

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

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

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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)

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PROPERTY CONTACTS

Primary Leasing Company

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 Grocery Center REIT II, Inc.
11501 Northlake Dr
Cincinnati, OH 45249
(513) 554-1110 (p)



Previous True Owner

Forest City Enterprises Inc.

True Owner

Phillips Edison & Company
11501 Northlake Dr
Cincinnati, OH 45249
(513) 554-1110 (p)
(513) 554-1820 (f)



Previous True Owner

Phillips Edison & Company
11501 Northlake Dr
Cincinnati, OH 45249
(513) 554-1110 (p)
(513) 554-1820 (f)



Previous True Owner

The Krone Group LLC
2101 Richmond Rd
Beachwood, OH 44122
(216) 464-5900 (p)
(216) 464-3128 (f)



Property Manager

Phillips Edison & Company
11501 Northlake Dr
Cincinnati, OH 45249
(513) 554-1110 (p)
(513) 554-1820 (f)



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)
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TENANTS

Berkshire Hathaway	1,486 SF	Ann Marie's Salon	500 SF
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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	Fir 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	Under Contract

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 (63)
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		

SALE HIGHLIGHTS

- Heavy Traffic Flow
- Prime Location
- Real Estate Office.

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	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)

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

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
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TENANTS

Giant Eagle	25,484 SF
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	-

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	-

AMENITIES

- Signage
- Signalized Intersection

FOR LEASE

Smallest Space	1,327 SF	Retail Avail	1,327 SF
Max Contiguous	1,327 SF		
# of Spaces	1		
Vacant	1,327 SF		
% Leased	98.6%		
Rent	Withheld - CoStar Est.		

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)