

8555 & 8735 DAY DRIVE

Parma, OH 44129 • Cuyahoga County

For Sale • Investment Offering

Stabilized single-tenant NNN investment — the entire first floor is 100% leased to Oakmont Education through 2036, with contractual step-ups and second-floor value-add upside.



SALE PRICE

\$3,999,000

CAP RATE

8.5%

NOI

\$339,635

BUILDING SF

±60,165 SF

PRESENTED BY

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INVESTMENT SUMMARY

A Stabilized, Net-Leased Offering

8555 & 8735 Day Drive is a two-level commercial building on Day Drive in Parma — 100% leased on the first floor to Oakmont Education under two triple-net (NNN) leases with matching terms, running through June 2036, with two five-year renewal options extending potential occupancy to 2046. The property has been substantially recapitalized (roof, HVAC, exterior paint, parking) and carries embedded upside from a vacant ±28,665 SF second-floor storage / value-add level and a contractual rent step-up on the 8735 lease.

Addresses	8555 & 8735 Day Drive, Parma, OH 44129
Building Area	±60,165 SF gross (±31,500 SF leased 1st floor + ±28,665 SF storage on 2nd floor)
Land	±4.58 acres (parcel 455-01-001)*
Lease Type	Triple Net (NNN)
Occupancy	100% leased (first floor)
Zoning	Commercial

OFFERING SUMMARY

\$3,999,000

LIST PRICE

Cap Rate (Stabilized)	8.5%
Net Operating Income	\$339,635
Price / SF (gross)	±\$66
Lease Expiration	6/30/2036 + 2×5 yr
Tenant	Oakmont Education

Why 8555 & 8735 Day Drive

■ Single-credit NNN tenancy

100% of the first floor (±31,500 SF) leased to Oakmont Education through 6/30/2036, with two 5-year options to 2046.

■ True triple-net structure

Tenant pays taxes, insurance and CAM; controllable operating costs capped at 4% per year.

■ Embedded upside

Vacant ±28,665 SF second-floor storage plus a +\$20,365/yr contractual step-up on the 8735 lease.

■ 8.5% cap on contractual income

~\$339,635 stabilized NOI at the \$3,999,000 list — both leases signed, commenced and in place.

■ Recently & heavily capitalized

New roof, HVAC units, exterior paint, ±47,500 SF parking resurfacing + new lot lighting, and ~\$399K school build-out.

■ Prime Parma location

Day Drive frontage in Ohio's largest suburb — an established retail and education corridor with strong daily traffic and dense surrounding rooftops.

One Tenant, Two NNN Leases, Two Renewal Options

Oakmont Education, LLC

Ohio charter-school operator occupying the entire first floor under two triple-net leases. The premises house Old Brook High School (charter subtenant). Both leases are cross-defaulted and expire together — effectively a single tenant on a single ~10-year term.

- Two NNN leases: 8555 Day Dr (18,000 SF) and 8735 Day Dr (13,500 SF)
- Combined pro-rata share = 100% of the leased first floor
- Term through 6/30/2036 + two 5-year renewal options (to 2046)
- Cross-defaulted, matching terms — one credit, one term

Additional Income

PlanetAid — donation bins

Month-to-month agreement · \$300/mo · \$3,600/yr

STRUCTURE AT A GLANCE

Leases	2 (NNN)
Combined base rent	\$336,035
Expiration	6/30/2036
Options	2 × 5 years
Controllable-cost cap	4% / yr

In-Place Income

Suite / Tenant	SF	Use	Rate/SF	Annual Base	Expiration	Options
8555 — Oakmont (Lease #1)	18,000	Charter school	\$12.75	\$229,500	6/30/2036	2 × 5 yr
8735 — Oakmont (Lease #2)	13,500	Charter school	\$7.89*	\$106,535	6/30/2036	2 × 5 yr
PlanetAid — donation bins	—	Donation bins	—	\$3,600	M-t-M	—
Second floor (vacant)	±28,665	Storage	—	\$0 (upside)	—	—
TOTAL — leased first floor	31,500			\$339,635**		

Contractual rent steps

- Lease #1 (8555): \$11.75 → \$12.75 (7/1/26) → \$13.75 (7/1/31); options \$14.75 / \$15.75
- Lease #2 (8735): blended \$106,535 today; steps to \$126,900 (+\$20,365) when the 2,752 SF is placed in service — by 9/1/2028; options \$11.40 / \$12.40

Lease structure

- Both leases triple-net (NNN) — tenant pays taxes, insurance and CAM.
- Both terms run through 6/30/2036, with two 5-year options to 2046.
- Controllable operating costs capped at 4% per year.

*8735 blended (\$9.40 on 10,748 SF + \$2.00 on 2,752 SF). **Includes \$3,600 PlanetAid; equals stabilized NOI under full NNN recovery.

Income & Expenses

	2023A	2024A	2025A	Stabilized Income
Gross Income	\$284,001	\$290,357	\$343,188	\$472,475
Operating Expenses	(\$105,870)	(\$103,682)	(\$122,419)	(\$132,840)
Net Operating Income	\$178,131	\$186,675	\$220,769	\$339,635

Stabilized operating expenses

Real estate taxes	\$42,000
Insurance	\$14,000
Utilities & security (CAM)	\$16,000
Lawn care & snow	\$20,000
Repairs, parking & misc.	\$16,240
Management fee	\$24,000
Access easement	\$600
Total operating expenses	\$132,840

\$3,999,000

8.5% cap on stabilized NOI

Stabilized income reflects full-year Lease #2 (commenced 9/1/25), the Lease #1 step-up to \$12.75 (7/1/26), and 100% NNN expense recovery (Oakmont pro-rata = 100% of leased area).

Beyond the In-Place Income & Value-Add Opportunities

±28,665 SF

Vacant second-floor storage — last leased at \$3.75/SF (~\$107,494/yr) to Forest City, 2000–2015

+\$20,365 /yr

Contractual Lease #2 (2,752 SF) step-up to \$126,900 when the storage space is placed in service (by 9/1/2028)

2036 → 2046

Two 5-year renewal options extend the term a full decade beyond the current expiration

Additional value-add opportunities

GROUND LEASE

±4.58-acre lot with excess surface parking — outparcel / pad-site ground-lease potential for incremental NNN income with no landlord capital.

2ND-FLOOR WAREHOUSE

2 conveyor belts + 3 loading docks make the ±28,665 SF lease-ready for storage, distribution, fulfillment or self-storage.

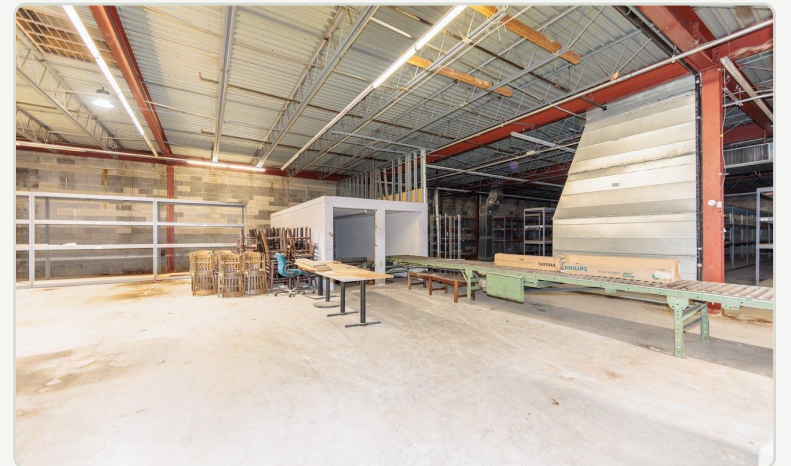
ELEVATOR SHAFT

Existing shaft space — adding an elevator unlocks occupied, higher-rent uses across the full second floor.

PROPERTY PHOTOS

Exterior & Facilities

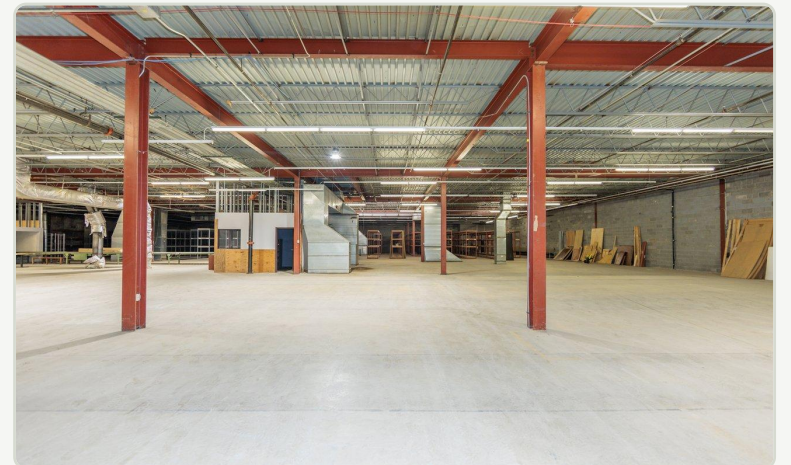
Building elevations and on-site parking, the commercial kitchen, and back-of-house / value-add space.



PROPERTY PHOTOS

Interior

Turn-key school interior — lobby, classrooms and commons — plus the ±28,665 SF second-floor value-add level.



Day Drive · Parma, Ohio

8555 & 8735 Day Drive sits on Day Drive in Parma — Ohio's largest suburb and the second-largest city in Cuyahoga County. The property occupies an established, densely built retail and residential corridor with strong daily traffic, immediate access to Ridge Road (SR-3), and a location roughly 10 miles south of downtown Cleveland within the ±2.16M-person Cleveland metropolitan area.

Location Drivers

- UH Parma Medical Center — 332-bed regional hospital (±0.5 mi)
- The Shoppes at Parma super-regional center — Walmart, Dick’s, Marc’s, Burlington (±0.6 mi)
- Cuyahoga Community College, Western Campus — nearby daytime population driver
- Ridge Road (SR-3) frontage — 27,600+ vehicles per day
- ±10 minutes to I-480 & I-77; ±10 miles to downtown Cleveland

±79,350

City of Parma population (2024)

Ohio's #1

Largest suburb in the state

±2.16M

Cleveland MSA (6-county)

±10 mi

To downtown Cleveland

A Dense, Super-Regional Market

±79,350

City of Parma population (2024)

±2.16M

Cleveland MSA (6-county)

\$73,861

Median household income —
Parma

#7

Largest city in Ohio

Market context

- Parma is Ohio's largest suburb and the 2nd-largest city in Cuyahoga County — a mature, densely populated trade area.
- Day Drive is an established retail and education corridor with strong daily traffic and dense surrounding rooftops.
- Immediate access to Ridge Road (SR-3); roughly 10 miles to downtown Cleveland.
- 1-, 3- and 5-mile ring demographics detailed on the following page (2023 Esri / CoStar estimates).

DEMOGRAPHICS

1-, 3- & 5-Mile Ring Profile

A mature, densely populated Cleveland-suburb trade area — more than 240,000 residents within five miles of Day Drive.

	1 MILE	3 MILE	5 MILE
2023 Population	13,707	105,229	240,777
Total Businesses	309	2,818	8,040
Daytime Employees	4,882	31,267	99,986
Avg. Household Income	\$71,633	\$85,256	\$90,620
Median Household Income	\$58,080	\$65,786	\$66,924

WITHIN 5 MILES

240,777

Residents

99,986

Daytime employees

\$90,620

Avg. household income

Source: 2023 estimates (Esri / CoStar). Rings measured 1, 3 & 5 miles from 8555 & 8735 Day Drive, Parma, OH 44129.

In Good Company

The Day Drive / Ridge Road corridor is anchored by two of Greater Cleveland's dominant retail centers and a 332-bed regional hospital — all within roughly one mile.

The Shoppes at Parma

Super-regional center · ±0.6 mi

- Walmart
- Dick's Sporting Goods
- Marc's
- Burlington
- Old Navy
- Ulta Beauty
- Five Guys
- Chick-fil-A
- Mission BBQ

Ridgewood & Day Drive

Big-box & dining · ±1 mi

- Giant Eagle
- Target
- Kohl's
- PetSmart
- Aldi
- Olive Garden
- Outback Steakhouse
- Starbucks
- Sheetz

Immediate Neighbors

Ridge & Day Plaza · adjacent

- Dollar Tree
- Ohio Pie Co.
- Leslie's Pools
- Bleachers Sports Grill
- Mizu Japanese
- First Nails
- Take 5 (coming soon)

Healthcare & Institutions

UH Parma Medical Center — 332-bed regional hospital · 2,000+ employees · 500+ physicians (7007 Powers Blvd, ±0.5 mi)

Cuyahoga Community College, Western Campus · Padua Franciscan High School · Established Day Drive education & medical node

FOR MORE INFORMATION

KASCommercial

REAL ESTATE

8555 & 8735 Day Drive

Parma, Ohio 44129 · Investment Sale · \$3,999,000

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