

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

## EXPENSES

Taxes	\$0.02/SF (2021)
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## TENANTS

Giant Eagle	73,735 SF
Planet Fitness	20,000 SF
Petie's Family Restaurant	5,119 SF
Great Clips	2,000 SF
H&R Block	1,872 SF
Beaute Boutique	1,504 SF

• Marc's	45,370 SF
Sherwin-Williams	7,200 SF
Alesci's	3,500 SF
Nail Laquer	2,000 SF
Sally Beauty Supply	1,750 SF

• Anchor

## SPACE FEATURES

- Signage
- Signalized Intersection

## FOR LEASE

Smallest Space	9,000 SF	Retail Avail	40,162 SF
Max Contiguous	31,162 SF		
# of Spaces	2		
Vacant	40,162 SF		
% Leased	80.3%		
Rent	\$5.00		
Service Type	Triple Net		

# Property Summary Report

## 29700-30320 Lake Shore Blvd - Shoregate Town Center



Willowick, OH 44095 - Northeast Submarket

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	34	Retail	Direct	9,000	9,000	9,000	\$5.00/NNN	Vacant	Negotiable
P 1st	28	Retail	Direct	31,162	31,162	31,162	\$5.00/NNN	Vacant	Negotiable

### 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	10,846 on Lakeshore Blvd & E 294th St SW (2022) 13,871 on Lake Shore Boulevard & Larimar SW (2020)
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
Walk Score®	Somewhat Walkable (63)

### PROPERTY CONTACTS

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

30435-30441 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket



## BUILDING

Type	3 Star Retail Freestanding (Strip Center)
Tenancy	Multi
Year Built	1976
GLA	7,167 SF
Stories	1
Typical Floor	7,167 SF
Docks	None
Construction	Masonry

## LAND

Land Acres	0.68 AC
Zoning	U8A
Parcels	28-A-023-0-00-025

## EXPENSES

Taxes	\$2.19/SF (2021)
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## TENANTS

Giuseppe's Pizza Inc	7,000 SF
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## SPACE FEATURES

- Air Conditioning
- Property Manager on Site
- Signage
- Corner Lot
- Pylon Sign
- Tenant Controlled HVAC

## FOR LEASE

Smallest Space	2,000 SF	Retail Avail	2,000 SF
Max Contiguous	2,000 SF		
# of Spaces	1		
Vacant	2,000 SF		
% Leased	71.4%		
Rent	\$15.00		
Service Type	Modified Gross		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,000	2,000	2,000	\$15.00/MG	Vacant	3 Years

# Property Summary Report

## 30435-30441 Euclid Ave



Wickliffe, OH 44092 - Northeast Submarket

### TRAFFIC & FRONTAGE

Traffic Volume	10,960 on Euclid Ave & Arbor St SW (2022)
	7,699 on E 305th St & Lakeland Blvd NW (2022)
Frontage	64' on 305th St
	114' on Euclid Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking	30 available (Surface);Ratio of 4.19/1,000 SF
Airport	42 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (63)

### PROPERTY CONTACTS

True Owner	J & P Property Management 30441 Euclid Ave Wickliffe, OH 44092 (216) 789-0984 (p)
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Recorded Owner	J & P Property Management Llc 30441 Euclid Ave Wickliffe, OH 44092
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# 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
Parcels	28-A-043-W-00-001

## EXPENSES

Taxes	\$5.08/SF (2021)
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## TENANTS

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	-

Pet Supplies Plus	10,340 SF
Avenue	6,000 SF
Verizon	1,921 SF
Ace Hardware	-
Ohio Savings Bank	-

## SPACE FEATURES

- Signage
- Signalized Intersection

## FOR LEASE

Smallest Space	1,327 SF	Retail Avail	10,987 SF
Max Contiguous	9,660 SF		
# of Spaces	2		
Vacant	10,987 SF		
% Leased	88.4%		
Rent	\$13.00		
Service Type	Triple Net		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Retail	Direct	9,660	9,660	9,660	Withheld	Vacant	Negotiable
P 1st	9	Retail	Direct	1,327	1,327	1,327	\$13.00/NNN	Vacant	Negotiable

# 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	7,515 on E 305th St & Fairway Blvd SE (2022) 15,089 on Lake Shore Blvd & Bayridge Blvd SW (2022)
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 (64)

### PROPERTY CONTACTS

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

## 31442 Vine St - Former Taco Bell



Willowick, OH 44095 - Northeast Submarket



### BUILDING

Type	4 Star Retail Fast Food
Tenancy	Single
Year Built	1995
GLA	1,514 SF
Stories	1
Typical Floor	1,514 SF

### LAND

Land Acres	0.51 AC
Zoning	U-4
Parcels	28-A-043-B-00-047

### EXPENSES

Taxes	\$0.96/SF (2021)
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### TENANTS

Hassrouni, Inc	1,514 SF
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### SPACE FEATURES

- Drive Thru
- Pylon Sign
- Signage
- Signalized Intersection

### FOR LEASE

Smallest Space	1,514 SF	Retail Avail	1,514 SF
Max Contiguous	1,514 SF		
# of Spaces	1		
Vacant	1,514 SF		
Rent	\$22.00		
Service Type	Triple Net		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Direct	1,514	1,514	1,514	\$22.00/NNN	Vacant	Negotiable

### SALE

Sold Price	\$310,025 (\$204.77/SF)
Date	Apr 2022
Financing	1st Mortgage
	Bal/Pmt: \$217,000/-

### TRAFFIC & FRONTAGE

Traffic Volume	8,319 on Vine St & E 317th St E (2022)
	12,516 on Lake Shore Blvd & Vine St NE (2022)
Frontage	196' on Vine St

Made with TrafficMetrix® Products

# Property Summary Report

## 31442 Vine St - Former Taco Bell




Willowick, OH 44095 - Northeast Submarket

### TRANSPORTATION

Parking	29 available (Surface);Ratio of 10.00/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (68)

### PROPERTY CONTACTS

Recorded Owner	Chenhs Llc	Previous True Owner	Hasrouni, Inc
Previous True Owner	GE Capital		13561 Middlebrook
	901 Main Ave		Brookpark, OH 44142
	Norwalk, CT 06851		(216) 362-0972 (p)
	(203) 840-6300 (p)		
	(203) 373-2884 (f)		



# Property Summary Report

## 30842 Lake Shore Blvd



Willowick, OH 44095 - Northeast Submarket



### BUILDING

Type	3 Star Retail (Power Center)
Tenancy	Multi
Year Built	Jan 2022
GLA	6,009 SF
Stories	1
Typical Floor	6,009 SF

### TENANTS

Chipotle	2,409 SF	Be Smoothie	1,200 SF
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### FOR LEASE

Smallest Space	1,200 SF	Retail Avail	2,400 SF
Max Contiguous	1,200 SF		
# of Spaces	2		
Vacant	2,400 SF		
% Leased	60.1%		
Rent	\$25.00		
Service Type	Triple Net		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	H	Retail	Direct	1,200	1,200	1,200	\$25.00/NNN	Vacant	Negotiable
P 1st	G	Retail	Direct	1,200	1,200	1,200	\$25.00/NNN	Vacant	Negotiable

### TRAFFIC & FRONTAGE

Traffic Volume	13,630 on Lake Shore Blvd & E 305th St NE (2017)
	15,089 on Lake Shore Blvd & Bayridge Blvd SW (2022)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (64)

# Property Summary Report

## 210 E 305th St - PNC Bank



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
Parcels	28-A-043-0-00-005

### EXPENSES

Taxes	\$4.95/SF (2021)
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### TENANTS

PNC Bank	2,524 SF
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### SPACE FEATURES

- 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

# Property Summary Report

## 210 E 305th St - PNC Bank



Eastlake, OH 44095 - Northeast Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	\$549,000 (\$281.97/SF)	Traffic Volume	13,630 on Lake Shore Blvd & E 305th St NE (2017)
Sale Type	Investment		15,089 on Lake Shore Blvd & Bayridge Blvd SW (2022)
Status	Active	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	44 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (67)

### PROPERTY CONTACTS

Sales Company	Guggenheim Commercial Real Estate Group	True Owner	PNC Financial Services Group, Inc.
	30775 Bainbridge Rd Solon, OH 44139 (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

1201-1237 E 305th St



Wickliffe, OH 44092 - Northeast Submarket



## BUILDING

Type	2 Star Retail Storefront
Tenancy	Multi
Year Built	1974
GLA	11,440 SF
Stories	1
Typical Floor	11,440 SF
Construction	Masonry

## LAND

Land Acres	1.65 AC
Parcels	28-A-023-0-00-012

## EXPENSES

Taxes	\$2.04/SF (2021)
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## TENANTS

305 Animal Hospital	800 SF	Crazy Egg Cafe	800 SF
Dasan's Inc.	800 SF	Doggie Spa	800 SF
J P & Cirino's Tobacco Shop	800 SF	JP's Barber Styling	800 SF
A Classic Florist	500 SF	Ela's Caribbean Grill	500 SF
Three-o-five Animal Hospital	500 SF		

## SPACE FEATURES

- Signage

## FOR LEASE

Smallest Space	900 SF	Retail Avail	900 SF
Max Contiguous	900 SF		
# of Spaces	1		
Vacant	900 SF		
% Leased	92.1%		
Rent	Withheld - CoStar Est.		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	900	900	900	Withheld	Vacant	Negotiable

# Property Summary Report

**1201-1237 E 305th St**



Wickliffe, OH 44092 - Northeast Submarket

## TRAFFIC & FRONTAGE

Traffic Volume	7,699 on E 305th St & Lakeland Blvd NW (2022)
	14,805 on E 305 St & Lakeland Fwy SE (2022)
Frontage	480' on E 305th St (with 1 curb cuts)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking	50 available (Surface);Ratio of 5.00/1,000 SF
Airport	41 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (58)

## PROPERTY CONTACTS

Recorded Owner	Brkic Mile Edward
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# Property Summary Report

29310 Lake Shore Blvd

Eastlake, OH 44095 - Northeast Submarket



## BUILDING

Type	3 Star Retail Bank (Neighborhood Center)
Tenancy	Single
Year Built	1970
GLA	4,914 SF
Stories	1
Typical Floor	4,914 SF
Docks	None
Construction	Masonry

## LAND

Land Acres	9.79 AC
Zoning	U3B
Parcels	28-A-043-A-00-002

## EXPENSES

Taxes	\$30.45/SF (2021)
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## FOR LEASE

Smallest Space	4,914 SF
Max Contiguous	4,914 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$10 - 12 (Retail)

Retail Avail	4,914 SF
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## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Sublet	4,914	4,914	4,914	Withheld	30 Days	Thru Jan 2023

## TRAFFIC & FRONTAGE

Traffic Volume	12,516 on Lake Shore Blvd & Vine St NE (2022) 15,089 on Lake Shore Blvd & Bayridge Blvd SW (2022)
Frontage	21' on Lake Shore Blvd (with 1 curb cuts)

## TRANSPORTATION

Parking	2 available (Surface); Ratio of 0.41/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (64)

Made with TrafficMetrix® Products

# Property Summary Report

**29310 Lake Shore Blvd**



Eastlake, OH 44095 - Northeast Submarket

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## PROPERTY CONTACTS

Previous True Owner

ASZ LLC  
8452-8454 E Washington St  
Chagrin Falls, OH 44023  
(440) 543-8050 (p)

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# Property Summary Report

## 31715 Vine St - Front and Rear Building



Willowick, OH 44095 - Northeast Submarket



### BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1953
RBA	4,754 SF
Stories	2
Typical Floor	2,377 SF
Construction	Wood Frame

### LAND

Land Acres	0.64 AC
Zoning	Commercial
Parcels	28-A-044-C-00-030, 28-A-044-C-00-031,

### EXPENSES

Taxes	\$0.50/SF (2021)
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### FOR LEASE

Smallest Space	4,754 SF
Max Contiguous	4,754 SF
# of Spaces	1
Vacant	4,754 SF
Rent	Withheld - CoStar Est. Rent \$14 - 17 (Office)

Office Avail	4,754 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	4,754	4,754	4,754	Withheld	Vacant	Negotiable

### TRANSPORTATION

Parking	40 available (Surface);Ratio of 8.41/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (67)

### PROPERTY CONTACTS

True Owner	Yuksel Albayrak 3570 Fairmont Blvd Shaker Heights, OH 44118 (216) 471-8414 (p)	Previous True Owner	Cipkus Realty 5779 Colonial Blvd Willoughby Hills, OH 44094 (440) 943-0910 (p)
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# Property Summary Report

## 31715 Vine St - Front and Rear Building



Willowick, OH 44095 - Northeast Submarket

### BUILDING NOTES

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Two buildings on this parcel. One story building in the front with 2,586 sft, and one multi level converted home in rear with 4,500 sft. Ample parking. Located in great commercial area.

# Property Summary Report

32801 Vine St



Eastlake, OH 44095 - Northeast Submarket



## BUILDING

Type	2 Star Retail Storefront Retail/Office (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
Parcels	28-A-048-0-00-009

## EXPENSES

Taxes	\$2.15/SF (2021)
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## TENANTS

Berkshire Hathaway	1,486 SF	Ann Marie's Salon	500 SF
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## SPACE FEATURES

- Pylon Sign
- Signage

## FOR LEASE

Smallest Space	1,200 SF	Retail Avail	1,200 SF
Max Contiguous	1,200 SF		
# of Spaces	1		
Vacant	1,200 SF		
% Leased	79.2%		
Rent	Withheld - CoStar Est.		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

# Property Summary Report

## 32801 Vine St



Eastlake, OH 44095 - Northeast Submarket

### SALE

Sold Price	\$390,000 (\$67.61/SF)
Date	Jun 2021
Sale Type	Investment

### TRAFFIC & FRONTAGE

Traffic Volume	12,659 on Vine St & E 330th St E (2022)
	18,699 on Vine St & E 340th St E (2022)
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 (65)

### PROPERTY CONTACTS

Previous True Owner	Ranch Manor Apartments 33263 Vine St Eastlake, OH 44095 (440) 266-8020 (p)
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