



LEGACY

COMMERCIAL REAL ESTATE ADVISORS
In Association with ParaSell, Inc. |
A Licensed Ohio Broker #REC.2020005946



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1020-1032 S. BROADWAY , GENEVA, OH 44041

COLONEL'S PLAZA

FOR SALE \$1,463,730 | 7.5% CAP

LEGACYCREA.COM

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GENEVA, OH

- Colonel's Plaza Located in Geneva, OH
- Cleveland, OH MSA - TOP 35 MSAs - Ranked (#33) in the U.S.A.
- Demos - 10,000+ People within 3 Mile Radius of Site
- Traffic Counts - 12,000+ Vehicles Pass Site Daily on S Broadway
- Located Minutes From I-90 - I-90 Runs from Seattle, WA to Boston, MA
- 8,990 SF Building Situated on a 1.5 Acre Lot - Built in 2007

PROPERTY DETAILS

Building Area:	8,990 SF
Land Area:	1.83 Acres
Price:	\$1,463,730
Year Built:	2007
Cap Rate:	7.5%
Price (PSF):	\$162.82

LEASE OVERVIEW

Remaining Lease Term:	Varies
NOI:	\$109,779

INCOME SUMMARY

GROSS INCOME	\$133,119
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EXPENSE SUMMARY

Waste Management	\$1,549
Water	\$2,856
Electric	\$1,079
Property Taxes	\$12,114
Insurance	\$1,910
Landscaping/Snowplowing	\$2,819
City Quarterly Taxes	\$1,010
GROSS EXPENSES	\$23,340

NET OPERATING INCOME	\$109,779
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COLONEL'S PLAZA

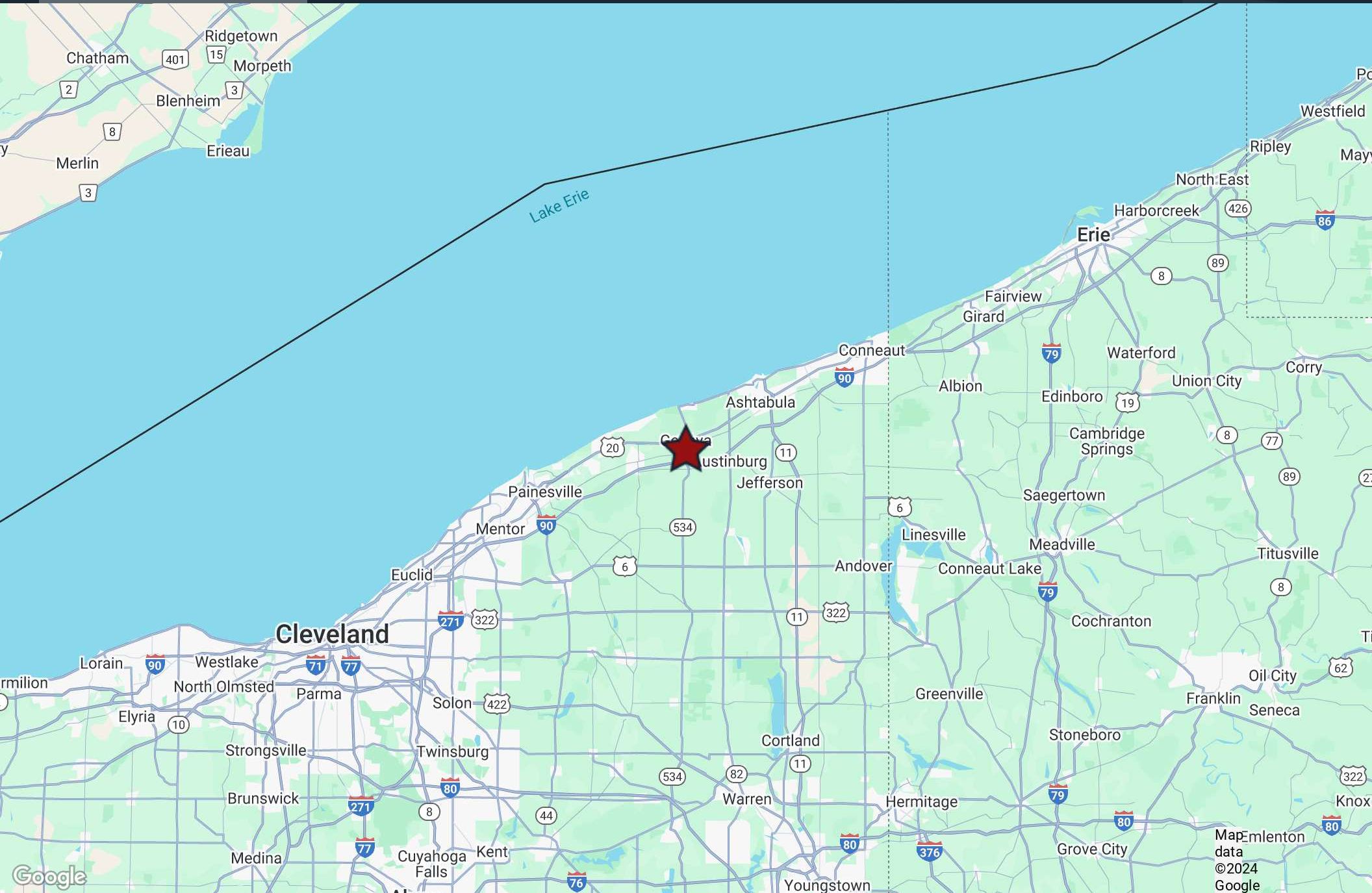
TENANT	ANNUAL RENT	SIZE (SF)	LEASE EXPIRATION	LEASE TYPE	OPTIONS	INCREASES
Michelle's Hot Mess	\$21,600.00	1,450 SF	6/30/2025	Gross	-	-
Edward Jones	\$19,237.56	1,218 SF	2/28/2027	Gross	(1) 5 Year	-
Verizon	\$19,255.56	1,218 SF	6/30/2026	Gross	(1) 3 Year	10% Per Option
Subway	\$27,495.84	1,218 SF	9/30/2026	Gross	(1) 5 Year	10% Per Option
Cleveland OBGYN	\$45,531.00	3,886 SF	7/31/2028	Gross	(5) 1 Year	See Rent Schedule
TOTALS	\$133,119.96	8,990 SF				



ANNUALIZED OPERATING DATA	
Lease Years	Annual Rent
Current - 7/31/2025	\$45,531.00
8/1/2025 - 7/31/2026	\$56,427.84
8/1/2026 - 7/31/2027	\$58,505.64
8/1/2027 - 7/31/2028	\$60,665.52
Options	Annual Rent
8/1/2028 - 7/31/2029	\$57,558.36
8/1/2029 - 7/31/2030	\$58,997.28
8/1/2030 - 7/31/2031	\$60,472.20
8/1/2031 - 7/31/2032	\$61,984.08
8/1/2032 - 7/31/2033	\$63,533.64
BASE RENT	\$45,531



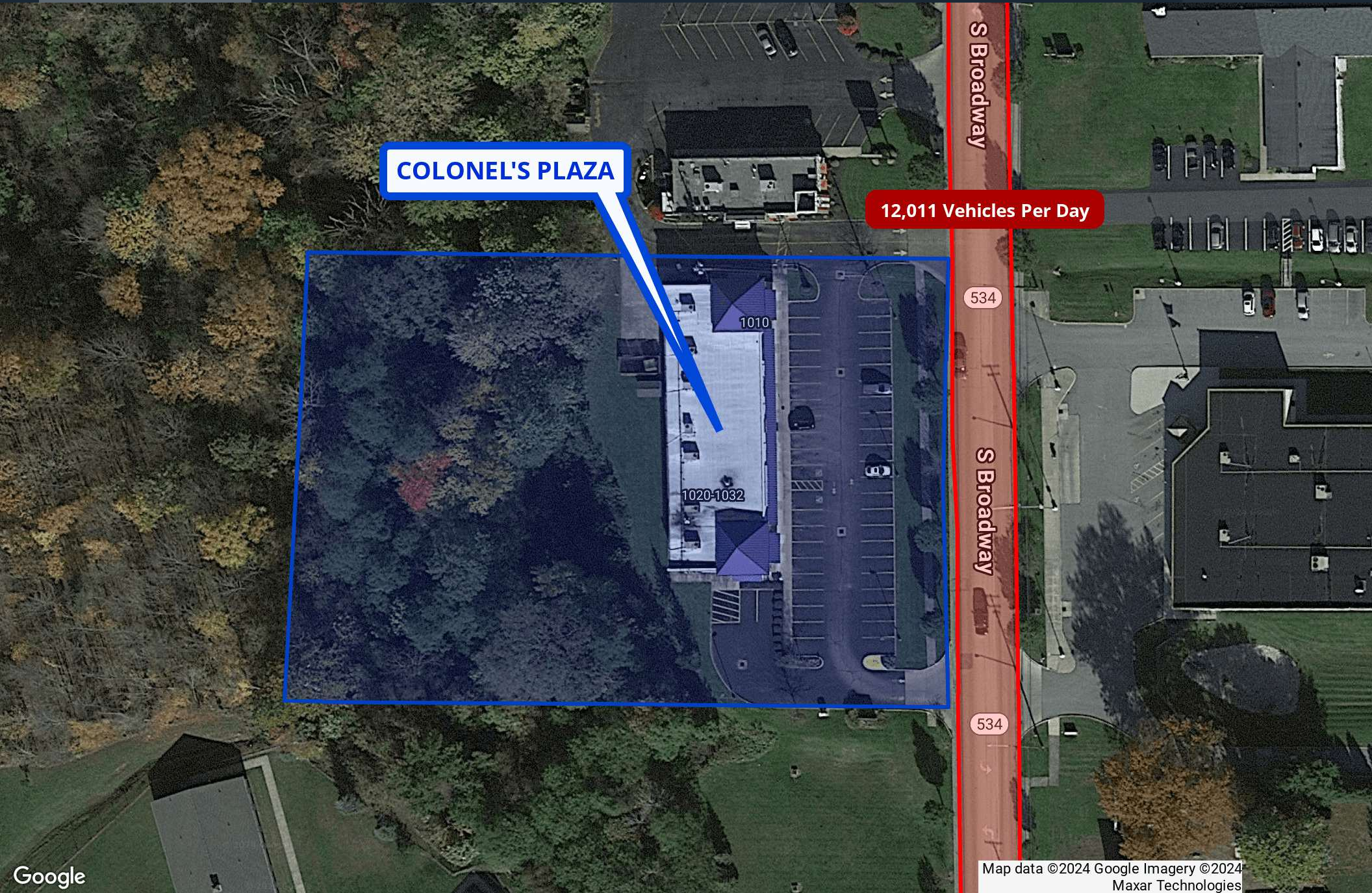






Google

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COLONEL'S PLAZA

12,011 Vehicles Per Day

S Broadway

S Broadway

534

534

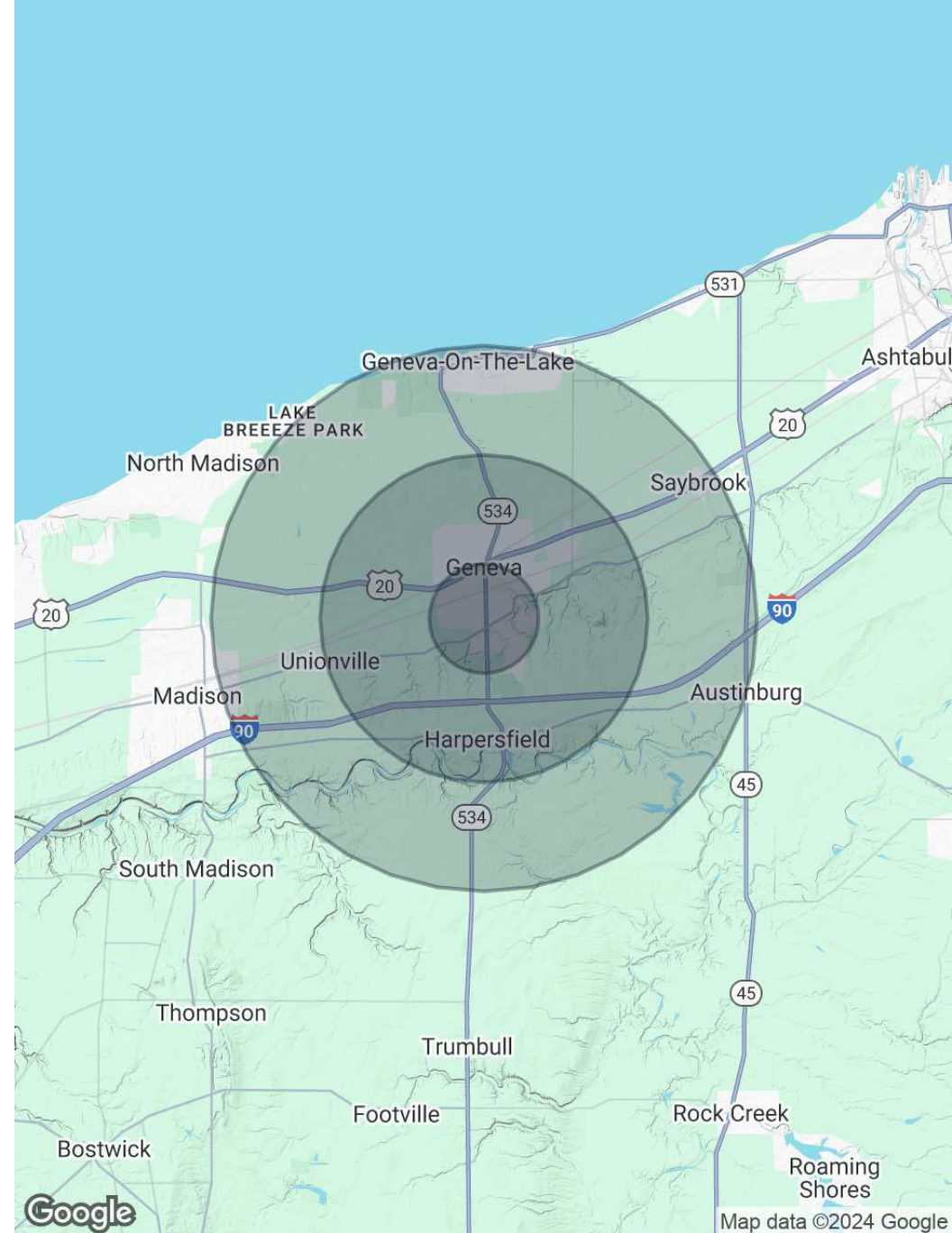
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1020-1032

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,055	10,088	16,953
Average age	39.0	39.2	40.3
Average age (Male)	38.1	38.1	38.5
Average age (Female)	39.4	39.7	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,631	4,184	7,070
# of persons per HH	2.5	2.5	2.5
Average HH income	\$65,052	\$63,826	\$67,952
Average house value	\$120,445	\$122,300	\$131,828





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