

# FULLY LEASED TRIPLE NET RETAIL INVESTMENT

For Sale | 26614-26628 Lorain Road, North Olmsted, Ohio 44070



# Executive Summary

- 100% occupancy with a diverse Tenant mix
- Low operational costs due to the NNN lease structure
- The strategic location positions the property for long-term value appreciation (29,513 VPD)
- Staggered lease expirations reduce vacancy risk and enhance tenant retention



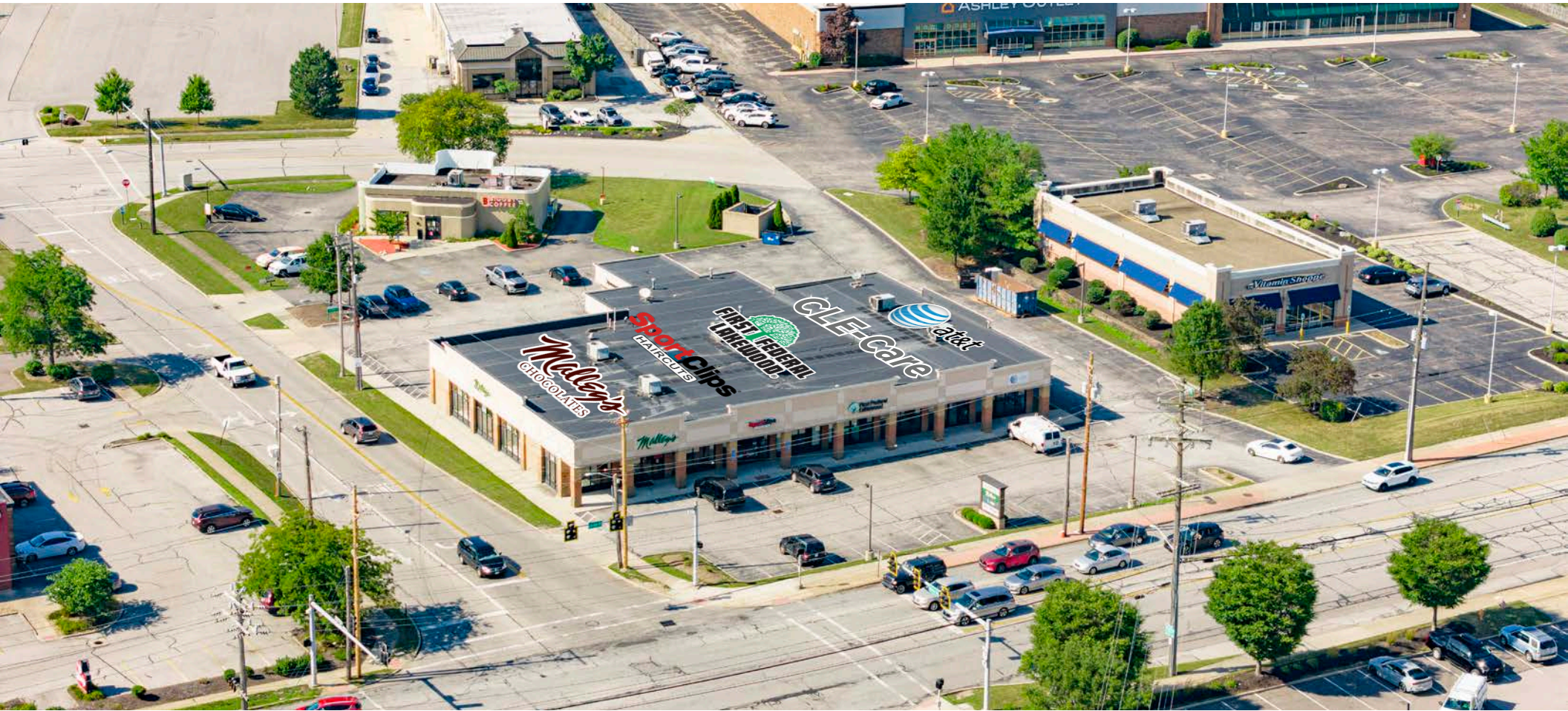
<b>Building</b>	12,132 SF
<b># of Units</b>	Five (5)
<b>Land Area</b>	1.29 AC
<b>Year Built</b>	1968
<b>Occupancy</b>	100%

Year 1 NOI  
**\$298,793.66**

Sale Price  
**\$3,850,000**



# TENANTS



Tenant	SF	Lease Start	Lease End	\$/SF	Increases	Structure	Renewals
Malley's Chocolates, LLC	3,440	12/1/2020	11/30/2025	\$24.52	1.50%	NNN	Working through renewal terms for 5-years as of October 2024
Buckeye Clips	1,146	4/1/2019	3/31/2029	\$30.25	Flat	NNN	Two (2) Five (5) year renewal options- 12% rent bump per option (flat for the term)
First Federal Savings & Loan Association of Lakewood	3,526	11/1/2019	10/31/2034	\$25.00	5%	NNN	Two (2) Five (5) year renewal options
AT&T Mobility	2,080	5/1/2022	4/30/2027	\$43.27	Flat	MG	Two (2) Five (5) year renewal options and Landlord Right to Downsize
CLE Care	1,940	10/19/2024	10/31/2031	\$23.00	3%	NNN	Two (2) Five (5) year renewal options and Right to Terminate
<b>Total SF</b>	<b>12,132</b>						

# North Olmsted

North Olmsted, Ohio, is a vibrant suburban city located in Cuyahoga County, just west of Cleveland. Known for its friendly community and excellent amenities, North Olmsted offers a perfect blend of residential charm and commercial convenience. The city boasts a variety of parks and recreational facilities, making it an ideal place for outdoor enthusiasts and families alike. With a strong emphasis on education, North Olmsted is home to well-regarded schools and a supportive environment for students. The bustling Great Northern Mall serves as a central hub for shopping and dining, attracting visitors from neighboring areas. Its strategic location near major highways and the Cleveland Hopkins International Airport enhances its appeal as a convenient and accessible place to live, work, and visit.



## Demographics 5 Miles from Property

population  
**165,169**

median age  
**42.8**

households  
**71,824**

average hh income  
**\$131,657**

businesses  
**6,633**

employees  
**79,689**





26614-26628 Lorain Rd

**Olmsted Plaza**

Volkswagen  
SUBARU HYUNDAI

**Olmsted Plaza**

VCF VALUE CITY FURNITURE  
HARBOR FREIGHT  
OHIO SAVINGS BANK

DXL DESTINATION K  
HEALTH & FITNESS EQUIPMENT CENTERS  
ALDI  
outlet  
PNC

**Brooklor Plaza**

OfficeMax TJ-maxx  
FIVE GUYS HomeGoods  
THE ORIGINAL MATTRESS FACTORY  
GOLF GALAXY

BUICK  
GMC

HONDA

**North Olmsted T.C.**

TARGET  
DAVID'S BRIDAL  
LA Z BOY  
MEN'S WEARHOUSE  
Party City  
CYCLE GEAR  
Moe's

**QUICK'S**  
K3 AMERICAN FREIGHT  
FURNITURE • MATTRESS • APPLIANCE

ASHLEY OUTLET  
MATTRESS FIRM

Arbys  
BURGER KING

Denny's

Bob Evans

Frankie's  
BOOKS

CHASE  
Chick-fil-c

**Water Tower Square**

giant eagle  
planet fitness  
McDonald's  
getGo

BIGGBY COFFEE  
Guitar Center

Wendy's

TOYOTA  
Third Federal  
DUNKIN' DONUTS  
BR baskin tobkins

Jeep  
RAM

KIA  
CVS pharmacy  
Pizza Hut

**Great Northern Plazas**

BEST BUY  
BIG LOTS  
Marcs  
DSW  
ULTA BEAUTY  
JOANN  
SCRAMBLERS  
PET SMART  
Applebee's  
Burlington  
five BELOW  
Famous Dave's  
WORLD MARKET  
BROWN BAG BURGERS  
Orangetheory FITNESS  
Brain Balance  
ACHIEVEMENT CENTERS

**Great Northern MALL**

Dillard's  
macy's  
DICK'S SPORTING GOODS  
JCPenney  
backstage  
H&M  
RED LOBSTER  
usbank  
Cane's  
BJ's RESTAURANT BREWHOUSE  
REGAL  
Merry Buffalo

GREAT NORTHERN BLVD

LORAIN RD

BROOKPARK RD

COLUMBIA RD

GREAT LOCATION

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