

Property Summary Report

29701 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket



BUILDING

Type	2 Star Retail Restaurant
Year Built	1972
GLA	3,000 SF
Stories	1
Typical Floor	3,000 SF

LAND

Land Acres	1.19 AC
Zoning	I
Parcels	29-A-003-0-00-026

EXPENSES

Taxes	\$5.23/SF (2021)
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TRAFFIC & FRONTAGE

Traffic Volume	10,948 on Euclid Ave & E 298th St NE (2022)
	11,351 on Euclid Ave & E 300th St NE (2022)

Made with TrafficMetrix® Products

SALE

For Sale	\$275,000 (\$91.67/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)

PROPERTY CONTACTS

Sales Company	Howard Hanna 8396 Mentor Ave Mentor, OH 44060 (440) 951-9494 (p) (440) 255-7128 (f)	Recorded Owner	Marino Bernie
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Property Summary Report

29801 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1964
RBA	280,000 SF
Stories	4
Typical Floor	70,000 SF
Construction	Masonry

LAND

Land Acres	26.00 AC
Parcels	29-A-003-0-00-005

EXPENSES

Taxes	\$0.35/SF (2021)
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FOR LEASE

Smallest Space	70,000 SF
Max Contiguous	280,000 SF
# of Spaces	4
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$14 - 17 (Office)

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 2nd		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 3rd		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable
E 4th		Industrial	Direct	70,000	70,000	280,000	Withheld	30 Days	Negotiable

Property Summary Report

29801 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket

SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active

Last Sale

Sold Price	\$1,837,500 (\$3.25/SF) - Portfolio Price
Date	May 2020
Sale Type	Investment
Properties	2

TRANSPORTATION

Parking	500 available (Surface);Ratio of 1.79/1,000 SF
Airport	41 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)

PROPERTY CONTACTS

Sales Company	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
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Recorded Owner	29801 Euclid Ave LLC 5301 Grant Ave Cleveland, OH 44125
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Previous True Owner	Realty Crown Management 100 Henry St Brooklyn, NY 11201 (718) 522-5111 (p)
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Previous True Owner	Townsend Capital LLC 210 W Pennsylvania St Towson, MD 21204 (410) 321-1900 (p) (410) 321-1901 (f)
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True Owner	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
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Previous True Owner	LNR Partners 2340 Collins Ave Miami Beach, FL 33139 (305) 695-5500 (p) (305) 695-5589 (f)
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Previous True Owner	Waxman Industries, Inc. 24460 Aurora Rd Bedford Heights, OH 44146 (440) 439-1830 (p) (440) 439-8678 (f)
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Property Manager	ABB Inc. 23000 Harvard Rd Highland Hills, OH 44122 (440) 585-8500 (p) (440) 585-8756 (f)
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Property Summary Report

Lakeland Blvd.

Wickliffe, OH 44092 - Northeast Submarket



LAND

Type	Commercial Land
Land AC - Gross	1.82 AC
Land SF - Gross	79,279 SF

TRAFFIC & FRONTAGE

Traffic Volume	71,692 on Lakeland Fwy & Lloyd Rd NE (2022) 81,034 on Lakeland Freeway & Lloyd Rd NE (2020)
Frontage	101' on Lakeland Boulevard

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (34)

SALE

For Sale	\$300,000 (\$164,835/AC - \$3.78/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)
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SALE HIGHLIGHTS

- 1.82 AC
- Parcel #: 29-A-004-0-00-030-0
- Zoned industrial
- Convenient access to I-90, I-271 and Route 2.
- Excellent freeway visibility

Property Summary Report

1350 Rockefeller Rd



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket



BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1961
RBA	106,000 SF
Stories	1
Typical Floor	106,000 SF
Ceiling Ht	24'
Columns	20'w x 40'd
Construction	Masonry

LAND

Land Acres	4.08 AC
Zoning	I
Parcels	29-A-004-G-00-023

EXPENSES

Taxes	\$0.43/SF (2021)
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POWER & UTILITIES

Power	3p 3w Heavy
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LOADING

Docks	6 ext 2 int	Drive Ins	3 tot./18' w x 18' h
Cross Docks	None	Cranes	None
Rail Spots	None		

FOR LEASE

Smallest Space	2,454 SF
Max Contiguous	61,320 SF
# of Spaces	2
Vacant	63,774 SF
% Leased	39.8%
Rent	\$4.50
Service Type	Triple Net

Industrial Avail	63,774 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	2,454	2,454	2,454	\$4.50/NNN	Vacant	Negotiable
P 1st		Industrial	Direct	61,320	61,320	61,320	\$4.50/NNN	Vacant	Negotiable

Property Summary Report

1350 Rockefeller Rd



Wickliffe, OH 44092 - Wickliffe/Willowick Submarket

SALE

For Sale	\$4,300,000 (\$40.57/SF)
Sale Type	Owner User
Status	Active

Last Sale

Sold Price	\$650,000 (\$6.13/SF)
Date	Sep 2012
Sale Type	Owner User
Financing	1st Mortgage: Lorain National Bank Bal/Pmt: \$525,000/-

TRANSPORTATION

Parking	40 available (Surface);Ratio of 0.38/1,000 SF
Airport	41 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (47)

TENANTS

Kinetic Technologies	112,000 SF
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PROPERTY CONTACTS

Sales Company	CBRE 950 Main Ave Cleveland, OH 44113 (216) 687-1800 (p) (216) 363-6466 (f)	True Owner	Cig Oh Wh Llc 2875 Northwind Dr East Lansing, MI 48823 (989) 321-0281 (p)
Recorded Owner	Cig Oh Wh Llc 2875 Northwind Dr East Lansing, MI 48823 (989) 321-0281 (p)	Previous True Owner	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 341-1200 (p) (216) 341-5120 (f)
Previous True Owner	Premier Development Partners 5301 Grant Ave Cleveland, OH 44125 (216) 496-7000 (p) (216) 341-5120 (f)	Previous True Owner	McTevia & Associates 30150 Telegraph Rd Bingham Farms, MI 48025 (248) 646-2711 (p) (248) 646-2714 (f)

SALE HIGHLIGHTS

- Excellent access to Route 2 & I-90.
- 71,469 employees within a 5 mile radius.
- Abundant parking on the property.
- Features include T-5 lighting, unit heaters, and air rotation system.

Property Summary Report

29553-29707 Euclid Ave - Wickliffe Town Center



Wickliffe, OH 44092 - Northeast Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	10.81 AC
Land SF - Gross	470,884 SF
Topography	Level

ZONING & USAGE

Zoning	General Commercial
Proposed Use	Apartment Units, Apartment Units - Senior, Bank, Cemetery/Mau-

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRAFFIC & FRONTAGE

Traffic Volume	10,948 on Euclid Ave & E 298th St NE (2022) 11,351 on Euclid Ave & E 300th St NE (2022)
Frontage	Euclid Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	40 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (52)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Passov Real Estate Group 3401 Richmond Rd Beachwood, OH 44122 (216) 831-8100 (p)	True Owner	Wickliffe Reserve Llc PO BOX 1007 Chardon, OH 44024
Recorded Owner	Wickliffe Reserve Llc PO BOX 1007 Chardon, OH 44024		

