

[Investment Opportunity](#)



**RETAIL BUILDING FOR SALE**

**Sale Price: \$515,000**

**SF: 11,761 SF**

**Lot Size: 11,863**

- 100% Occupied
- 3 Suites, each 1840 sq ft
- 1st floor front Bridal shop
- Fitness Center in the back
- 2nd floor Dance studio
- 2 Restrooms & Storage Room
- Air Conditioned
- Newer Windows
- Building & Window Signage
- Front and Rear Entrance Doors
- 15 Car Parking Lot + Street Parking
- East of Southland Shopping Ctr. & W. 130th.St.
- E-Z Highway Access to I-480 or I-71

**Contact: Gary Pescatrice**

**216.402.8000**

**Gary@TrinityCREgroup.com**

**2023 Taxes: \$9,019.52**

**Zoning: Commercial  
Office (General)**

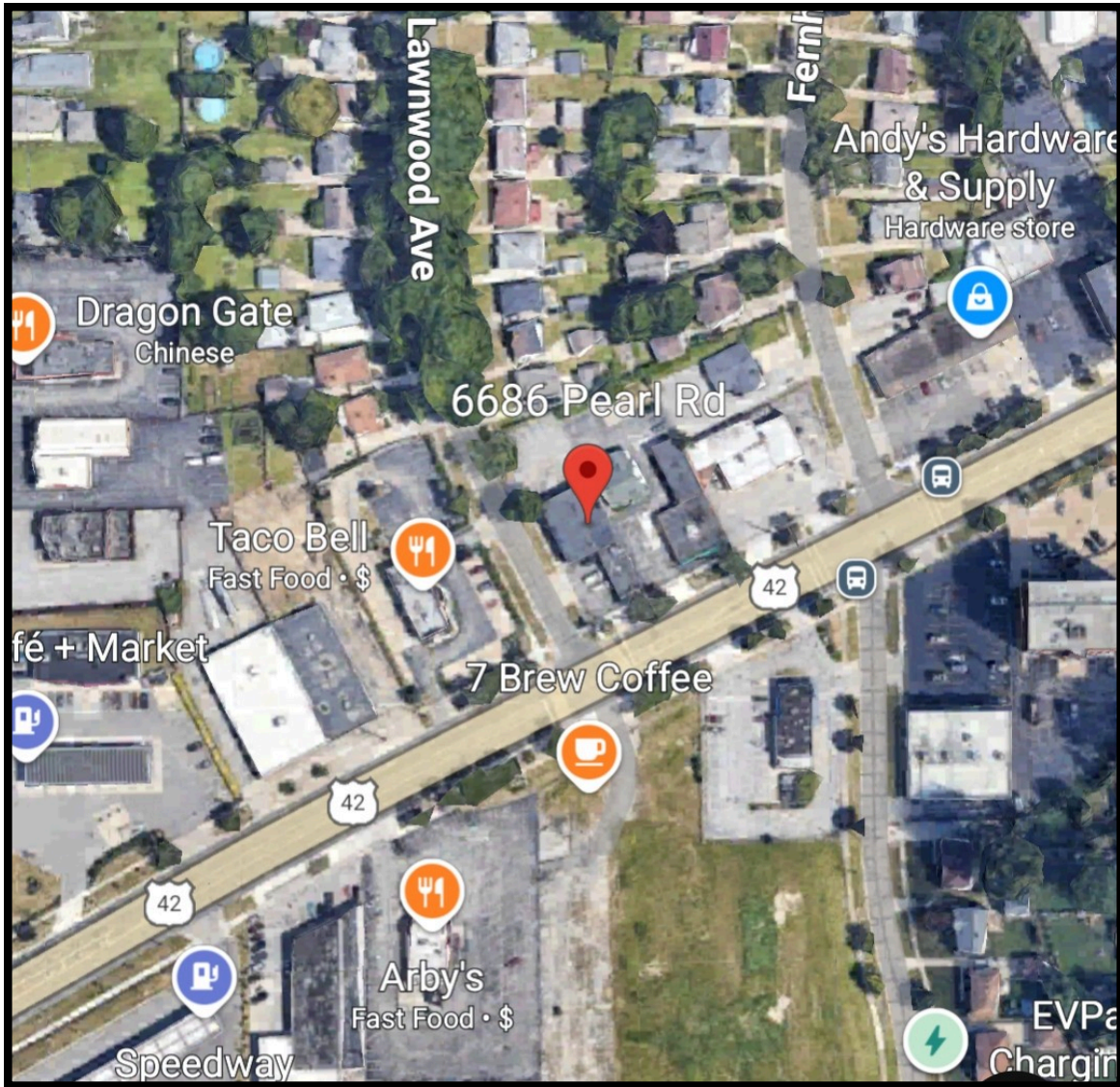


[www.TrinityCREgroup.com](http://www.TrinityCREgroup.com)





Surrounding Area



## DEMOGRAPHICS

Population

Households

Average Household Income

1 MILE

3 MILES

5 MILES

16,313

130,546

355,303

6,335

51,529

142,289

\$88,945

\$76,856

\$87,765

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**One Pearl Properties Lease Information**

	Tenant	Lease Info	Yr 1	Yr 2	Yr 3
Suite A	42 Dance Academy	3/2 Lease	9/1/24-8/31/25	9/1/25-8/31/26	9/1/25-8/31/27
	Monthly		\$1,800	\$1,950	\$2,150
	Annually		\$21,600	\$23,400	\$25,800
Suite B	Diamond Strenght & Fitnes	3/3 (3-1 yr options) Lease	10/1/2021-9/30/22	10/1/22-9/30/23	10/1/23-9/30/24
	Monthly		\$1,500	\$1,500	\$1,600
	Annually		\$18,000	\$18,000	\$19,200
Suite C	Rockport Bridal	5 yr Lease	3/1/22-2/28/23	3/1/23-2/28/24	3/1/24-2/28/25
	Monthly		\$1,167	\$1,167	\$1,167
	Annually		\$14,004	\$14,004	\$14,004

**Revenue Projections EST to 2027**

	9/1/ to 12/31/24	2025 est	2026 est	2027 est
Monthly Revenue	\$4,567	\$4,617	\$4,855	\$5,142
Annual Revenue	\$18,268	\$55,404	\$58,254	\$61,704