

NORTH RANDALL CENTER

4836-4838 NORTHFIELD RD
NORTH RANDALL, OH 44128



O F F E R I N G M E M O R A N D U M

CBRE

AFFILIATED BUSINESS DISCLOSURE

© 2026 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

TABLE OF CONTENTS

01 INVESTMENT SUMMARY
pg 4

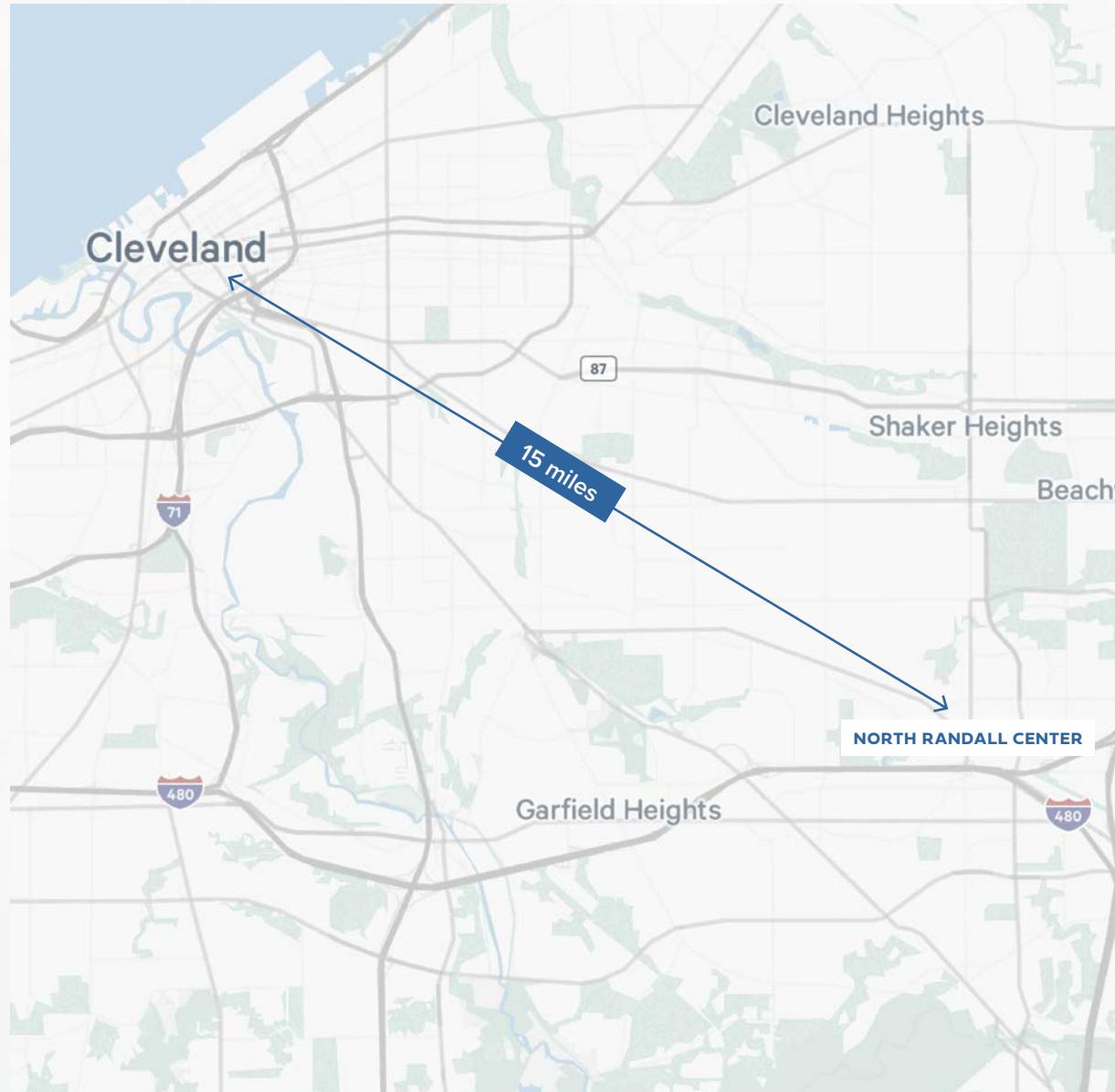
02 PROPERTY OVERVIEW
pg 5

03 AERIALS
pg 6

04 SITE PLAN
pg 8

05 TENANT OVERVIEW
pg 9

06 LOCATION OVERVIEW
pg 10



INVESTMENT SUMMARY



PRICING

\$1,880,000



CAP RATE

9.00%



NOI

\$169,212



TENANTS

2



BUILDING SIZE

13,500 SF

INVESTMENT HIGHLIGHTS

NORTH RANDALL CENTER – 100% OCCUPIED 2-TENANT STRIP CENTER

This offering is for North Randall Center, a 100% Occupied two-tenant education-based strip center in North Randall, OH which includes Randall Park High School and MaryMac Child Development as the tenants.

TRIPLE NET (NNN) LEASE STRUCTURE

The tenants are subject to Triple Net (NNN) leases, allowing for passive ownership. The tenants are responsible for all operating expenses at the property, including property taxes, CAM, insurance, and management fees.

ANCHORED BY RANDALL PARK HIGH SCHOOL

The anchor tenant is Randall Park High School (RPHS), which takes up 87.41% of the property's GLA. Randall Park High School is a state-funded, publicly chartered non-traditional high school. It emphasizes flexible learning and allows students to work at their own pace. RPHS signed a 10-year lease that runs through June 2029 and includes annual rental increases of \$0.25/SF. Randall Park High School has a property tax exemption which covers 87.4% of all taxes except special assessments.

STRONG TRAFFIC COUNTS – LOCATED NEXT TO MAJOR HIGHWAY

The subject property benefits from its excellent site-level visibility. It has frontage on Northfield Rd, which has daily traffic counts of 26,701 vehicles. It's also located adjacent to a major point of entry along the Interstate-480 highway, which has traffic counts of 146,000+ vehicles per day in this area.

STRATEGIC LOCATION

The property is strategically located within a strong retail corridor and nearby many major employers and points of interest. Nearby national retailers include ALDI, Taco Bell, Wendy's, Dollar Tree, Save A Lot, Planet Fitness, and Lowe's. Other close points of interest include Amazon Distribution Hubs, Giant Eagle Distribution, Sherwin Williams Plant, Cardinal Health, Pipeline Packaging, and more.

CLEVELAND MSA

North Randall is a suburb of Cleveland. The Cleveland MSA, or Greater Cleveland, is the 33rd largest MSA in the country with over 2.2 million people. Greater Cleveland's GDP exceeded \$171 billion as of 2023, and boasts thriving industries such as healthcare, manufacturing, and finance.

PROPERTY OVERVIEW

RENT ROLL

Tenant	Square Feet	% of GLA	Annual Rent	Lease Commence	Lease Expiration	Lease Options	Increases	Lease Type
Randall Park High School	11,800	87.41%	\$147,500.00	1/1/19	6/30/29	2,3-Year Option	\$0.25/SF Annually	NNN
MaryMac Child Development	1,700	12.59%	\$21,712.44	3/1/25	4/30/29	1,5-Year Option	3% Annually	NNN
Total	13,500	100%	\$169,212.44					NNN

Tenant	North Randall Center
Address	4836-4838 Northfield Rd, North Randall, OH 44128
Price	\$1,880,000
Cap Rate	9.00%
NOI	\$169,212

Gross Leasable Area	13,500 SF
Lot Size	1.13 AC
Year Built	1984
Number of Tenants	2
Occupancy	100%



AERIALS



AERIALS



SITE PLAN



TENANT OVERVIEW



Tenant Name

Randall Park High School

Business Summary

Opened in 2019, Randall Park High School is a high school in North Randall, OH and a member of the Oakmont Education Network. It is a state-funded and nationally accredited charter high school that has grown enrollment to 140+ students. Randall Park High School was designed for the unique needs of teens who have been failed by traditional high schools. It emphasizes individualized learning, computer-based instruction, and industry-aligned technical education in fields like IT, healthcare, and construction. Randall Park offers a flexible class schedule that works around jobs, childcare, or other obligations. They also allow students to work at their own pace so they can get back on track or even graduate early.



Tenant Name

MaryMac Child Development

Business Summary

MaryMac Child Development is a child center that specializes in assisting children with special needs in a nurturing learning environment. All their activities are designed to adequately nurture the emotional and intellectual growth of the children. Through stimulating situations and hands-on learning opportunities, young children are free to develop into bright young minds. MaryMac's low teacher-child ratio ensures that each child gets the care and extra special attention needed.

LOCATION OVERVIEW



CLEVELAND MSA

The Cleveland metropolitan area, also known as Greater Cleveland, is the area consisting of six counties surrounding the city of Cleveland in Northeast Ohio. It is the 33rd largest MSA in the country, having a population of nearly 2.2 million residents. The larger Cleveland-Akron-Canton area, with over 3.7 million people, is the 17th most populous combined statistical area in the country. Greater Cleveland's GDP exceeds \$171 billion as of 2023, and boasts thriving industries such as healthcare, manufacturing, and finance. Key employers include Cleveland Clinic, University Hospitals, Progressive Insurance, and Sherwin-Williams.

Beyond its economic prowess, Cleveland offers a vibrant cultural scene, including iconic landmarks like the Rock & Roll Hall of Fame and Playhouse Square, attracting visitors and residents alike. Cleveland is also home to several professional sports teams, including the Cleveland Browns and Cavaliers. The city's strategic location and infrastructure make it an ideal hub for business and distribution.

North Randall is a village in Cuyahoga County, OH. As of the 2020 census, the population was 954. A suburb of Cleveland, it is a part of the Cleveland metropolitan area.

Source: CBRE Research



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

POPULATION

2025 Population - Current Year Estimate	10,240	79,950	210,661
---	--------	--------	---------

HOUSEHOLD INCOME

2025 Average Household Income	\$59,486	\$83,697	\$104,712
2025 Median Household Income	\$44,463	\$57,870	\$62,272

Source: CBRE Research





NORTH RANDALL CENTER

4836-4838 NORTHFIELD RD
NORTH RANDALL, OH 44128

INVESTMENT CONTACTS

RICHARD BREHAUT

Senior Vice President
+1 909 560 3010
Lic. 01934760
richard.brehaut@cbre.com

TONY ANDERSON

Senior Vice President
+1 310 303 9870
Lic. 01936642
tony.anderson@cbre.com

NATE BARNES

Senior Associate
+1 818 255 8865
Lic. 01908103
nate.barnes@cbre.com

KENT PRESSON

Senior Transaction Manager
+1 916 471 8780
Lic. 02076597
kent.presson@cbre.com

BROKERS OF RECORD

DAVID COMERNISKY

Senior Associate
+1 216 363 6427
Lic. SAL.0000220026
david.comernisky@cbre.com

DEBT & STRUCTURED FINANCE

SCOTT BUDZENSKI

First Vice President
+1 646 423 2627
Lic. 01989360
scott.budzenski@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE