

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

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210 E 305th St - PNC Bank



Eastlake, OH 44095 - Northeast Submarket

SALE

For Sale	\$549,000 (\$281.97/SF)
Sale Type	Investment
Status	Active

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)
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	44 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (67)

PROPERTY CONTACTS

Sales Company	Guggenheim Commercial Real Estate Group 30775 Bainbridge Rd Solon, OH 44139 (216) 765-8000 (p) (216) 765-1719 (f)	True Owner	PNC Financial Services Group, Inc. 300 Fifth Ave Pittsburgh, PA 15222 (888) 762-2265 (p) (412) 762-7829 (f)
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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

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
Parcels	28-A-023-0-00-045

ZONING & USAGE

Zoning	U8A
Proposed Use	Commercial

TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

TRANSPORTATION

Airport	42 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (47)

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

29019 Lake Shore Blvd



Willowick, OH 44095 - Northeast Submarket



BUILDING

Type	3 Star Car Wash
Year Built	1980
GBA	1,980 SF
Stories	1

LAND

Zoning	U-1
Parcels	28-A-042-F-00-011

EXPENSES

Taxes	\$2.80/SF (2021)
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SALE

For Sale	\$200,000 (\$101.01/SF)
Sale Type	Investment
Status	Active


FEATURES

- Signage

TRANSPORTATION

Airport	42 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (54)

PROPERTY CONTACTS

Sales Company	Platinum Real Estate	Recorded Owner	Willow Wash Llc
	10 Public Sq		29007 Lake Shore Blvd
	Willoughby, OH 44094		Willowick, OH 44095
	(440) 942-2100 (p)		
	(440) 942-1100 (f)		

SALE HIGHLIGHTS

- High Traffic Area
- Self-Service Car Washing Option for Customers
- Benefit from this high foot traffic location by a gas/convenience store, which provides excellent exposure.

Property Summary Report

31008 Lake Shore Blvd



Eastlake, OH 44095 - Northeast Submarket



BUILDING

Type	2 Star Retail Auto Repair
Year Built	1958
GLA	1,109 SF
Stories	1
Typical Floor	1,109 SF
Construction	Masonry

LAND

Land Acres	0.67 AC
Zoning	U-4
Parcels	28-A-044-G-00-002

EXPENSES

Taxes	\$4.16/SF (2021)
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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	276' on Lake Shore Blvd.

Made with TrafficMetrix® Products

SALE

For Sale	\$650,000 (\$586.11/SF)
Sale Type	Owner User
Status	Active

TRANSPORTATION

Parking	10 available (Surface);Ratio of 7.93/1,000 SF
Airport	45 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (62)

PROPERTY CONTACTS

Sales Company	Howard Hanna 201 Center St Chardon, OH 44024 (440) 286-4111 (p)	True Owner	Yano George W (te) 344 E 320th St Willowick, OH 44095 (440) 943-4872 (p)
Recorded Owner	Yano George W (te) 344 E 320th St Willowick, OH 44095 (440) 943-4872 (p)		

