



**TSC** TRACTOR SUPPLY CO

Mobility Plus CACTUS GRILL BIG FROG

**AOE** PICKLEBALL CLUB

DNYX HEALTH CLUB RONYXSOCIETY

Orangetheory FITNESS

dogtopia.

KIDS EMPIRE PUPPY SCHOOL

sk sweet kiddles flexible childcare center

SWTHZ JOHN ROBERT'S SALON palm beach BEAUTY & TAN

POTENTIAL PAD DEVELOPMENT OPPORTUNITY

EMLER SWIM SCHOOL Mavis Public House Vital STRETCH

TOY KINGDOM

# Uptown Solon

NEIGHBORHOOD SHOPPING CENTER WITH SIGNIFICANT LEASING MOMENTUM

SOLON, OH (CLEVELAND MSA)

**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. A Licensed Ohio Broker #REC.2020005946



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# Uptown Solon

6025 KRUSE DR, SOLON, OHIO 44139 [↗](#)

## \$25,279,000

PRICE

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OCCUPANCY	100%
NO. OF TENANTS	23
BUILDING SIZE	182,334 SF
LAND AREA	18.35 AC



## Repositioned Neighborhood Center with Exceptional Leasing Momentum

Uptown Solon presents the opportunity to acquire a fully leased neighborhood retail center that has undergone a substantial leasing transformation in recent years. **Anchored by Tractor Supply and Ace Pickleball Club**, the property features a highly curated mix of service, fitness, childcare, restaurant, and experiential tenants that collectively drive repeat daily visitation and establish the center as a true community retail destination.

The tenant roster has been significantly upgraded through a wave of recent leasing activity, with **approximately 80% of the center's GLA leased, renewed, or scheduled to commence since late 2023**. This leasing momentum underscores the strength of the Solon trade area and the property's positioning within the broader Cleveland metropolitan area.

## Significant Leasing Momentum and Repositioning

- Uptown Solon has undergone a major leasing transformation, with roughly 145,000+ square feet leased, renewed, or scheduled to commence since December 2023, representing approximately 80% of the center's total GLA.
- Recent leasing activity includes Ace Pickleball Club, ONYX Fitness, Kids Empire, Mobility Plus, Mavis Public House, John Robert's Spa, The Vital Stretch, and Tutu School, with additional future commencements including Emler Swim School and Cactus Grill.
- The center is now 100% occupied, demonstrating strong tenant demand for well-located service and experiential retail space within the Solon submarket.

## Curated Daily-Needs & Experiential Tenant Mix

- Uptown Solon features a diversified roster of necessity-based service and experiential tenants that are highly resistant to e-commerce disruption.
- Anchor tenancy from Tractor Supply combines with experiential concepts such as Ace Pickleball Club, ONYX Fitness, and Emler Swim School, alongside daily-needs operators including Sweet Kiddles, Kids Empire, Dogtopia, Orange Theory, and Mavis Public House.
- This merchandising mix drives consistent traffic throughout the day and evening, reinforcing the center's role as a neighborhood retail destination.

## Affluent Cleveland Submarket with Strong

- Uptown Solon is located in Solon, Ohio, one of the most affluent and desirable suburbs within the Cleveland metropolitan area.
- The city boasts median household incomes exceeding \$135,000, nearly 2x the Ohio average, supporting strong consumer spending and retail fundamentals.
- Solon is consistently ranked among the top communities in Northeast Ohio, with highly educated residents and strong household wealth.
- The property benefits from excellent regional accessibility via US-422 and SR-91, two of the primary commuter corridors serving Cleveland's eastern suburbs.



		TENANT INFO			LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
100	Tractor Supply Co.		20.32%	06/14/24	06/30/29					
					07/01/29					06/30/34
					07/01/34					06/30/39
				Option 1	07/01/39					06/30/44
				Option 2	07/01/44					06/30/49
				Option 3	07/01/49					06/30/54
110	SweatHouz	2,500	1.37%	6/10/26	6/9/31	\$62,500	\$5,208	\$62,500	\$25.00	
					6/10/31					6/9/36
				Option 1	6/10/36					6/9/41
				Option 2	6/10/41					6/9/46
<i>RCD Earlier of Opening or 6/10/26</i>										
111	John Robert's Spa	1,800	0.99%	05/19/24	05/31/25	\$32,400	\$2,700	\$32,400	\$18.00	
					06/01/25					05/31/26
					06/01/26					05/31/27
					06/01/27					05/31/28
					06/01/28					05/31/29
					06/01/29					10/31/29
				Option 1	11/01/29					10/31/30
					11/01/30					10/31/31
					11/01/31					10/31/32
					11/01/32					10/31/33
					11/01/33					10/31/34
112	Cuts N Curls for Boys & Girls	1,900	1.04%	05/15/07	12/31/27	\$43,600	\$3,633	\$43,600	\$22.95	
<i>Options: none</i>										

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		TENANT INFO			LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
113	Broadmoor Nail Spa	1,470	0.81%	06/30/15	06/30/25		\$2,965	\$35,574	\$24.20	
				07/01/25	06/30/30	\$40,058	\$3,338	\$40,058	\$27.25	
				Option 1	07/01/30	06/30/35		\$3,672	\$44,063	\$29.98
114	Palm Beach Tan	1,767	0.97%	09/20/05	06/30/29	\$35,340	\$2,945	\$35,340	\$20.00	
				Option 1	07/01/29	06/30/34		\$3,240	\$38,874	\$22.00
				Option 2	07/01/34	06/30/39		\$3,401	\$40,818	\$23.10
115	Mobility Plus	3,000	1.65%	05/29/24	08/31/29	\$54,000	\$4,500	\$54,000	\$18.00	
				Option 1	09/01/29	08/31/34		\$4,950	\$59,400	\$19.80
				Option 1	09/01/34	08/31/39		\$5,445	\$65,340	\$21.78
117	Cactus Grill Mexican Restaurant	3,800	2.08%	09/01/26	08/31/31	\$83,600	\$6,967	\$83,600	\$22.00	
				Option 1	09/01/31	08/31/36		\$7,663	\$91,960	\$24.20
				Option 1	09/01/36	08/31/41		\$8,430	\$101,156	\$26.62
				Option 2	09/01/41	08/31/46		\$9,273	\$111,272	\$29.28
119	Big Frog Custom T-Shirts	1,500	0.82%	12/20/16	04/30/27	\$41,078	\$3,423	\$41,078	\$27.39	
120	GogiEn	5,000	2.74%	12/25/23	12/31/28	\$80,000	\$6,667	\$80,000	\$16.00	
				Option 1	01/01/29	12/31/33		\$7,333	\$88,000	\$17.60
				Option 1	01/01/34	12/31/38		\$8,067	\$96,800	\$19.36
				Option 2	01/01/39	12/31/43		\$8,875	\$106,500	\$21.30

		TENANT INFO			LEASE TERMS		RENT SUMMARY						
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT				
123	Ace Pickleball	40,000	21.94%	06/01/26	11/30/26	\$360,000	\$30,000	\$360,000	\$9.00				
				12/01/26	11/30/29					\$31,011	\$372,128	\$9.30	
				12/01/29	11/30/34					\$34,011	\$408,132	\$10.20	
				Option 1	12/01/34					11/30/39	\$36,300	\$435,600	\$10.89
				Option 2	12/01/39					11/30/44	\$39,930	\$479,160	\$11.98
135	Onyx Fitness	17,000	9.32%	02/22/26	02/21/27	\$144,500	\$12,042	\$144,500	\$8.50				
				02/22/27	02/21/27					\$12,283	\$147,390	\$8.67	
				02/22/27	02/21/28					\$12,528	\$150,337	\$8.84	
				02/22/28	02/21/29					\$12,779	\$153,345	\$9.02	
				02/22/29	02/21/30					\$13,034	\$156,411	\$9.20	
				02/22/30	02/21/31					\$13,295	\$159,540	\$9.38	
				02/22/31	02/21/32					\$13,561	\$162,730	\$9.57	
				02/22/32	02/21/33					\$13,832	\$165,985	\$9.76	
				02/22/33	02/21/34					\$14,109	\$169,305	\$9.96	
				02/22/34	02/21/35					\$14,391	\$172,691	\$10.16	
				02/22/35	02/21/36					\$14,679	\$176,145	\$10.36	
				Option 1	02/22/36					02/21/37	\$14,972	\$179,667	\$10.57
					02/22/37					02/21/38	\$15,272	\$183,261	\$10.78
					02/22/38					02/21/39	\$15,577	\$186,926	\$11.00
					02/22/39					02/21/40	\$15,889	\$190,665	\$11.22
					02/22/40					02/21/41	\$16,206	\$194,478	\$11.44
				Option 2	02/22/41					02/21/42	\$16,531	\$198,368	\$11.67
					02/22/42					02/21/43	\$16,861	\$202,335	\$11.90
					02/22/43					02/21/44	\$17,198	\$206,382	\$12.14
					02/22/44					02/21/45	\$17,542	\$210,509	\$12.38

		TENANT INFO			LEASE TERMS		RENT SUMMARY						
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT				
141	Emler Swim School	8,000	4.39%	08/01/26	07/31/31	\$88,000	\$7,333	\$88,000	\$11.00				
				08/01/31	07/31/36					\$8,067	\$96,800	\$12.10	
				Option 1	08/01/36					07/31/41	\$8,873	\$106,480	\$13.31
				Option 2	08/01/41					07/31/46	\$9,761	\$117,128	\$14.64
			<i>Estimated RCD Earlier of Opening or 11/6/2026</i>										
141A	Orange Theory	3,400	1.86%	12/17/16	12/31/26	\$74,800	\$6,233	\$74,800	\$22.00				
				01/01/27	12/31/31					\$6,857	\$82,280	\$24.20	
141D	Orange Theory (Storage)	600	0.33%	MTM		\$3,600	\$300	\$3,600	\$6.00				
146	The Vital Stretch	1,360	0.75%	01/01/26	12/31/26	\$23,120	\$1,927	\$23,120	\$17.00				
				01/01/27	12/31/27					\$1,965	\$23,582	\$17.34	
				01/01/28	12/31/28					\$2,005	\$24,054	\$17.69	
				01/01/29	12/31/29					\$2,045	\$24,535	\$18.04	
				01/01/30	12/31/30					\$2,085	\$25,026	\$18.40	
				01/01/31	12/31/31					\$2,127	\$25,526	\$18.77	
				01/01/32	12/31/32					\$2,170	\$26,037	\$19.14	
				01/01/33	12/31/33					\$2,213	\$26,558	\$19.53	
				01/01/34	12/31/34					\$2,257	\$27,089	\$19.92	
				01/01/35	12/31/35					\$2,303	\$27,631	\$20.32	
				Option 1	01/01/36					06/30/36	\$2,349	\$28,183	\$20.72
				Option 1	07/01/36					12/31/36	\$2,349	\$28,183	\$20.72
				Option 1	01/01/37					12/31/37	\$2,396	\$28,747	\$21.14
				Option 1	01/01/38					12/31/38	\$2,443	\$29,322	\$21.56
Option 1	01/01/39	12/31/39	\$2,492	\$29,908	\$21.99								
Option 1	01/01/40	12/31/40	\$2,542	\$30,506	\$22.43								
Option 1	09/01/41	06/30/41	\$2,593	\$31,116	\$22.88								

		TENANT INFO			LEASE TERMS		RENT SUMMARY			
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
146	The Vital Stretch (Continued)		Option 2	07/01/41	12/31/41		\$2,593	\$31,116	\$22.88	
				01/01/42	12/31/42		\$2,645	\$31,739	\$23.34	
				01/01/43	12/31/43		\$2,698	\$32,374	\$23.80	
				01/01/44	12/31/44		\$2,752	\$33,021	\$24.28	
				01/01/45	12/31/45		\$2,807	\$33,681	\$24.77	
				01/01/46	06/30/46		\$2,863	\$34,355	\$25.26	
148	Mavis Public House	5,040	2.76%	05/06/24	09/30/29	\$110,880	\$9,240	\$110,880	\$22.00	
				10/01/29	09/30/34		\$10,164	\$121,968	\$24.20	
				Option 1	10/01/34	09/30/39		\$11,180	\$134,165	\$26.62
				Option 2	10/01/39	09/30/44		\$12,298	\$147,581	\$29.28
152	Tutu School	1,600	0.88%	07/25/25	07/31/30	\$24,000	\$2,000	\$24,000	\$15.00	
				Option 1	08/01/30	07/31/35		\$2,200	\$26,400	\$16.50
153	Kids Empire	12,383	6.79%	05/24/24	05/31/29	\$148,596	\$12,383	\$148,596	\$12.00	
				06/01/29	05/31/34		\$13,621	\$163,456	\$13.20	
				Option 1	06/01/34	05/31/39		\$14,983	\$179,801	\$14.52
				Option 2	06/01/39	05/31/44		\$16,482	\$197,781	\$15.97
				Option 3	06/01/44	05/31/49		\$18,128	\$217,532	\$17.57
				Option 4	06/01/49	05/31/54		\$19,940	\$239,285	\$19.32

		TENANT INFO			LEASE TERMS		RENT SUMMARY					
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT			
156	Dogtopia	9,087	4.98%		12/04/23	12/31/26	\$68,164	\$5,680	\$68,164	\$7.50		
					01/01/27	12/31/27		\$5,794	\$69,527	\$7.65		
					01/01/28	12/31/28		\$5,910	\$70,918	\$7.80		
					01/01/29	12/31/29		\$6,028	\$72,336	\$7.96		
					01/01/30	12/31/30		\$6,149	\$73,783	\$8.12		
					01/01/31	12/31/31		\$6,272	\$75,259	\$8.28		
					01/01/32	12/31/32		\$6,397	\$76,764	\$8.45		
					01/01/33	12/31/33		\$6,519	\$78,229	\$8.61		
					01/01/34	06/30/34		\$6,655	\$79,865	\$8.79		
					Option 1	07/01/34	12/31/34		\$6,655	\$79,865	\$8.79	
						01/01/35	12/31/35		\$6,789	\$81,462	\$8.96	
						01/01/36	12/31/36		\$6,924	\$83,092	\$9.14	
						01/01/37	12/31/37		\$7,063	\$84,754	\$9.33	
						01/01/38	12/31/38		\$7,204	\$86,449	\$9.51	
						01/01/39	06/30/39		\$7,348	\$88,178	\$9.70	
						Option 2	07/01/39	12/31/39		\$7,348	\$88,178	\$9.70
							01/01/40	12/31/40		\$7,495	\$89,941	\$9.90
							01/01/41	12/31/41		\$7,645	\$91,740	\$10.10
							01/01/42	12/31/42		\$7,798	\$93,575	\$10.30
							01/01/43	12/31/43		\$7,954	\$95,446	\$10.50
			01/01/44	12/31/44		\$8,113	\$97,355	\$10.71				
159	Sir Troy's Kingdom	12,731	6.98%		08/24/21	10/31/26	\$63,655	\$5,305	\$63,655	\$5.00		
						11/01/26	10/31/31		\$5,835	\$70,021	\$5.50	
					Option 1	11/01/31	10/31/36		\$6,419	\$77,023	\$6.05	

		TENANT INFO			LEASE TERMS		RENT SUMMARY						
SUITE	TENANT	SQ. FT.	PERCENT OF GLA	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT				
160	Sweet Kiddles	11,348	6.22%		1/30/26	1/29/31	\$249,656	\$20,805	\$249,656	\$22.00			
					1/30/31	1/29/26					\$22,885	\$274,622	\$24.20
					1/30/36	1/31/41					\$25,174	\$302,084	\$26.62
				Option 1	1/30/41	1/31/46					\$27,689	\$332,269	\$29.28
				Option 2	1/30/46	1/31/51					\$30,460	\$365,519	\$32.21
				Option 3	1/30/51	1/31/56					\$33,505	\$402,060	\$35.43
		<b>OCCUPIED</b>	<b>182,334</b>	<b>100.00%</b>									
		<b>VACANT</b>	<b>0</b>	<b>0.00%</b>									
		<b>CURRENT TOTALS</b>	<b>182,334</b>	<b>100.00%</b>									

### LEGEND



Property Boundary

182,334

Rentable SF

18.35

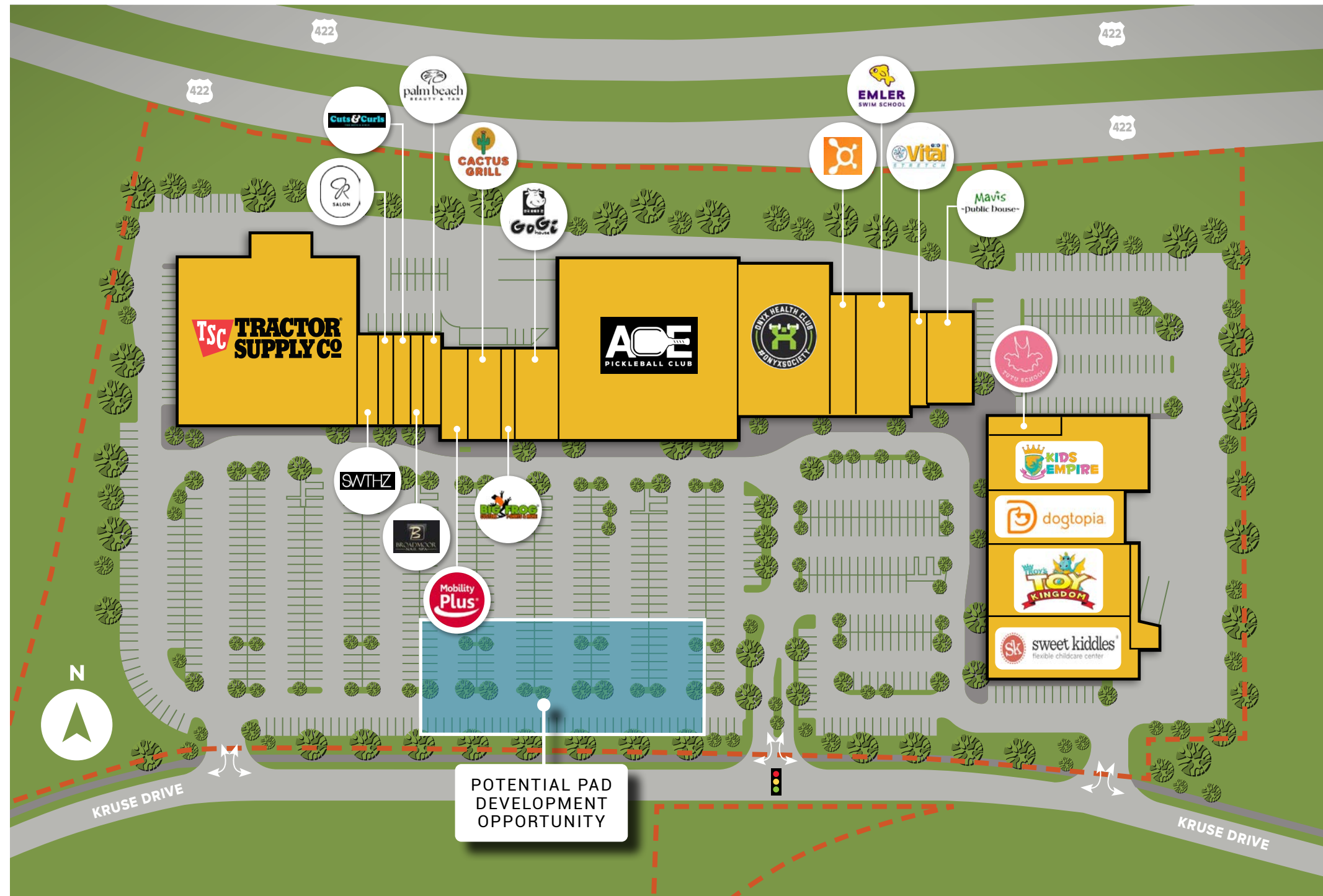
Acres

837

Parking Spaces



Egress





Tractor Supply Company (NASDAQ: TSCO), headquartered in Brentwood, TN, is a leading American retail chain specializing in home improvement, agriculture, lawn care, livestock, and pet care products. In FY2025, Tractor Supply reported net sales of \$14.88 billion, a 4.6% increase over FY2024.

**No. of Locations: 2,365**



ONYX Gyms is a 24/7 fitness facility offering members access to personalized training, diverse group classes, and modern workout amenities for individuals of all levels. The club offers customized workouts, certified personal trainers, and a range of classes designed to support health, accountability, and fitness progress.

**No. of Locations: 6**



Dogtopia of Solon is a modern dog care facility offering supervised dog daycare, boarding, and spa services in a spacious, open-play environment with certified Canine Coaches. Dogs are grouped by size and temperament, and pet parents can check in anytime via live webcams.

**No. of Locations: 270+**



Orangetheory Fitness is a global fitness brand offering science-backed, technology-driven group workouts. Its one-hour classes combine strength and cardio using heart rate-based interval training to deliver personalized results. Led by certified coaches, the program focuses on helping members improve overall health and performance.

**No. of Locations: 1,300+ U.S., 100+ International**



Ace Pickleball Club in Solon, OH is a premier indoor pickleball facility offering members and guests open play on 13 cushioned courts, beginner clinics, and social events in a welcoming, all-skill-level environment. The club emphasizes flexible, unreserved play, clinic and tournaments, making it a destination for both newcomers and seasoned players to enjoy year-round pickleball.

**No. of Locations: 35**



Kids Empire in Solon, OH is a large indoor playground where children can “play big” on multi-level climbing structures, slides, and interactive zones designed for active, screen-free fun. The facility offers all-day access, birthday party packages, and play areas suitable for toddlers through older kids in a safe, vibrant environment staffed to support family visits.

**No. of Locations: 100+**



Emler Swim School makes it easy for families to access trusted swim lessons for kids. Each school features warm-water pools, certified instructors, and proven SwimSure™ curriculum that builds water safety and swimming confidence step by step.

**No. of Locations: 45+**



Sweet Kiddles is a flexible childcare provider offering high-quality, convenient care that families can book online or via the KiddleConnect app for as little or as long as they need, with a pay-only-for-time-used model that adapts to busy schedules.

**No. of Locations: 11**



# DOWNTOWN CLEVELAND (20.5 MILES)



**Subject Property**

Located in a thriving Cleveland submarket

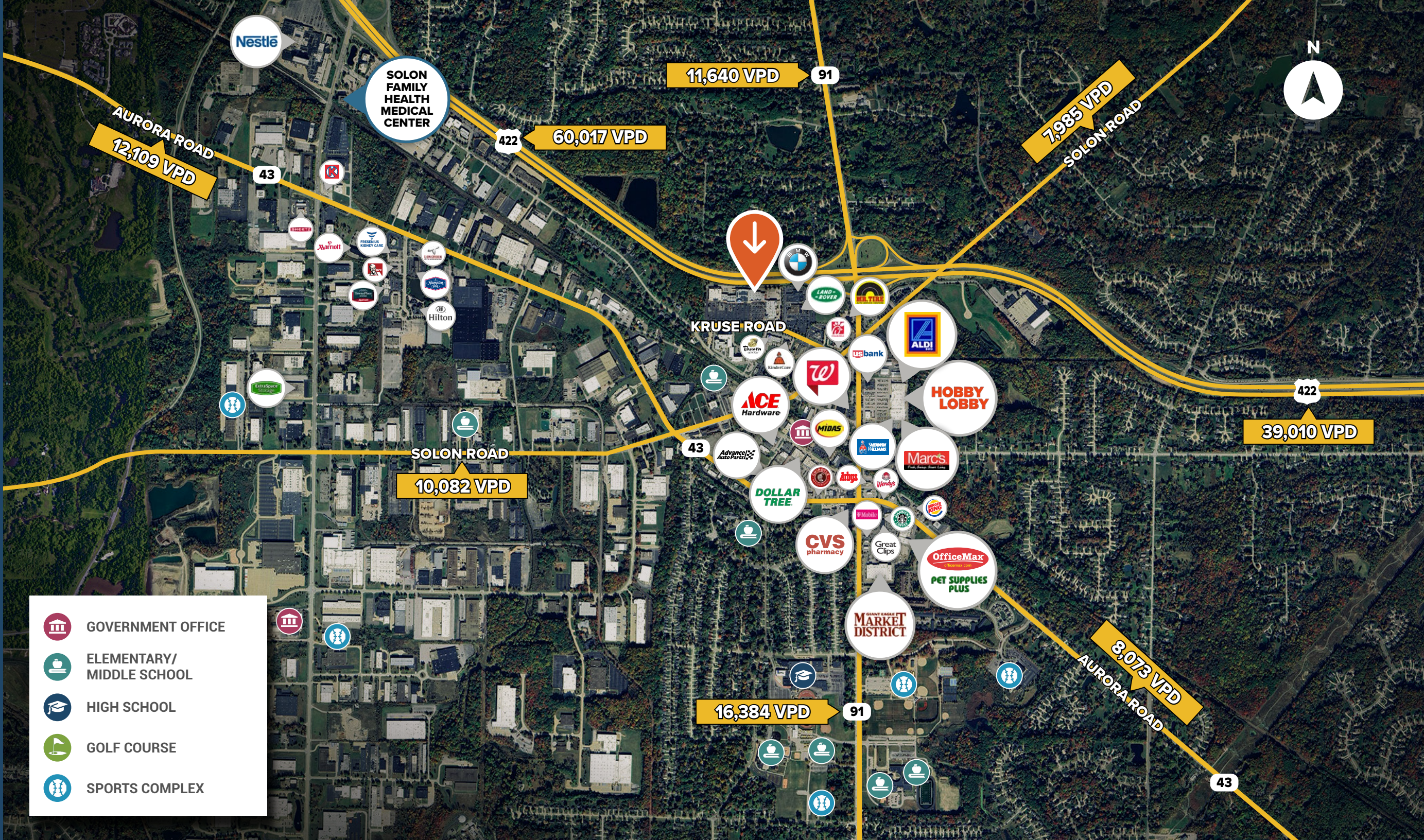
46,125  
VEHICLES PER DAY  
ALONG ROUTE 422

21,440  
VEHICLES PER DAY ALONG  
STATE HIGHWAY 91

46,125 VPD

7,966 VPD

21,440 VPD



AURORA ROAD  
12,109 VPD

SOLON FAMILY HEALTH MEDICAL CENTER

11,640 VPD 91

422 60,017 VPD






7,985 VPD  
SOLON ROAD

422 39,010 VPD

SOLON ROAD  
10,082 VPD

16,384 VPD 91

8,073 VPD  
AURORA ROAD

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



LAKE ERIE

### DOWNTOWN CLEVELAND (20.5 MILES FROM SUBJECT PROPERTY)

83,396 VPD

46,087 VPD






76,769 VPD

22,646 VPD

58,417 VPD

39,990 VPD

45,173 VPD

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	27,245	100,157	193,858

### Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$175,766	\$137,919	\$128,856
Median	\$124,171	\$86,548	\$81,562.

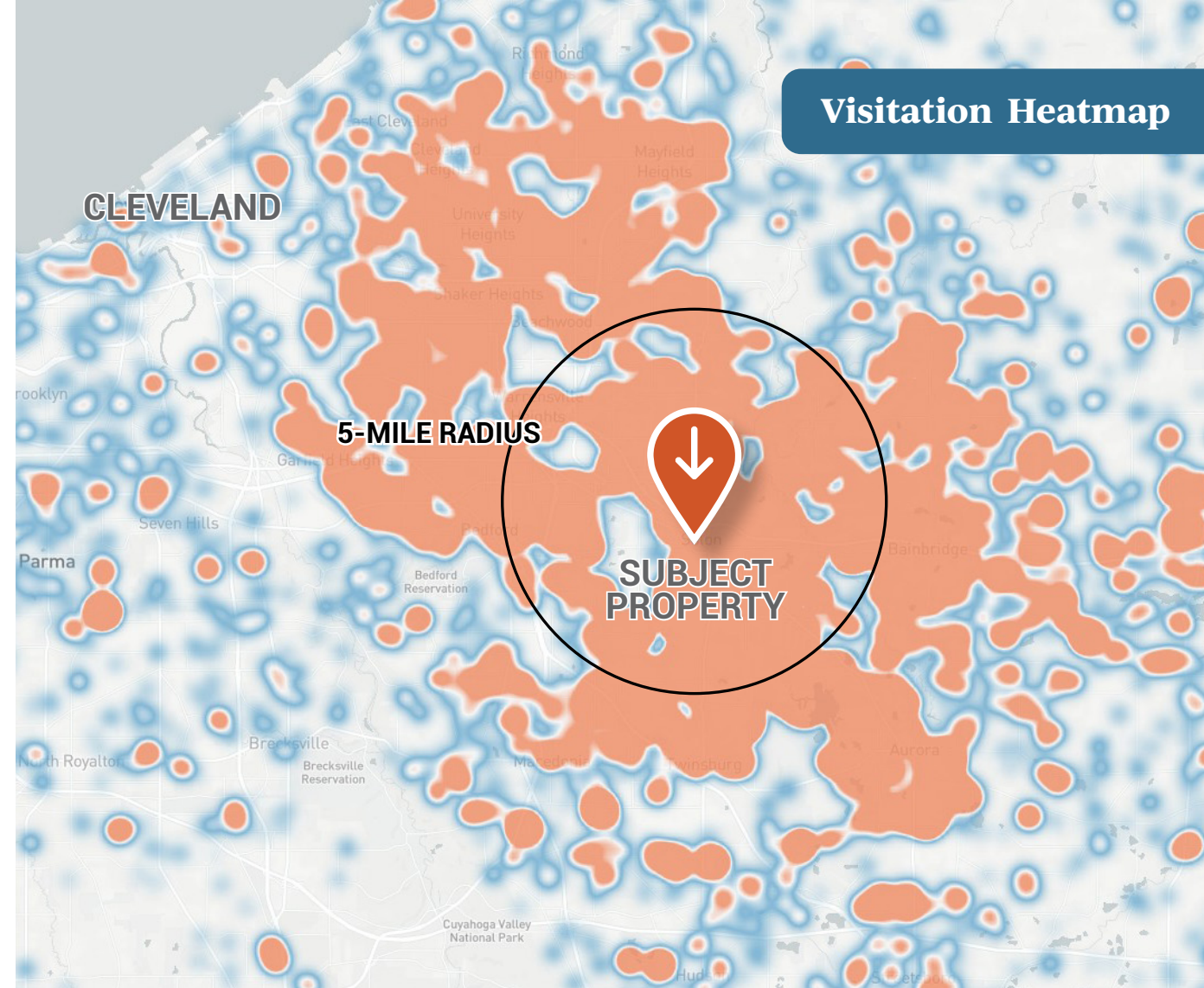
The subject property has seen an **11.6%** increase year-over-two years in visits to the center

**756K Visits**

OVER PAST 12 MONTHS AT UPTOWN SOLON

**69 Minutes**

AVERAGE DWELL TIME AT UPTOWN SOLON



**Visitation Heatmap**

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Solon, OH

FAMILY FRIENDLY CLEVELAND SUBURB



## Thriving Community

- Solon, Ohio is a highly regarded suburb approximately 18 miles southeast of downtown Cleveland
- With a population of roughly 24,000 residents, Solon is recognized for its affluent, well-educated community and stable residential base
- The city consistently ranks among the top places to live in Ohio, driven by excellent public schools, low crime rates, and well-maintained neighborhoods
- Solon is home to a concentration of corporate headquarters, advanced manufacturing, technology, distribution, and professional services firms

## Cuyahoga Valley National Park

- Cuyahoga Valley National Park is located northeastern Ohio, spanning over 33,000 acres along the Cuyahoga River between Cleveland and Akron
- The park attracts ~2.9 million visitors annually, making it one of the more visited national parks in the country due in part to its accessibility from nearby cities

## Cleveland MSA

- Cleveland, located in northeastern Ohio along Lake Erie, serves as the economic and cultural anchor of the Cleveland MSA
- The city has a diverse economy led by healthcare, higher education, manufacturing, finance, technology, and professional services
- Major cultural assets include the Rock & Roll Hall of Fame, Cleveland Museum of Art, Playhouse Square, and three professional sports teams
- Access to Lake Erie, extensive parks, nearby Cuyahoga Valley National Park, and a relatively affordable cost of living support continued redevelopment and urban revitalization

**1.78 Million**

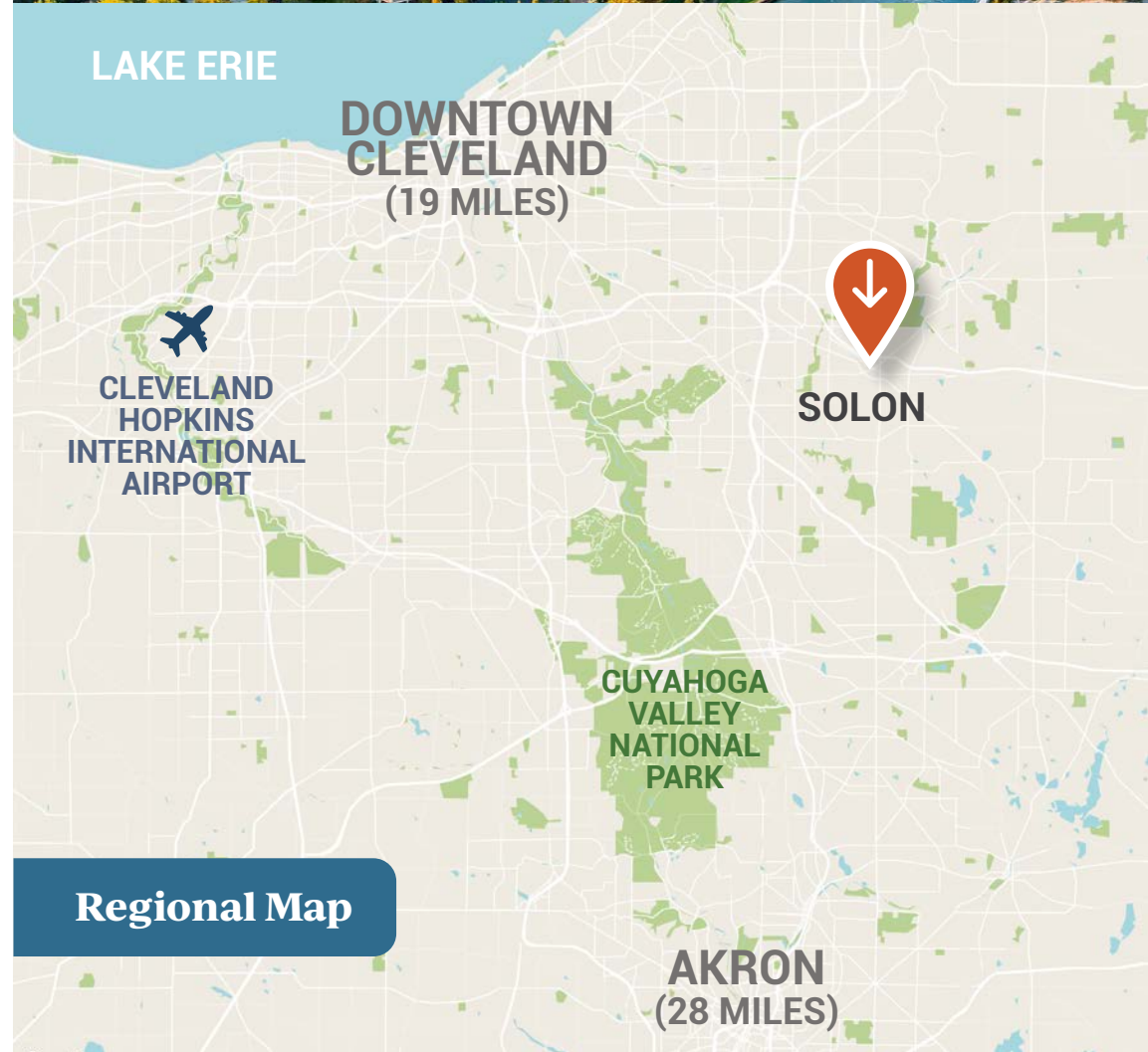
CLEVELAND MSA ESTIMATED  
POPULATION (2024)

**\$173 B**

CLEVELAND MSA  
GDP (2023)



Downtown Cleveland



LAKE ERIE

DOWNTOWN  
CLEVELAND  
(19 MILES)

CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT

SOLON

CUYAHOGA  
VALLEY  
NATIONAL  
PARK

Regional Map

AKRON  
(28 MILES)



**Subject Property**



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