



**Property Summary**

|                |                              |                        |          |
|----------------|------------------------------|------------------------|----------|
| Units          | 28                           | Vacancy %              | 3.6      |
| Built          | 1962                         | Asking Rent Per Unit   | \$840    |
| Stories        | 2                            | Commercial Asking Rent | Withheld |
| Market Segment | All                          |                        |          |
| Parking Spaces | 1.61/Unit; 45 Surface Spaces |                        |          |
| True Owner     | Nelson Wickliffe Apartments  |                        |          |

**Unit Mix**

| Models        |       |                   | Counts       |              | Units Available |                | Average Asking Rent |               | Average Effective Rent |               | Concessions |
|---------------|-------|-------------------|--------------|--------------|-----------------|----------------|---------------------|---------------|------------------------|---------------|-------------|
| Beds          | Baths | Average SF        | Units        | Mix %        | Units           | Percent        | Per Unit            | Per SF        | Per Unit               | Per SF        | %           |
| 1             | 1     | 575               | 28           | 100%         | 0               | 0.0%           | \$840               | \$1.46        | \$835                  | \$1.45        | 0.6%        |
| <b>Totals</b> |       | <b>Average SF</b> | <b>Units</b> | <b>Mix %</b> | <b>Units</b>    | <b>Percent</b> | <b>Per Unit</b>     | <b>Per SF</b> | <b>Per Unit</b>        | <b>Per SF</b> | <b>%</b>    |
| All 1 Beds    |       | 575               | 28           | 100%         | 0               | 0.0%           | \$840               | \$1.46        | \$835                  | \$1.45        | 0.6%        |
| <b>Totals</b> |       | <b>575</b>        | <b>28</b>    | <b>100%</b>  | <b>0</b>        | <b>0.0%</b>    | <b>\$840</b>        | <b>\$1.46</b> | <b>\$835</b>           | <b>\$1.45</b> | <b>0.6%</b> |

 Estimate      Unit Mix as of September 30, 2025



## 29201 Anderson Rd

Wickliffe, Ohio 44092 (Lake County) - Wickliffe/Willowick Submarket



Manufacturing



### Property Summary

|                |                          |              |                        |
|----------------|--------------------------|--------------|------------------------|
| RBA (% Leased) | 67,000 SF (100%)         | Asking Rent  | \$5.50 SF/Year/NNN     |
| Built          | 1987                     | Clear Height | 17'6"                  |
| Tenancy        | Multiple                 | Drive Ins    | 7 total/ 12' w x 14' h |
| Available      | 67,000 SF                | Docks        | 1 exterior; 1 interior |
| Max Contiguous | 67,000 SF                | Levelers     | 1 exterior; 1 interior |
| Parking Spaces | Surface Spaces Available |              |                        |
| True Owner     | Perfect Cut-off Inc      |              |                        |

### Available Spaces

| Suite | Use        | Type   | SF Available        | Building Contiguous | Rent/SF/Year | Occupancy | Term       | Docks | Drive Ins |
|-------|------------|--------|---------------------|---------------------|--------------|-----------|------------|-------|-----------|
| -     | Industrial | Direct | 67,000/1,134 Office | 67,000              | \$5.50 NNN   | 30 Days   | Negotiable | 2     | 7         |



# 1400 Worden Rd - ABB Business Campus

Wickliffe, Ohio 44092 (Lake County) - Wickliffe/Willowick Submarket



Warehouse



| Property Summary |                                                             |              |                        |
|------------------|-------------------------------------------------------------|--------------|------------------------|
| RBA (% Leased)   | 285,312 SF (0.0%)                                           | Asking Rent  | \$4.75 SF/Year/NNN     |
| Built/Renovated  | 1955/1981                                                   | Clear Height | 18'                    |
| Tenancy          | Multiple                                                    | Drive Ins    | 1 total/ 10' w x 12' h |
| Available        | 35,104 - 285,312 SF                                         | Docks        | 5 exterior             |
| Max Contiguous   | 285,312 SF                                                  | Levelers     | None                   |
| Parking Spaces   | 2.98/1,000 SF; 850 Surface Spaces; Covered Spaces Available |              |                        |
| True Owner       | Premier Development Partners                                |              |                        |

| Amenities                       |  |
|---------------------------------|--|
| 24 Hour Access, Security System |  |

| Available Spaces |            |        |                  |                     |              |           |              |       |           |
|------------------|------------|--------|------------------|---------------------|--------------|-----------|--------------|-------|-----------|
| Suite            | Use        | Type   | SF Available     | Building Contiguous | Rent/SF/Year | Occupancy | Term         | Docks | Drive Ins |
| -                | Industrial | Direct | 60,000 - 180,000 | 285,312             | \$4.75 NNN   | Vacant    | 1 - 20 Years | -     | -         |
| -                | Office     | Direct | 35,104           | 285,312             | \$4.75 NNN   | Vacant    | 1 - 20 Years | -     | -         |
| -                | Office     | Direct | 35,104           | 285,312             | \$4.75 NNN   | Vacant    | 1 - 20 Years | -     | -         |
| -                | Office     | Direct | 35,104           | 285,312             | \$4.75 NNN   | Vacant    | 1 - 20 Years | -     | -         |



# 30150 Lakeland Blvd - Dana Storage

Wickliffe, Ohio 44092 (Lake County) - Wickliffe/Willowick Submarket



Warehouse



## Property Summary

|                |                                                            |              |            |
|----------------|------------------------------------------------------------|--------------|------------|
| RBA            | 10,000 SF                                                  | Clear Height | 14'        |
| Built          | 1960                                                       | Drive Ins    | None       |
| Tenancy        | Single                                                     | Docks        | 4 exterior |
| Asking Rent    | Withheld                                                   | Levelers     | None       |
| Parking Spaces | 1.80/1,000 SF; 18 Surface Spaces; Covered Spaces Available |              |            |
| True Owner     | Daniel S Dobres                                            |              |            |



| Property Summary |                                  |             |                    |
|------------------|----------------------------------|-------------|--------------------|
| GLA              | 7,032 SF                         | Asking Rent | Withheld           |
| Built            | 1966                             | Frontage    | 100' on Euclid Ave |
| Parking Spaces   | 4.26/1,000 SF; 30 Surface Spaces |             |                    |



**Property Summary**

|            |                  |                        |             |
|------------|------------------|------------------------|-------------|
| Rooms      | 37               | Operation Type         | Independent |
| Built      | 1948             | Commercial Asking Rent | Withheld    |
| Stories    | 2                |                        |             |
| True Owner | Plaza Motel, Inc |                        |             |



Property Summary

|                   |                    |                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|--------------------|----------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Area - Gross |                    | 5.52 AC (240,451 SF) | Proposed Use | Apartment Units, Apartment Units - Senior, Bank, Cemetery/Mausoleum, Commercial, Convenience Store, Day Care Center, Department Store, Drug Store, Fast Food, Funeral Home, Health Care, Health Club, Hospitality, Hotel, Medical, Motel, Neighborhood Center, Office, Restaurant, Retail, Service Station, Single Family Development, Spclty/Festvl/Entertainment, Storefrnt Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center, Supermarket, Utility Sub-Station |
| Topography        | Level              |                      | Parcel       | 29-A-003-0-00-018,<br>29-A-003-0-00-026                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Zoning            | General Commercial |                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| True Owner        | SDI Industrial Inc |                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



# 29801 Euclid Ave

Wickliffe, Ohio 44092 (Lake County) - Northeast Submarket



Office



## Property Summary

|                |                                                             |                |                     |
|----------------|-------------------------------------------------------------|----------------|---------------------|
| RBA            | 280,000 SF                                                  | Tenancy        | Single              |
| Built          | 1964                                                        | Available      | 70,000 - 280,000 SF |
| Stories        | 4                                                           | Max Contiguous | 280,000 SF          |
| Typical Floor  | 70,000 SF                                                   | Asking Rent    | Withheld            |
| Parking Spaces | 1.79/1,000 SF; 500 Surface Spaces; Covered Spaces Available |                |                     |
| True Owner     | Premier Development Partners                                |                |                     |

## Amenities

Reception, Wheelchair Accessible

## Available Spaces

| Floor | Suite | Use        | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term         |
|-------|-------|------------|--------|--------------|------------------|---------------------|--------------|-----------|--------------|
| E 1   | -     | Industrial | Direct | 70,000       | 70,000           | 280,000             | Withheld     | 30 Days   | 1 - 20 Years |
| E 2   | -     | Industrial | Direct | 70,000       | 70,000           | 280,000             | Withheld     | 30 Days   | 1 Year       |
| E 3   | -     | Industrial | Direct | 70,000       | 70,000           | 280,000             | Withheld     | 30 Days   | 1 Year       |
| E 4   | -     | Industrial | Direct | 70,000       | 70,000           | 280,000             | Withheld     | 30 Days   | 1 - 20 Years |



| Property Summary  |                       |        |            |
|-------------------|-----------------------|--------|------------|
| Land Area - Gross | 11.00 AC (479,160 SF) | Zoning | Industrial |