

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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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)

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)

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
Last Sale	
Sold Price	Not Disclosed
Date	Jun 2021
Financing	1st Mortgage Bal/Pmt: \$312,000/-

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)

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)	Recorded Owner	Psa Eastside Properties LLC 18370 S Miles Rd Warrensville Heights, OH 44128
Previous True Owner	Ranch Manor Apartments 33263 Vine St Eastlake, OH 44095 (440) 266-8020 (p)		

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	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)

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	Planet Fitness	21,288 SF
Dollar General	10,800 SF	Pet Supplies Plus	10,340 SF
Community Cat Companion Storage	9,660 SF	Avenue	6,000 SF
Victra	2,500 SF	Verizon Wireless	1,921 SF
State Farm	1,327 SF	Ace Hardware	-
Alesci Of Shore Gate	-	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)

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)