

BAINBRIDGE CENTER BUILDING

17747 Chillicothe Road, Bainbridge, OH 44023



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates | Lee Cleveland, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1



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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Introducing 17747 Chillicothe Road, a prime opportunity for office/medical building investors or an owner occupier seeking a quality long-term home. This strategically located 17,786 SF office building is immediately adjacent to the 422 exit on Chillicothe Rd. (306). Tenants, including KeyBank and the Cleveland Clinic Foundation, agree that this property is perfectly positioned for success. Its flexible layout and modern amenities are designed to meet the needs of a wide range of office and medical tenants. This premier property is a rare find in a market where buildings are rarely available for sale and is ideal for investors looking to make a significant impact in the commercial real estate market. Opportunity awaits at 17747 Chillicothe Road!

OFFERING SUMMARY

Sale Price:	\$2,150,000
Lease Rate:	Call For Info
Available SF:	914 - 4,308 SF
Building Size:	17,786 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	531	16,586	63,526
Total Population	1,375	42,795	165,510
Average HH Income	\$123,825	\$121,322	\$112,259

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - 17,786 SF office building
- - Modern amenities and flexible layout
- - Strategic location in Bainbridge immediately adjacent to the 422 exit
- - Ideal for a wide range of office & medical tenants
- - Rare opportunity to purchase a quality multi-tenant building in a market where buildings rarely come to market
- - Near restaurants and shopping
- - KeyBank has a full service branch onsite with a drive through ATM
- - Color electronic monument sign

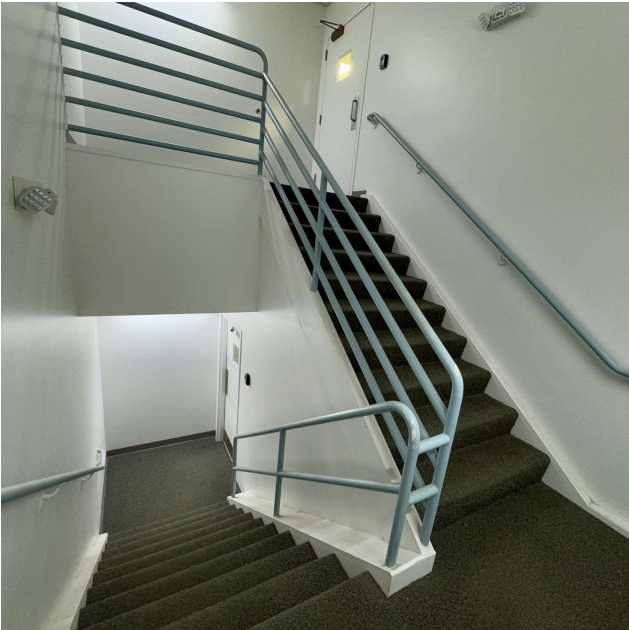
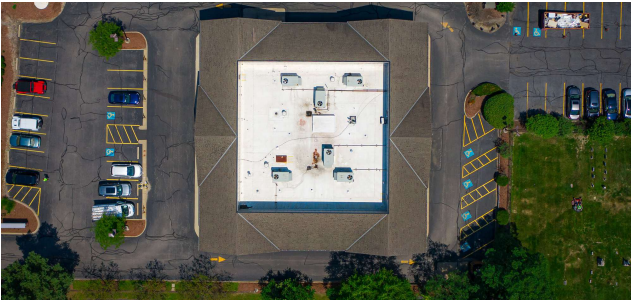
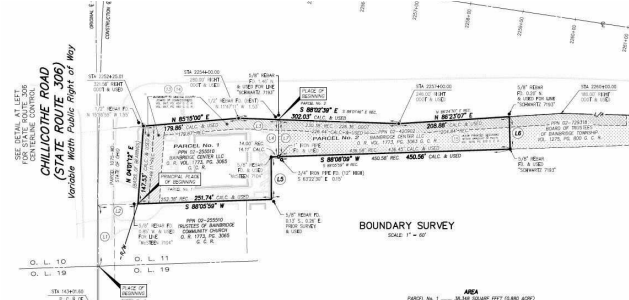


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ADDITIONAL PHOTOS



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LOCATION INFORMATION

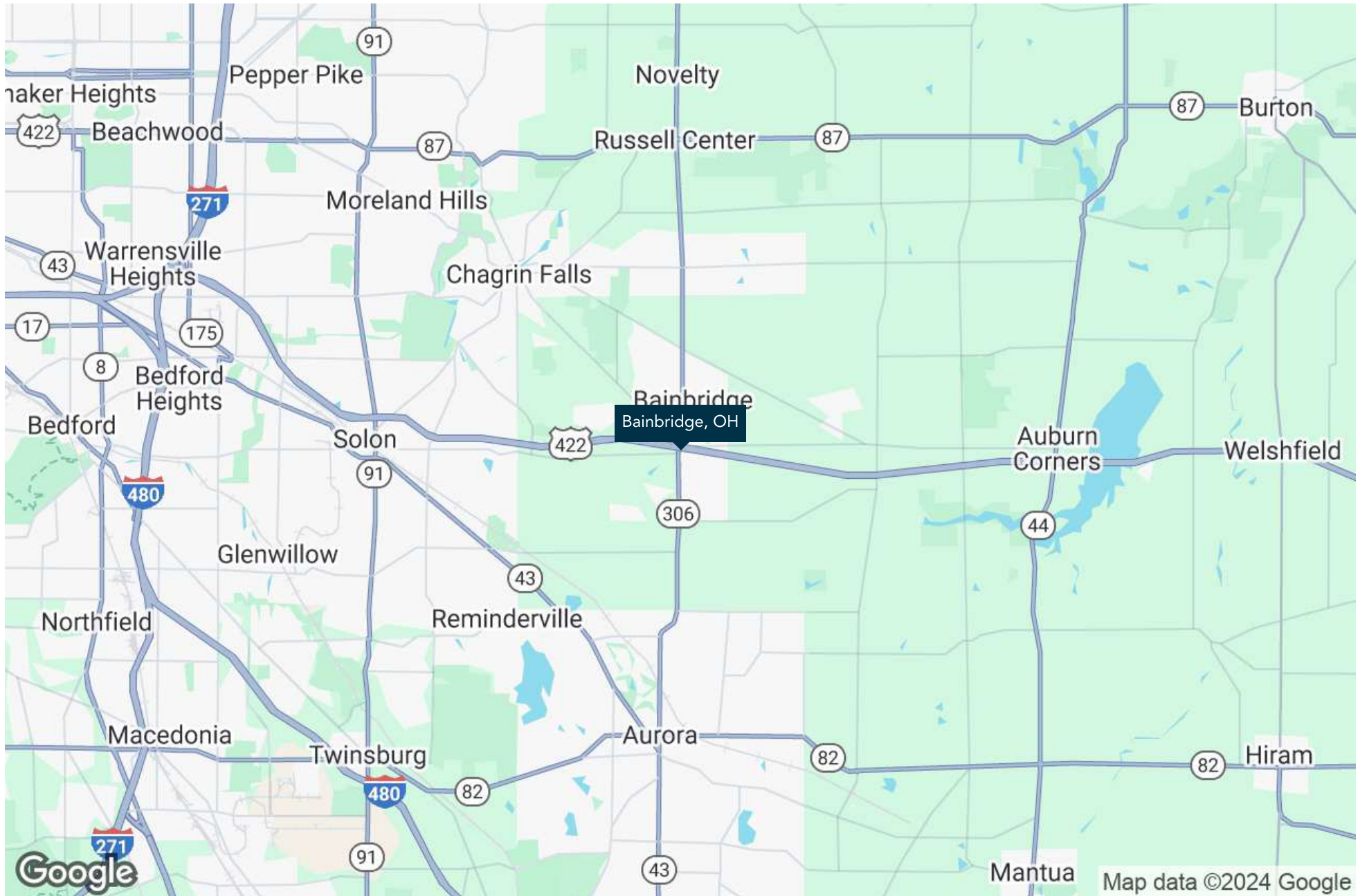
Section 2



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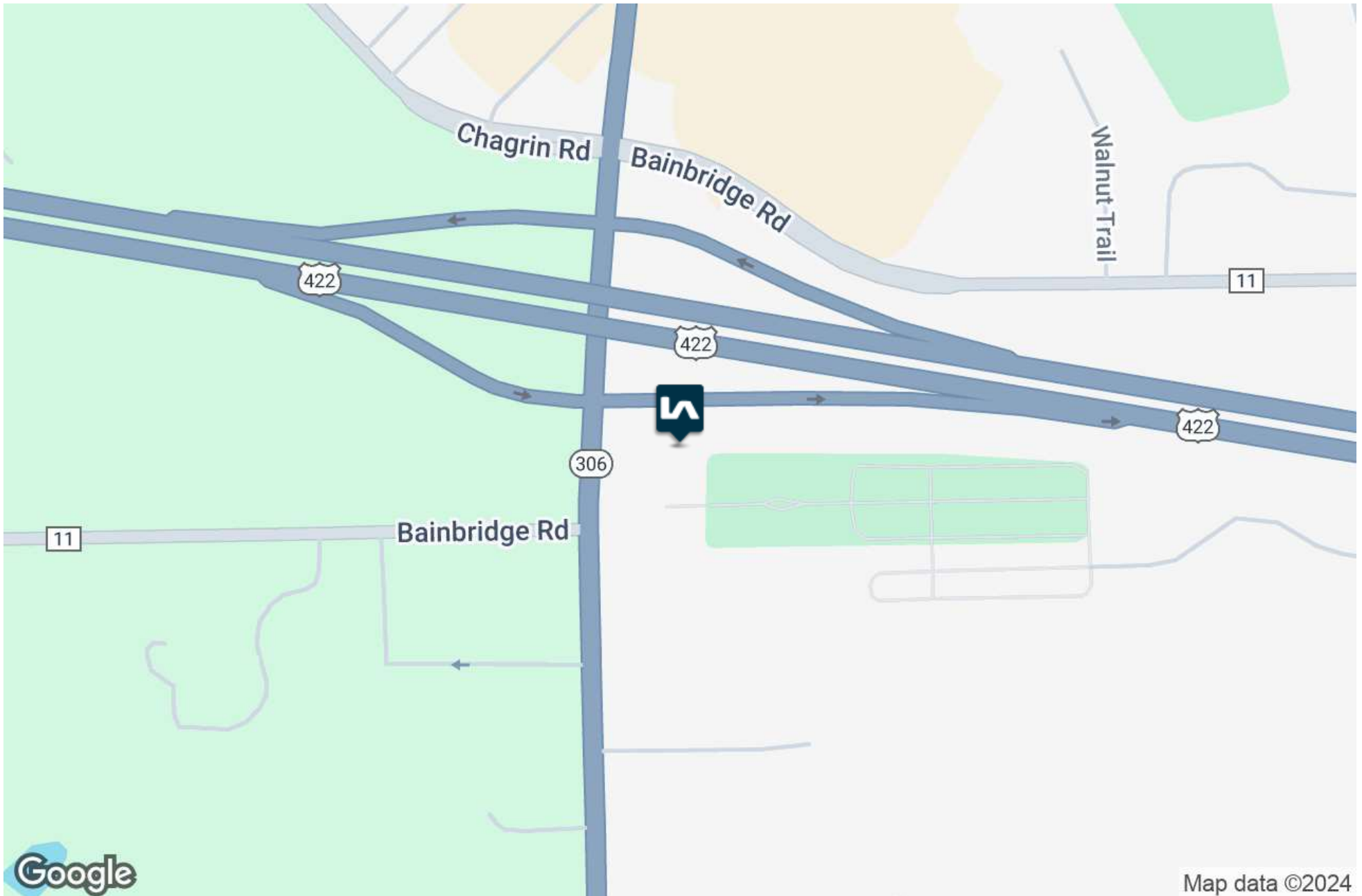


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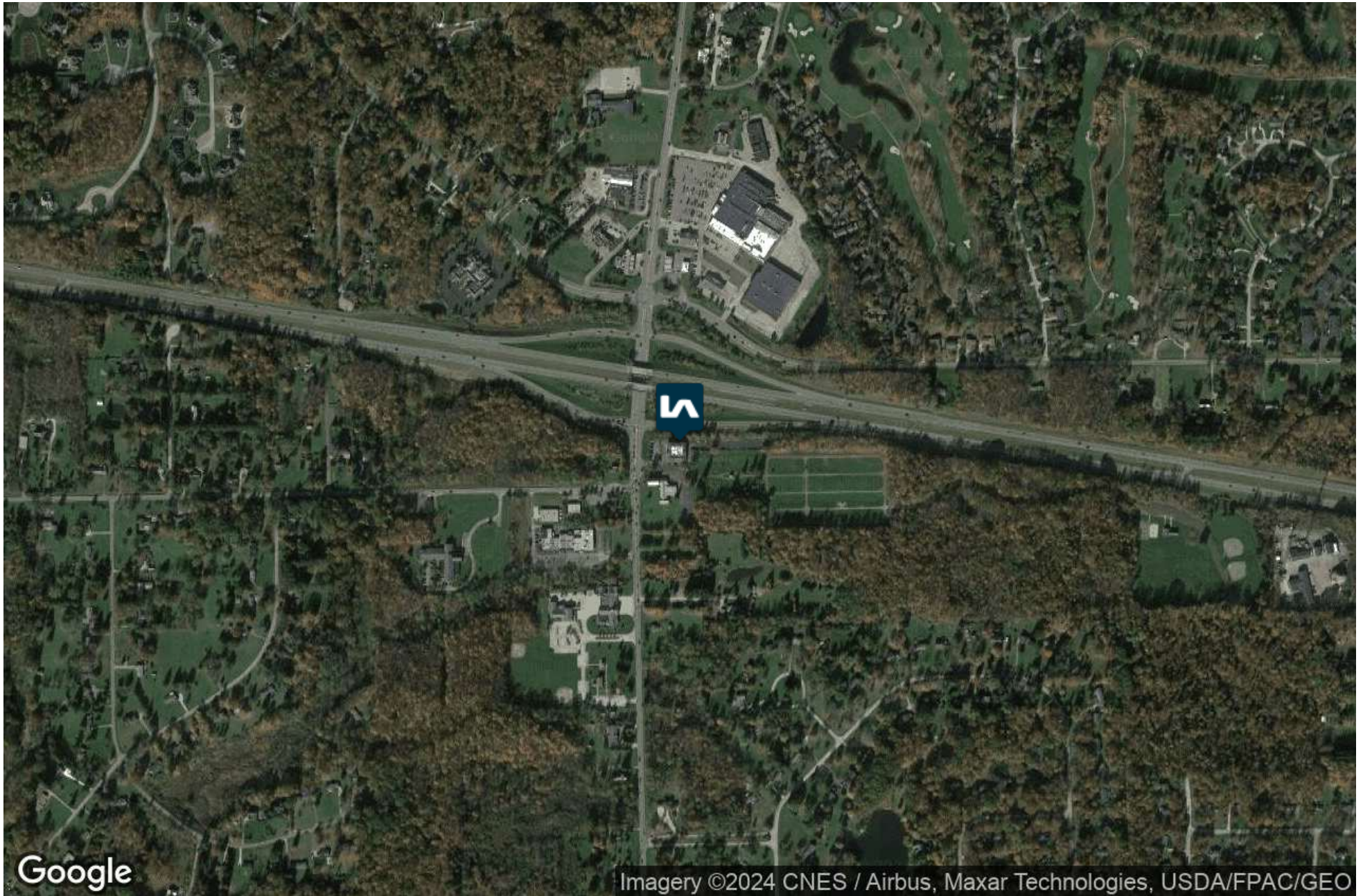
LOCATION MAP



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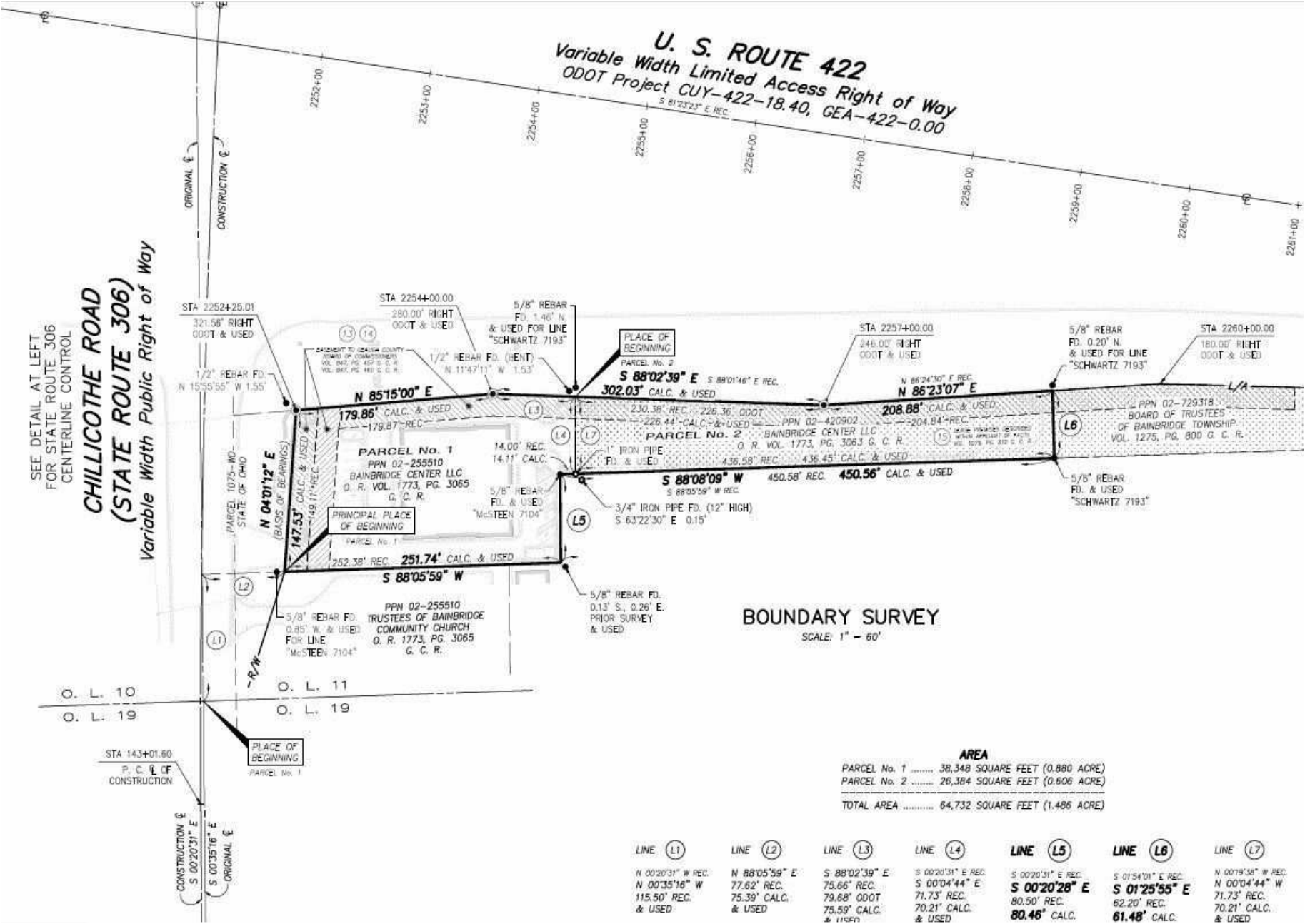
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AREA

PARCEL No. 1	38,348 SQUARE FEET (0.880 ACRE)
PARCEL No. 2	26,384 SQUARE FEET (0.606 ACRE)
TOTAL AREA	64,732 SQUARE FEET (1.486 ACRE)

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FINANCIAL ANALYSIS

Section 3



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,150,000
Price per SF	\$121

Please sign and submit the SNDA on page 18 for complete financial info.

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DEMOGRAPHICS

Section 4



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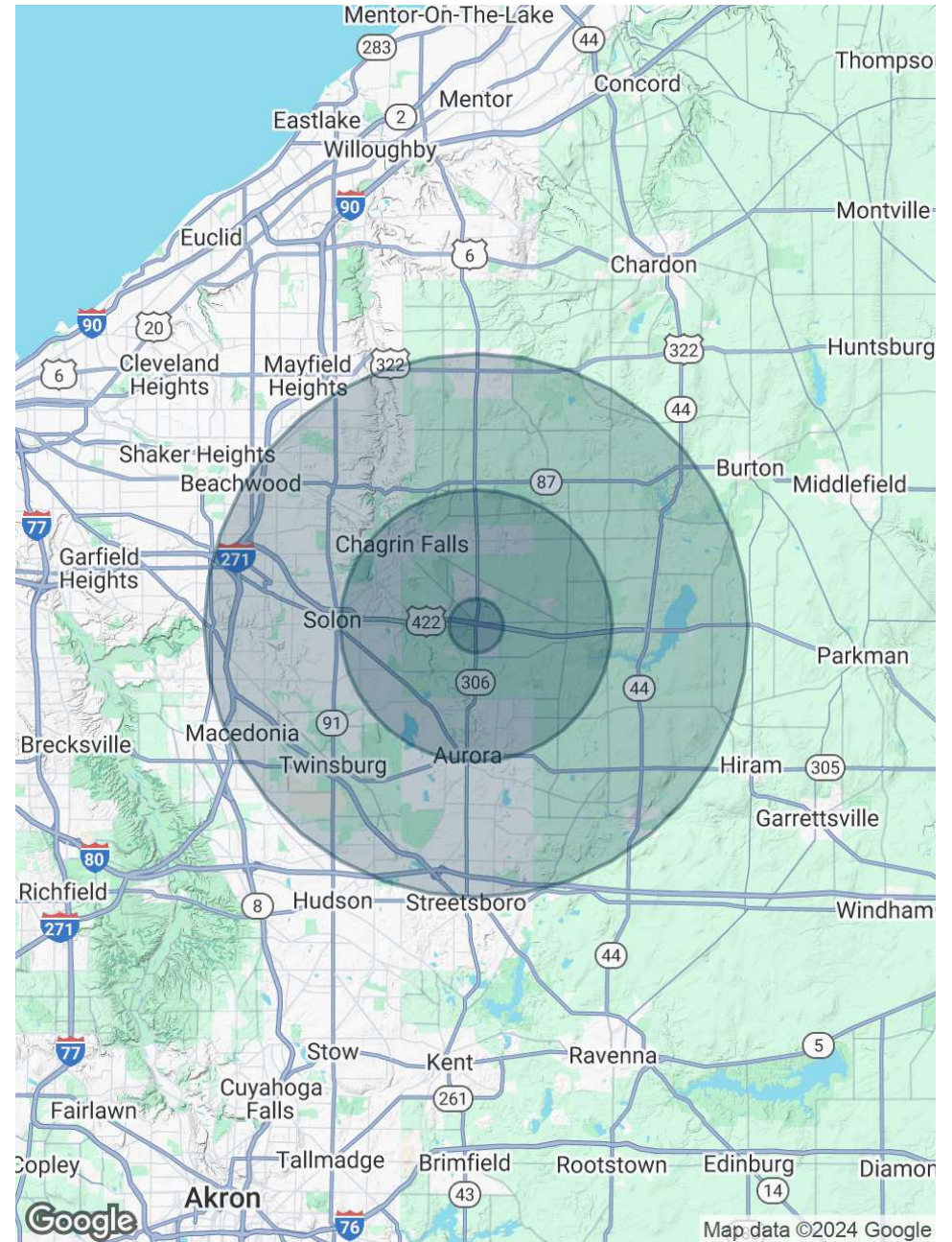
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,375	42,795	165,510
Average Age	43.8	43.6	42.5
Average Age (Male)	44.4	43.1	41.3
Average Age (Female)	43.5	44.0	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	531	16,586	63,526
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$123,825	\$121,322	\$112,259
Average House Value	\$312,642	\$346,391	\$324,707

2020 American Community Survey (ACS)



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ADVISOR BIOS

Section 5



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JEREMY STEIGER, SIOR

Principal

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Direct: **216.559.9090**

PROFESSIONAL BACKGROUND

Jeremy Steiger has successfully completed hundreds of transactions since the start of his real estate career in 1996. He specializes in representing business users in the lease or purchase of office, medical and light industrial property. Jeremy's team also represent owners of office, medical and light industrial property in procuring tenants and buyers in addition to providing a full spectrum of property management services.

Jeremy has worked with many local and national companies and organizations. He leverages his market knowledge, strong relationships and depth of experience to deliver highly effective representation to his clients. Jeremy is known for his ability to individualize transactions to meet the unique needs of each client and to educate each client so they can make real estate decisions confidently.

A graduate of Yeshiva University, Syms School of Business (New York, New York) with a BS in marketing and management, Jeremy earned his Ohio Real Estate Sales License in 1997 and Ohio Real Estate Broker's license in 2007. He is a lifelong learner and regularly attends continuing education courses in real estate and in topics of personal interest. A member of the Society of Industrial & Office Realtors (SIOR), he is an active board member and participant in real estate, municipal government and Jewish community organizations. Jeremy is a greater Cleveland native living in University Heights with his wife Liza and their four children.

EDUCATION

Bachelor of Science, Business Management and Marketing, Syms School of Business, Yeshiva University, New York City, New York – 1994

MEMBERSHIPS

SIOR - Society of Industrial & Office Realtors

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CNDA

Office/Medical - 17747 Chillicothe Rd., Bainbridge OH (hereinafter "Property")

This agreement is made between the Prospective Buyer and Lee Cleveland, LLC. (hereinafter referred to as "Broker") representing the Seller of the above property for sale (hereinafter referred to as "Owner") regarding release of confidential Information and Materials relevant to the Real Estate (hereinafter referred to as the "Property").

The Potential Buyer agrees the Information and Material, whether supplied by the Broker or Owner, or an analysis, study, compilation, document or record prepared by the Buyer's Representatives, will be used solely for the purpose of evaluating the Property for acquisition and that such Information and Material shall be kept confidential by the Potential Buyer. Should disclosure of any part of the Information or Material to Representatives be required on a need-to-know basis, for the purpose described above, it is understood that the Potential Buyer shall (a) inform each such representative of the confidentiality of the Information; and (b) maintain a list of those persons to whom such Information has been disclosed. This list shall be presented to Owner or Broker upon request.

The Potential Buyer agrees to indemnify Owner from any loss or damage, which Owner may suffer as a result of their breach of the terms and conditions of this Agreement. In the event of a breach or threatened breach of this Agreement, Owner shall be entitled to all remedies at law and equity, including injunctive relief and if Owner prevails in an action against the Potential Buyer, Potential Buyer shall be responsible for all reasonable attorney's fees and costs incurred by Owner in the prosecution of such action.

Neither Owner or Broker or any of their respective officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Information or Materials provided and no liability of any kind whatsoever is assumed by Owner or Broker with respect thereto. In addition, the Information and Materials shall not be deemed to represent the current status, operation or financial performance of the Property or give any indication that there has been no change in the affairs of the Property subsequent to the date of preparation of said Information or Materials.

The Potential Buyer is advised to verify all Information and Materials independently and conduct thorough due diligence in evaluating the suitability of the Property for purchase. The Information and Materials is not to be construed as an offer, an expression of intent, an obligation, or as part of any contract or commitment, to sell the Property. Owner reserves the right to make modifications to, amend, delete, or supplement the Information or Materials or to withdraw the Property from consideration at any time, without notice.

Unless a buyer's broker has been registered in writing with the Broker concurrently or prior to execution of this document, the Potential Buyer represents and warrants that it has not had any discussion or dealings regarding the Property with any other broker, finder or agent other than Owner's Broker and hereby agrees that the obligation to pay any such brokerage commission, except for the compensation due to Owner's Broker is an obligation of the Potential Buyer and agrees that it shall not look to Owner for the payment of any such brokerage commission.

Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in the property by the Potential Buyer and to terminate discussions in connection therewith at any time without notice.

Upon request, the Potential Buyer agrees to return all Information and Materials to the Owner or Broker.

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

Agreed to by "Prospective Buyer":

Signature

Date

Company Name

Mobile#

E-mail

Address

***PLEASE RETURN TO JSTEIGER@LEE-ASSOCIATES.COM**



For additional information, contact:

Jeremy Steiger, SIOR

Principal

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