

Property Summary Report

210 E 305th St



Eastlake, OH 44095 - Northeast Submarket



BUILDING

Type	3 Star Retail Bank
Tenancy	Single
Year Built	1978
GLA	1,947 SF
Stories	1
Typical Floor	1,947 SF
Docks	None
Construction	Masonry

LAND

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

EXPENSES

Taxes	\$4.84/SF (2019)
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TENANTS

PNC Bank	2,524 SF
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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	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

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	30 Days	Negotiable

Goodman Real Estate Services Group LLC.

Property Summary Report

210 E 305th St



Eastlake, OH 44095 - Northeast Submarket

SALE

For Sale	\$709,529 (\$364.42/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

TRANSPORTATION

Parking	1 available (Covered);20 available (Surface);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)

SALE HIGHLIGHTS

- There are over two years remaining in the lease term. The lease is an absolute triple net with zero landlord responsibilities.
- Several new housing developments adjacent to property
- 5 min to Rt. 2 highway leading to Interstate I-91 and I-271

Property Summary Report

570 E 328th St



Willowick, OH 44095 - Northeast Submarket



BUILDING

Type	2 Star Lodge/Meeting Hall
Year Built	1976
GBA	8,000 SF
Stories	1
Construction	Masonry

LAND

Land Acres	1.43 AC
Zoning	U-1

EXPENSES

Taxes	\$0.01/SF (2019)
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SALE

For Sale	\$345,000 (\$43.13/SF)
Sale Type	Investment
Status	Active

PARCEL

TRANSPORTATION

Parking	200 available (Surface);Ratio of 10.00/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (62)
Transit Score®	Minimal Transit (0)

TENANTS

American Legion Post 678	8,000 SF
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PROPERTY CONTACTS

Primary Leasing Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)
True Owner	Willowick Eastlake Post 570 E 328th St Willowick, OH 44095 (440) 943-9659 (p)

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)
Recorded Owner	Willowick Eastlake Post 570 E 328th St Willowick, OH 44095 (440) 943-9659 (p)



Property Summary Report

570 E 328th St



Willowick, OH 44095 - Northeast Submarket

SALE HIGHLIGHTS

- Former American Legion Hall
- Current use is restaurant, bar & party center
- Can be converted into warehouse space
- 200 space car parking
- Liquor license in place
- 12' clear height

Property Summary Report

30555 Euclid Ave - Vacant Land



Willowick, OH 44092 - Northeast Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	3.16 AC
Land SF - Gross	137,650 SF
Topography	Level
Parcel	28-A-023-0-00-045

ZONING & USAGE

Zoning	U8A
Proposed Use	Commercial

TRAFFIC & FRONTAGE

Traffic Volume	8,769 on E 305th St & Lakeland Blvd NW (2020)
	17,380 on E 305 St & Lakeland Fwy SE (2020)

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TRANSPORTATION

Airport	43 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (49)
Transit Score®	Minimal Transit (0)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Kowit & Company Real Estate Group 6009 Landerhaven Dr Mayfield Heights, OH 44124 (216) 514-1400 (p) (216) 514-5106 (f)
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Recorded Owner	Robert & John Llc 9446 Johnnycake Ridge Rd Mentor, OH 44060
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LAND NOTES

A restaurant formerly stood on the land.

Property Summary Report

30701 Lake Shore Blvd



Willowick, OH 44095 - Northeast Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	1.00 AC
Land SF - Gross	43,560 SF
Topography	Level

PARCEL

ZONING & USAGE

Zoning	Mixed Use
Proposed Use	Apartment Units - Senior, Bank, Fast Food, Restaurant, Retail

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	15,168 on Lake Shore Blvd & Bayridge Blvd SW (2020)
	16,313 on Lake Shore Blvd & Larimar SW (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (59)
Transit Score®	Minimal Transit (0)

SALE

For Sale	\$1,000,000 (\$1,000,000/AC - \$22.96/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Willowick Lakefront Vision 30701 Lakeshore Blvd Willowick, OH 44095 (216) 570-6457 (p)
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SALE HIGHLIGHTS

- Lakefront Property
- Located in Business District

Property Summary Report

31100 Vine St



Eastlake, OH 44095 - Northeast Submarket



BUILDING

Type	2 Star Retail Storefront
Tenancy	Multi
Year Built	1956
Year Renov	1975
GLA	4,066 SF
Stories	1
Typical Floor	4,066 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.36 AC
Zoning	U-4
Parcel	28-A-043-A-00-021

EXPENSES

Taxes	\$1.19/SF (2019)
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TENANTS

Willowick Hardware LLC	-
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AMENITIES

- Signage

SALE

For Sale	\$250,000 (\$61.49/SF)
Sale Type	Investment or Owner User
Status	Active

Last Sale

Sold Price	\$95,000 (\$23.36/SF)
Date	Sep 2011
Sale Type	Owner User

TRAFFIC & FRONTAGE

Traffic Volume	9,980 on Vine St & E 312th St E (2014)
	15,168 on Lake Shore Blvd & Bayridge Blvd SW (2020)
Frontage	41' on Vine St (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	10 available (Surface);Ratio of 2.50/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (65)
Transit Score®	Minimal Transit (0)

Property Summary Report

31100 Vine St



Eastlake, OH 44095 - Northeast Submarket

PROPERTY CONTACTS

Sales Company



Coldwell Banker Commercial Emmco Realty Group

3681 S Green Rd
Beachwood, OH 44122
(216) 292-3700 (p)
(216) 292-7974 (f)

Recorded Owner

Polcar, John D.
32001 Lake Shore Blvd
Willowick, OH 44095
(440) 943-1172 (p)

True Owner

Polcar, John D.
32001 Lake Shore Blvd
Willowick, OH 44095
(440) 943-1172 (p)

Previous True Owner

Corrao Frank S
26390 Delaware St
Wickliffe, OH 44092
(440) 585-4663 (p)