

Property Summary Report

29700-30320 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket



BUILDING

| | |
|---------------|------------------------------|
| Type | 3 Star Retail (Power Center) |
| Tenancy | Multi |
| Year Built | 1954 |
| Year Renov | 1999 |
| GLA | 204,212 SF |
| Stories | 1 |
| Typical Floor | 204,212 SF |
| Docks | 5 ext |
| Construction | Masonry |

LAND

| | |
|------------|----------|
| Land Acres | 28.57 AC |
| Zoning | U3A |

EXPENSES

| | |
|-------|------------------|
| Opex | \$5.23/SF (2008) |
| Taxes | \$2.47/SF (2019) |

PARCEL

28-A-041-0-00-007, 28-A-043-0-00-001

TENANTS

| | | | |
|--------------------------|-----------|---------------------------|-----------|
| Giant Eagle | 72,447 SF | • Marc's | 44,370 SF |
| Pat Catan's | 34,137 SF | Sherwin-Williams | 7,200 SF |
| CH 01 Beauty & Plus | 5,786 SF | Petie's Family Restaurant | 5,119 SF |
| Alesci's | 3,500 SF | Great Clips | 2,000 SF |
| Huntington National Bank | 2,000 SF | Nail Laquer | 2,000 SF |
| H&R Block | 1,872 SF | Sally Beauty Supply | 1,750 SF |
| DFS Dry Cleaning | 500 SF | Foradis Enterprise Inc | - |

• Anchor

Property Summary Report

29700-30320 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket

AMENITIES

- Signage
- Signalized Intersection

FOR LEASE

| | | | |
|----------------|------------|--------------|-----------|
| Smallest Space | 1,531 SF | Retail Avail | 44,668 SF |
| Max Contiguous | 34,137 SF | | |
| # of Spaces | 3 | | |
| Vacant | 43,137 SF | | |
| % Leased | 78.9% | | |
| Rent | \$4.00 | | |
| Service Type | Triple Net | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|--------------|------------|-------------|------------|-----------|------------|
| P 1st | 30 | Retail | Direct | 1,531 | 1,531 | 1,531 | \$4.00/NNN | 30 Days | Negotiable |
| Phillips Edison & Company | | | | | | | | | |
| P 1st | 34 | Retail | Direct | 9,000 | 9,000 | 9,000 | \$4.00/NNN | Vacant | Negotiable |
| Phillips Edison & Company | | | | | | | | | |
| - Available for immediate lease | | | | | | | | | |
| - Two spaces located side by side totaling 5,000 & 9,000 SF | | | | | | | | | |
| P 1st | 28 | Retail | Direct | 34,137 | 34,137 | 34,137 | \$4.00/NNN | Vacant | Negotiable |
| Phillips Edison & Company | | | | | | | | | |
| - Available for immediate lease | | | | | | | | | |
| - Only \$20,000 per month! | | | | | | | | | |

SALE

| | |
|------------|---|
| Sold Price | \$14,100,937 (\$69.05/SF) - Part of Portfolio |
| Date | Oct 2015 |
| Sale Type | Investment |
| Cap Rate | 7.50% |
| Properties | 3 |

TRAFFIC & FRONTAGE

| | |
|----------------|---|
| Traffic Volume | 12,204 on Lakeshore Blvd & E 294th St SW (2020) |
| | 16,313 on Lake Shore Blvd & Larimar SW (2018) |
| Frontage | 1,153' on Lake Shore Blvd (with 2 curb cuts) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|----------------|---|
| Parking | 1200 available (Surface); Ratio of 5.48/1,000 SF |
| Airport | 45 min drive to Cleveland Hopkins International Airport |
| Walk Score® | Somewhat Walkable (64) |
| Transit Score® | Minimal Transit (0) |







Property Summary Report

29700-30320 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket

PROPERTY CONTACTS

| | | | |
|---|---|--|---|
| Primary Leasing Company  | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) | True Owner  | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) |
| Recorded Owner | Shoregate Station LLC | Previous True Owner  | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) |
| Previous True Owner  | Phillips Edison Grocery Center REIT II, Inc. 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) | Previous True Owner  | The Krone Group LLC 2101 Richmond Rd Beachwood, OH 44122 (216) 464-5900 (p) (216) 464-3128 (f) |
| Previous True Owner | Forest City Enterprises Inc. | Property Manager  | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) |

MARKET CONDITIONS

| | Current | YOY Change |
|-----------------------------------|------------|------------|
| Vacancy Rates | | |
| Subject Property | 21.1% | 14.3% |
| Submarket 2-4 Star | 7.2% | 1.2% |
| Market Overall | 5.1% | 0.9% |
| Market Rent Per Area | | |
| Subject Property | \$4.00/SF | |
| Submarket 2-4 Star | \$13.49/SF | -0.5% |
| Market Overall | \$13.94/SF | -0.6% |
| Submarket Leasing Activity | | |
| 12 Mo. Leased | 372,973 SF | -16.9% |
| Months on Market | 19.2 | 5.6 mo |
| Submarket Sales Activity | | |
| 12 Mo. Sales Volume (Mil.) | \$53.93M | \$62.43M |
| 12 Mo. Price Per Area | \$111/SF | \$96/SF |

Property Summary Report

32801 Vine St



Eastlake, OH 44095 - Northeast Submarket



BUILDING

| | |
|---------------|---|
| Type | 1 Star Retail Freestanding (Strip Center) |
| Tenancy | Multi |
| Year Built | 1966 |
| GLA | 5,768 SF |
| Stories | 1 |
| Typical Floor | 5,768 SF |
| Docks | None |
| Construction | Masonry |

LAND

| | |
|------------|-------------------|
| Land Acres | 0.94 AC |
| Zoning | U-4 |
| Parcel | 28-A-048-0-00-009 |

EXPENSES

| | |
|-------|------------------|
| Taxes | \$1.84/SF (2019) |
|-------|------------------|

TENANTS

| | | | |
|--------------------|----------|-------------------|--------|
| Berkshire Hathaway | 1,486 SF | Ann Marie's Salon | 500 SF |
|--------------------|----------|-------------------|--------|

AMENITIES

- Pylon Sign
- Signage

FOR LEASE

| | | | |
|----------------|----------------|--------------|----------|
| Smallest Space | 3,000 SF | Retail Avail | 3,000 SF |
| Max Contiguous | 3,000 SF | | |
| # of Spaces | 1 | | |
| Vacant | 5,768 SF | | |
| % Leased | 0% | | |
| Rent | \$6.78 | | |
| Service Type | Modified Gross | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------|-------------|-----------|-----------|------------|
| P 1st | #4 | Retail | Direct | 3,000 | 3,000 | 3,000 | \$6.78/MG | Vacant | Negotiable |

Berkshire Hathaway Professional Realty

Former real estate office. 3000sq ft. Kitchen area, 2 bathrooms and private office space

Property Summary Report

32801 Vine St



Eastlake, OH 44095 - Northeast Submarket

SALE

| | |
|-----------|--------------------------|
| For Sale | \$399,900 (\$69.33/SF) |
| Sale Type | Investment or Owner User |
| Status | Active |

TRAFFIC & FRONTAGE

| | |
|----------------|---|
| Traffic Volume | 13,551 on Vine St & E 330th St E (2018) |
| | 14,025 on Vine St & E 330th St E (2020) |
| Frontage | 117' on Vine St (with 2 curb cuts) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|----------------|---|
| Parking | 25 available (Surface);Ratio of 4.33/1,000 SF |
| Airport | 45 min drive to Cleveland Hopkins International Airport |
| Walk Score® | Somewhat Walkable (64) |
| Transit Score® | Minimal Transit (0) |

PROPERTY CONTACTS

| | |
|--|---|
| Primary Leasing Company  Berkshire Hathaway Professional Realty Commercial 5700 Gateway Blvd Mason, OH 45040 (513) 755-4400 (p) (513) 772-7784 (f) | Leasing Company  Berkshire Hathaway Professional Realty 7395 Center St Mentor, OH 44060 (877) 467-2100 (p) (440) 998-0187 (f) |
| Sales Company  Berkshire Hathaway Professional Realty 7395 Center St Mentor, OH 44060 (877) 467-2100 (p) (440) 998-0187 (f) | True Owner Ranch Manor Apartments 33263 Vine St Eastlake, OH 44095 (440) 266-8020 (p) |
| Recorded Owner Kaim Properties Llc 4670 Figgie Dr Willoughby, OH 44094 | |

MARKET CONDITIONS

| Vacancy Rates | Current | YOY Change |
|----------------------------|------------|------------|
| Subject Property | 100.0% | 0.0% |
| Submarket 1-2 Star | 7.3% | 1.0% |
| Market Overall | 5.1% | 0.9% |
| Market Rent Per Area | Current | YOY Change |
| Submarket 1-2 Star | \$12.24/SF | -0.9% |
| Market Overall | \$13.94/SF | -0.6% |
| Submarket Leasing Activity | Current | YOY Change |
| 12 Mo. Leased | 372,973 SF | -16.9% |
| Months on Market | 19.2 | 5.6 mo |
| Submarket Sales Activity | Current | Prev Year |
| 12 Mo. Sales Volume (Mil.) | \$53.93M | \$62.43M |
| 12 Mo. Price Per Area | \$111/SF | \$96/SF |

Property Summary Report

210 E 305th St



Eastlake, OH 44095 - Northeast Submarket



BUILDING

| | |
|---------------|--------------------|
| Type | 3 Star Retail Bank |
| Tenancy | Single |
| Year Built | 1978 |
| GLA | 2,524 SF |
| Stories | 1 |
| Typical Floor | 2,524 SF |
| Docks | None |
| Construction | Masonry |

LAND

| | |
|------------|-------------------|
| Land Acres | 0.24 AC |
| Zoning | U3A |
| Parcel | 28-A-043-0-00-005 |

EXPENSES

| | |
|-------|------------------|
| Taxes | \$3.74/SF (2019) |
|-------|------------------|

AMENITIES

- Air Conditioning
- Drive Thru
- Pylon Sign
- Signage

FOR LEASE

| | | | |
|----------------|---------------------------------------|--------------|----------|
| Smallest Space | 1,947 SF | Retail Avail | 1,947 SF |
| Max Contiguous | 1,947 SF | | |
| # of Spaces | 1 | | |
| Vacant | 1,947 SF | | |
| % Leased | 100.0% | | |
| Rent | Withheld - CoStar Est. Rent \$10 - 12 | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------|-------------|----------|-----------|------------|
| P 1st | | Retail | Sublet | 1,947 | 1,947 | 1,947 | Withheld | Vacant | Negotiable |

Goodman Real Estate Services Group LLC.

SALE

| | |
|-----------|-------------------------|
| For Sale | \$709,529 (\$281.11/SF) |
| Cap Rate | 8.50% |
| Sale Type | Investment |
| Status | Active |

TRAFFIC & FRONTAGE

| | |
|----------------|--|
| Traffic Volume | 13,630 on Lake Shore Blvd & E 305th St NE (2017) |
| | 16,313 on Lake Shore Blvd & Larimar SW (2018) |
| Frontage | 34' on 305th St |

Made with TrafficMetrix® Products

Property Summary Report

210 E 305th St





Eastlake, OH 44095 - Northeast Submarket

TRANSPORTATION

| | |
|----------------|---|
| Parking | 20 available (Surface);1 available (Covered);Ratio of 8.32/1,000 SF |
| Airport | 45 min drive to Cleveland Hopkins International Airport |
| Walk Score® | Somewhat Walkable (69) |
| Transit Score® | Minimal Transit (0) |

PROPERTY CONTACTS

| | | | |
|---|---|--|---|
| Sales Company | Guggenheim Commercial Real Estate Group | True Owner | PNC Financial Services Group, Inc. |
|  | 23215 Commerce Park Rd Beachwood, OH 44122 (216) 765-8000 (p) (216) 765-1719 (f) |  | 300 Fifth Ave Pittsburgh, PA 15222 (888) 762-2265 (p) (412) 762-7829 (f) |

MARKET CONDITIONS

| Vacancy Rates | Current | YOY Change |
|----------------------------|------------|------------|
| Subject Property | 77.1% | 77.1% |
| Submarket 2-4 Star | 7.2% | 1.2% |
| Market Overall | 5.1% | 0.9% |
| Market Rent Per Area | Current | YOY Change |
| Submarket 2-4 Star | \$13.49/SF | -0.5% |
| Market Overall | \$13.94/SF | -0.6% |
| Submarket Leasing Activity | Current | YOY Change |
| 12 Mo. Leased | 372,973 SF | -16.9% |
| Months on Market | 19.2 | 5.6 mo |
| Submarket Sales Activity | Current | Prev Year |
| 12 Mo. Sales Volume (Mil.) | \$53.93M | \$62.43M |
| 12 Mo. Price Per Area | \$111/SF | \$96/SF |

Property Summary Report

29420-30450 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket



BUILDING

| | |
|---------------|------------------------------|
| Type | 2 Star Retail (Power Center) |
| Tenancy | Multi |
| Year Built | 1958 |
| GLA | 95,000 SF |
| Stories | 1 |
| Typical Floor | 95,000 SF |
| Docks | None |
| Construction | Masonry |

LAND

| | |
|------------|---------|
| Land Acres | 3.57 AC |
|------------|---------|

TENANTS

| | |
|-------------------|-----------|
| Planet Fitness | 21,288 SF |
| Pet Supplies Plus | 10,340 SF |
| Avenue | 6,000 SF |
| Verizon Wireless | 1,921 SF |
| Ace Hardware | - |
| Ohio Savings Bank | - |

| | |
|---------------------------------|-----------|
| Dollar General | 10,800 SF |
| Community Cat Companion Storage | 9,660 SF |
| Victra | 2,500 SF |
| State Farm | 1,327 SF |
| Alesci Of Shore Gate | - |

AMENITIES

- Signage
- Signalized Intersection

FOR LEASE

| | | | |
|-----------------|--|--------------|----------|
| Smallest Space | 1,327 SF | Retail Avail | 1,327 SF |
| Max Con-tiguous | 1,327 SF | | |
| # of Spaces | 1 | | |
| Vacant | 1,327 SF | | |
| % Leased | 98.6% | | |
| Rent | Withheld - CoStar Est. Rent \$12 - 14 | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---------------------------|-------|--------|--------|--------------|------------|-------------|----------|-----------|------------|
| P 1st | 9 | Retail | Direct | 1,327 | 1,327 | 1,327 | Withheld | Vacant | Negotiable |
| Phillips Edison & Company | | | | | | | | | |

Property Summary Report

29420-30450 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket

SALE

| | |
|------------|--|
| Sold Price | \$4,729,974 (\$49.79/SF) - Part of Portfolio |
| Date | Oct 2015 |
| Sale Type | Investment |
| Cap Rate | 7.50% |
| Properties | 3 |

TRAFFIC & FRONTAGE

| | |
|----------------|---|
| Traffic Volume | 7,678 on E 305th St & Fairway Blvd SE (2018) 16,313 on Lake Shore Blvd & Larimar SW (2018) |
| Frontage | 538' on 305th St 162' on Lake Shore Blvd |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|----------------|---|
| Parking | 650 available (Surface); Ratio of 8.01/1,000 SF |
| Airport | 45 min drive to Cleveland Hopkins International Airport |
| Walk Score® | Somewhat Walkable (66) |
| Transit Score® | Minimal Transit (0) |

PROPERTY CONTACTS

| | | | |
|-------------------------|---|------------------|---|
| Primary Leasing Company | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) | True Owner | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) |
| Previous True Owner | Phillips Edison Grocery Center REIT II, Inc. 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) | Property Manager | Phillips Edison & Company 11501 Northlake Dr Cincinnati, OH 45249 (513) 554-1110 (p) (513) 554-1820 (f) |

MARKET CONDITIONS

| Vacancy Rates | Current | YOY Change |
|----------------------------|------------|------------|
| Subject Property | 1.4% | 1.4% |
| Submarket 1-3 Star | 6.7% | 0.9% |
| Market Overall | 5.1% | 0.9% |
| Market Rent Per Area | Current | YOY Change |
| Submarket 1-3 Star | \$12.94/SF | -0.6% |
| Market Overall | \$13.94/SF | -0.6% |
| Submarket Leasing Activity | Current | YOY Change |
| 12 Mo. Leased | 372,973 SF | -16.9% |
| Months on Market | 19.2 | 5.6 mo |
| Submarket Sales Activity | Current | Prev Year |
| 12 Mo. Sales Volume (Mil.) | \$53.93M | \$62.43M |
| 12 Mo. Price Per Area | \$111/SF | \$96/SF |

Property Summary Report

30510-31000 Lake Shore Blvd - Northshore Mall



Willowick, OH 44095 - Northeast Submarket



BUILDING

| | |
|---------------|--|
| Type | 2 Star Retail Freestanding (Neighborhood Center) |
| Tenancy | Multi |
| Year Built | 1970 |
| GLA | 105,294 SF |
| Stories | 1 |
| Typical Floor | 105,294 SF |
| Docks | 1 ext |
| Construction | Masonry |

LAND

| | |
|------------|------------|
| Land Acres | 10.52 AC |
| Zoning | Commercial |

EXPENSES

| | |
|-------|------------------|
| Opex | \$3.14/SF (2008) |
| Taxes | \$1.69/SF (2019) |

PARCEL

28-A-043-A-00-002, 28-A-043-O-00-018

TENANTS

| | | | |
|---------------------|-----------|-----------------------------|-----------|
| Savers | 26,156 SF | • ALDI | 17,834 SF |
| Kultivating Dreams | 13,800 SF | Kid Friendly Academy | 13,200 SF |
| Unique Thrift | 10,235 SF | Del Row Gaming | 10,117 SF |
| Art & Soul | 7,500 SF | KeyBank | 4,714 SF |
| Chins Pagoda Lounge | 4,700 SF | Hair Salon | 3,000 SF |
| Tobacco Express | 1,200 SF | Steve's Classic Barber Shop | 600 SF |
| | | | • Anchor |

AMENITIES

- Pylon Sign
- Signage
- Signalized Intersection

FOR LEASE

| | | | |
|-----------------|---|--------------|----------|
| Smallest Space | 1,200 SF | Retail Avail | 6,400 SF |
| Max Con-tiguous | 3,800 SF | | |
| # of Spaces | 3 | | |
| Vacant | 0 SF | | |
| % Leased | 100.0% | | |
| Rent | Withheld - CoStar Est. Rent \$9 - 11 | | |

Property Summary Report

30510-31000 Lake Shore Blvd - Northshore Mall



Willowick, OH 44095 - Northeast Submarket

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|------------------------|-------|--------|--------|--------------|------------|-------------|----------|-----------|------------|
| P 1st | 17 | Retail | Direct | 3,800 | 3,800 | 3,800 | Withheld | 30 Days | Negotiable |
| Cohen Commercial Group | | | | | | | | | |
| P 1st | 13 | Retail | Direct | 1,200 | 1,200 | 1,200 | Withheld | 30 Days | Negotiable |
| Cohen Commercial Group | | | | | | | | | |
| P 1st | 9 | Retail | Direct | 1,400 | 1,400 | 1,400 | Withheld | 30 Days | Negotiable |
| Cohen Commercial Group | | | | | | | | | |

SALE

| | |
|------------|--|
| Sold Price | \$5,975,000 (\$56.75/SF) - Part of Portfolio |
| Date | Oct 2020 |
| Sale Type | Investment |
| Cap Rate | 9.58% |
| Properties | 1 |

TRAFFIC & FRONTAGE



| | |
|----------------|---|
| Traffic Volume | 1,842 on Not Available & Not Available No (2020) 16,313 on Lake Shore Blvd & Larimar SW (2018) |
| Frontage | 832' on Lake Shore Blvd (with 3 curb cuts) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|----------------|---|
| Parking | 378 available (Surface); Ratio of 3.59/1,000 SF |
| Airport | 45 min drive to Cleveland Hopkins International Airport |
| Walk Score® | Somewhat Walkable (67) |
| Transit Score® | Minimal Transit (0) |

PROPERTY CONTACTS

| | | | |
|-------------------------|--|------------|---|
| Primary Leasing Company |  Cohen Commercial Group 6151 Wilson Mills Rd Highland Heights, OH 44143 (216) 223-5060 (p) | True Owner |  America's Realty 678 Reisterstown Rd Baltimore, MD 21208 (410) 653-7630 (p) |
| Previous True Owner | Coastal Investors Ltd 3690 Orange Pl Beachwood, OH 44122 (440) 446-1774 (p) | | |

Property Summary Report

30510-31000 Lake Shore Blvd - Northshore Mall



Willowick, OH 44095 - Northeast Submarket

MARKET CONDITIONS

| Vacancy Rates | Current | YOY Change |
|-----------------------------------|----------------|-------------------|
| Subject Property | 0.0% | 0.0% |
| Submarket 1-3 Star | 6.7% | 0.9% |
| Market Overall | 5.1% | 0.9% |
| Market Rent Per Area | Current | YOY Change |
| Submarket 1-3 Star | \$12.94/SF | -0.6% |
| Market Overall | \$13.94/SF | -0.6% |
| Submarket Leasing Activity | Current | YOY Change |
| 12 Mo. Leased | 372,973 SF | -16.9% |
| Months on Market | 19.2 | 5.6 mo |
| Submarket Sales Activity | Current | Prev Year |
| 12 Mo. Sales Volume (Mil.) | \$53.93M | \$62.43M |
| 12 Mo. Price Per Area | \$111/SF | \$96/SF |

BUILDING NOTES

Near Target, Giant Eagle, Ground Round, McDonald's, Fashion Bug, Dollar General, Marc's, Sherwin Williams, Rite Aid Pharmacy, Taco Bell, GNC, Hallmark, Radio Shack, and others.

3.7 miles from Euclid Square Mall shopping area: Sam's Club, Dilliard's, Ames, and others.