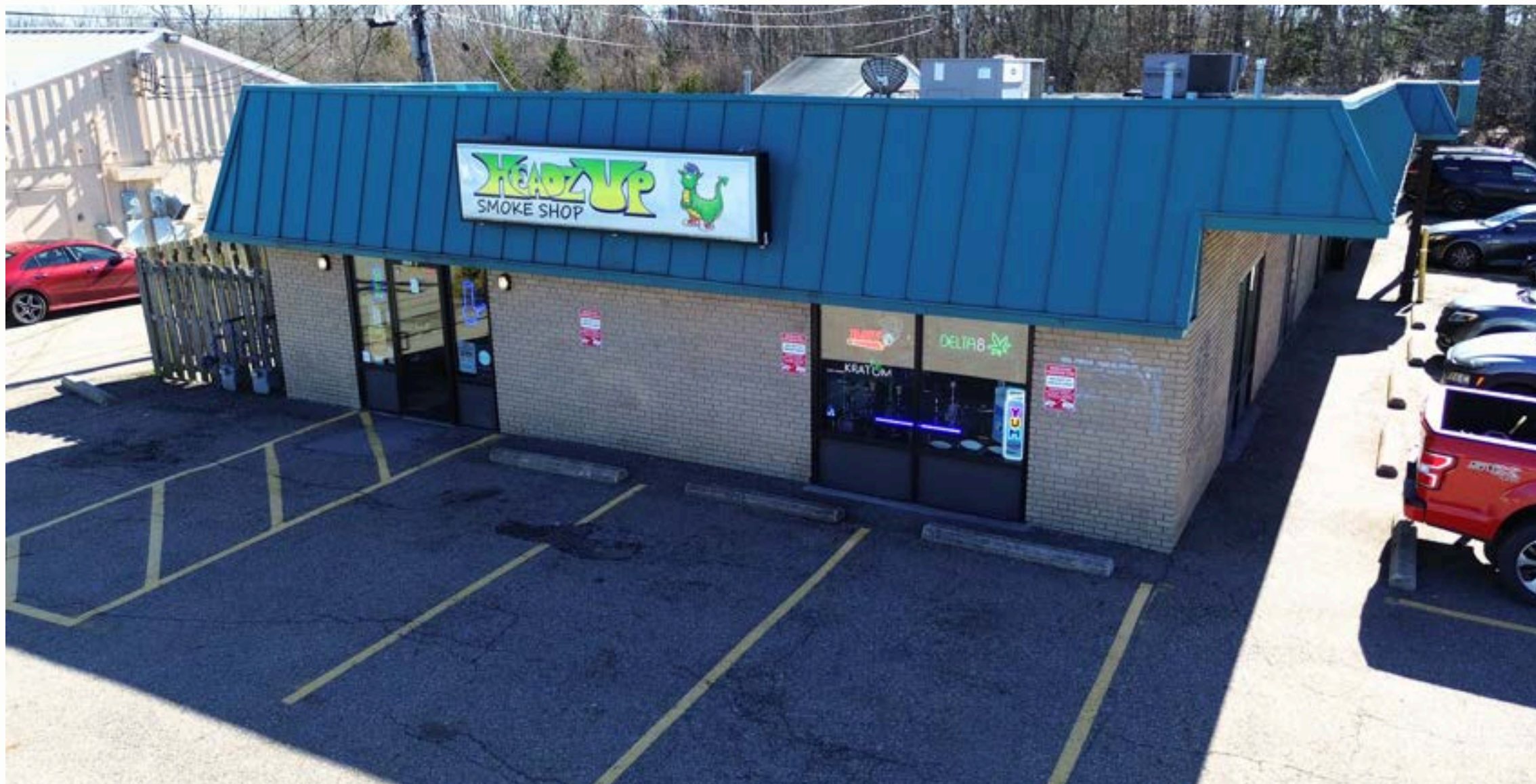


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RENT ROLL

Retail Property For Sale

Building	Tenant	Square Feet	Price Per Sq Ft	Monthly	Annual
1	Headz Up	1,000	14.40	1,200	14,400
1	Streets Tavern	3,000	10.00	2,500	30,000
2	China Chef	1,000	18.60	1,550	18,600
2	Vacant	1,000	-	-	-
2	Vacant	2,000	-	-	-
	Total	8,000	14.33	5,250	63,000





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VACANT UNITS

Retail Property For Sale

1,000 SF Vacant Unit



2,000 SF Vacant Unit





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DEMOGRAPHICS

Retail Property For Sale

Population

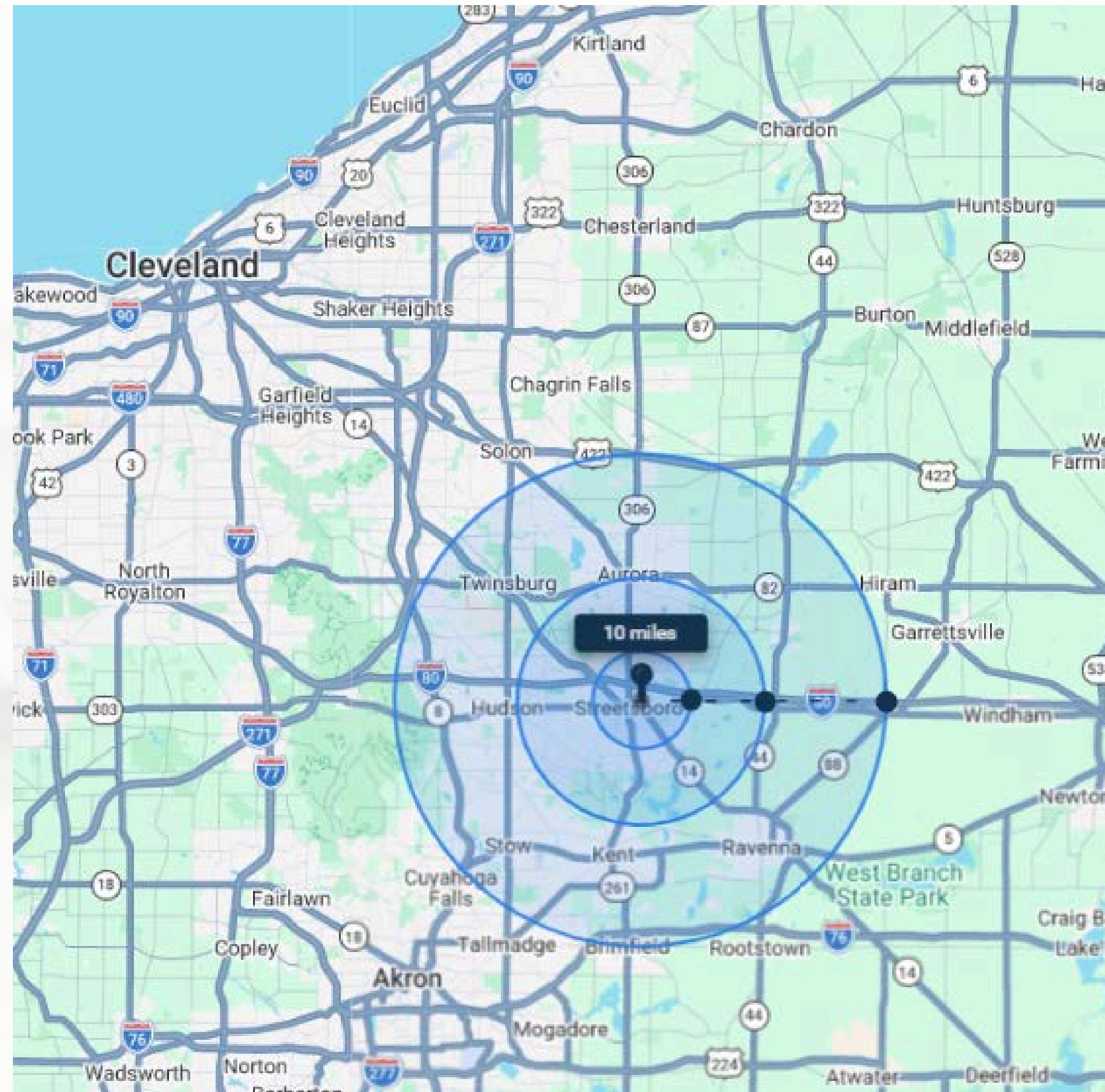
2 Mile	13,194
5 Mile	43,619
10 Mile	248,669

Households

2 Mile	5,211
5 Mile	16,929
10 Mile	100,544

Average Household Income

2 Mile	\$93,417
5 Mile	\$121,538
10 Mile	\$105,213





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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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Willoughby Hills, Ohio.

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