

# Property Summary Report

## 6950 W 130th St - Sears



Middleburg Heights, OH 44130 - Southwest Submarket



### BUILDING

Type	3 Star Retail Freestanding (Power Center)
Tenancy	Multi
Year Built	1964
GLA	351,610 SF
Stories	2
Typical Floor	167,790 SF
Docks	None
Construction	Masonry

### LAND

Land Acres	18.79 AC
Zoning	GB - General Business

### EXPENSES

Taxes	\$0.34/SF (2020)
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### SPACE FEATURES

- Signage

### TRAFFIC & FRONTAGE

Traffic Volume	13,962 on W 130th St & Smith Rd S (2018)
	35,025 on Pearl Rd & Southland Dr NE (2018)
Frontage	588' on 130th St
	375' on Smith Rd

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### PARCEL

372-31-006, 372-31-009

### SALE

For Sale	Part of a Portfolio - Price Not Disclosed
Sale Type	Investment
Properties	2
Status	Active

### Last Sale

Sold Price	\$2,248,274,000 (\$70.45/SF) - Portfolio Price
Date	Jul 2015
Sale Type	Investment
Cap Rate	6.67%
Properties	302
Financing	1st Mortgage: JP Morgan Chase Bank Bal/Pmt: \$925,000,000/-



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Middleburg Heights, OH 44130 - Southwest Submarket

### TRANSPORTATION

Parking	500 available (Surface);Ratio of 1.42/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (59)

### PROPERTY CONTACTS

Primary Leasing Company	Seritage Growth Properties 500 Fifth Ave New York, NY 10110 (212) 355-7800 (p)	Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219
True Owner	Seritage Growth Properties 500 Fifth Ave New York, NY 10110 (212) 355-7800 (p)		

### MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	0.0%
Submarket 2-4 Star	5.5%	-1.7%
Market Overall	4.6%	-0.5%
Market Rent Per Area	Current	YOY Change
Subject Property	\$19.87/SF	-0.6%
Submarket 2-4 Star	\$13.75/SF	1.4%
Market Overall	\$13.83/SF	1.0%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	418,214 SF	17.3%
Months on Market	17.4	3.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$135.1M	\$57.88M
Market Sale Price Per Area	\$94/SF	\$97/SF

### SALE HIGHLIGHTS

- Value-add investment opportunity that includes \$196K of in-place income from the new Carvana Auto Sales lease.
- Prominent retail location
- Located less than 10 miles southwest of Downtown Cleveland and only 3 miles from the Cleveland International Airport.
- Close proximity to I-71 and I-480 and great visibility and access from West 130th Street and Smith Road.
- Potential mixed-use redevelopment opportunity.
- Highly dense area with 85k people in the immediately surrounding 3 mile area and over 700k people in 10 mile radius.



# Property Summary Report

17777 Bagley Rd

Middleburg Heights, OH 44130 - Southwest Submarket



## BUILDING

Type	2 Star Retail Service Station
Tenancy	Single
Year Built	1967
GLA	1,653 SF
Stories	1
Typical Floor	1,653 SF

## LAND

Land Acres	0.50 AC
Zoning	Commercial
Parcel	373-23-001

## EXPENSES

Taxes	\$10.31/SF (2020)
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## TENANTS

Gulf	2,500 SF
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## SPACE FEATURES

- 24 Hour Access

## SALE

For Sale	\$1,400,000 (\$846.95/SF)
Sale Type	Investment or Owner User
Status	Active

## Last Sale

Sold Price	\$571,000 (\$345.43/SF)
Date	Jun 2006
Financing	1st Mortgage: Not Available Bal/Pmt: \$325,000/-

## TRAFFIC & FRONTAGE

Traffic Volume	38,263 on Bagley Rd & Engle Rd W (2018)
	34,036 on Bagley Rd & Engle Rd W (2020)
Frontage	125' on E Bagley
	105' on Engle Rd

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## TRANSPORTATION

Parking	19 available (Surface); Ratio of 10.40/1,000 SF
Airport	8 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (46)



# Property Summary Report

17777 Bagley Rd



Middleburg Heights, OH 44130 - Southwest Submarket

## PROPERTY CONTACTS

Primary Leasing Company	Lee Hronek (216) 789-6881 (p)	Sales Company	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)
True Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)	Recorded Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)

## MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	5.5%	-1.4%
Market Overall	4.6%	-0.5%
Market Rent Per Area	Current	YOY Change
Subject Property	\$11.68/SF	-3.0%
Submarket 1-3 Star	\$12.68/SF	1.2%
Market Overall	\$13.83/SF	1.0%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	418,214 SF	17.3%
Months on Market	17.4	3.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$135.1M	\$57.88M
Market Sale Price Per Area	\$94/SF	\$97/SF

## SALE HIGHLIGHTS

- Business and property for sale
- High density area
- Perfect for redevelopment
- Hard corner
- Many national retailers and restaurants in the area
- Do not approach tenant



# Property Summary Report

16530 Commerce Ct



Middleburg Heights, OH 44130 - Southwest Submarket



## BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1973
RBA	12,750 SF
Stories	1
Typical Floor	12,750 SF

## LAND

Land Acres	1.26 AC
Zoning	C, Middleburg Hghts
Parcel	374-18-004

## EXPENSES

Taxes	\$1.91/SF (2020)
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## SALE

For Sale	\$875,000 (\$68.63/SF)
Sale Type	Owner User
Status	Active

## Last Sale

Sold Price	\$800,000 (\$62.75/SF)
Date	Jan 2002
Financing	Down Payment of \$44,444 (10%) 1st Mortgage: First Merit Bank, N.A.

## SPACE FEATURES

- Signage

## TRANSPORTATION

Parking	61 available (Surface);Ratio of 4.78/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (23)

## TENANTS

Corporate Screening Svc Inc	12,750 SF	Excellware Inc	900 SF
Dendra ( LLC )	500 SF		



# Property Summary Report

## 16530 Commerce Ct



Middleburg Heights, OH 44130 - Southwest Submarket

### PROPERTY CONTACTS

Sales Company	Pinnacle Real Estate Services 9708 Bayberry Ln Pinnacle Real Estate Services, LLC North Royalton, OH 44133 (216) 328-1555 (p) (216) 328-1569 (f)	True Owner	Dendra ( LLC ) 16530 Commerce Ct Middleburg Heights, OH 44130
Recorded Owner	Dendra ( LLC ) 16530 Commerce Ct Middleburg Heights, OH 44130	Previous True Owner	LL Krause ( LP ) 339 Asbury Rd Fairlawn, OH 44333 (330) 865-5626 (p)

### MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	100.0%
Submarket 2-4 Star	8.6%	1.3%
Market Overall	8.1%	0.7%
Market Rent Per Area	Current	YOY Change
Subject Property	\$16.88/SF	1.2%
Submarket 2-4 Star	\$16.88/SF	1.5%
Market Overall	\$19.39/SF	1.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	83,306 SF	-46.2%
Months on Market	22.3	3.2 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$49.67M	\$23.92M
Market Sale Price Per Area	\$104/SF	\$102/SF

### BUILDING NOTES

January 2003: Dendra (LLC) purchased this building from LL Krause (LP) for \$800,000. Both parties were represented by unknown entities.



# Property Summary Report

## Engle Lake Dr - Engle Lake - 4.6 Acres



Middleburg Heights, OH 44130 - Southwest Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	4.66 AC
Land SF - Gross	202,990 SF
Parcel	371-21-007

### ZONING & USAGE

Zoning	Motor Services
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### TRAFFIC & FRONTAGE

Traffic Volume	8,239 on Rosbough Dr & Engle Rd NW (2018)
	36,579 on Bagley Rd & I- 71 W (2018)
Frontage	I-71

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### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRANSPORTATION

Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (32)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

### PROPERTY CONTACTS

Sales Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)	True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)
Recorded Owner	Engle Road Land Purchase Company Llc 6908 Engle Rd Cleveland, OH 44130		



# Property Summary Report

## Engle Lake Dr - Engle Lake - 4.6 Acres



Middleburg Heights, OH 44130 - Southwest Submarket

### SALE HIGHLIGHTS

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- Great Highway Access.
- Located just off the I-71/Bagley Road exit.





# Property Summary Report

7250 Pearl Rd - 7250 Pearl Road



Middleburg Heights, OH 44130 - Southwest Submarket



## BUILDING

Type	3 Star Retail Service Station (Neighborhood Center)
Tenancy	Single
Year Built	1977
Year Renov	1983
GLA	2,030 SF
Stories	1
Typical Floor	2,030 SF
Docks	None
Construction	Reinforced Concrete

## LAND

Land Acres	0.58 AC
Zoning	GB, Middleburg Hghts
Parcel	372-28-009

## EXPENSES

Taxes	\$7.68/SF (2020)
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## TENANTS

Gulf	2,500 SF	Pearl Bagley Gulf	-
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## SPACE FEATURES

- 24 Hour Access
- Signage
- Pylon Sign
- Signalized Intersection

## SALE

For Sale	\$1,200,000 (\$591.13/SF)
Sale Type	Investment or Owner User
Status	Active

## Last Sale

Sold Price	\$500,000 (\$246.31/SF)
Date	Nov 2003
Sale Type	Owner User
Financing	1st Mortgage: Lorain National Bank Bal/Pmt: \$440,000/-



# Property Summary Report

## 7250 Pearl Rd - 7250 Pearl Road



Middleburg Heights, OH 44130 - Southwest Submarket

### TRAFFIC & FRONTAGE

Traffic Volume	17,831 on Pearl Rd & Bagley Rd SW (2018)
	21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	129' on Bagley Rd
	161' on Pearl Rd

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking	15 available (Surface);Ratio of 7.39/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)

### PROPERTY CONTACTS

Sales Company	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)	True Owner	Jerome J. Gorczyca 7250 Pearl Rd Middleburg Heights, OH 44130 (440) 888-8087 (p)
Recorded Owner	Gorczyca Jerome J 7250 Pearl Rd Cleveland, OH 44130		

### MARKET CONDITIONS

	Current	YOY Change
<b>Vacancy Rates</b>		
Subject Property	100.0%	100.0%
Submarket 2-4 Star	5.5%	-1.7%
Market Overall	4.6%	-0.5%
<b>Market Rent Per Area</b>		
Subject Property	\$12.02/SF	0.3%
Submarket 2-4 Star	\$13.75/SF	1.4%
Market Overall	\$13.83/SF	1.0%
<b>Submarket Leasing Activity</b>		
12 Mo. Leased	418,214 SF	17.3%
Months on Market	17.4	3.6 mo
<b>Submarket Sales Activity</b>		
12 Mo. Sales Volume (Mil.)	\$135.1M	\$57.88M
Market Sale Price Per Area	\$94/SF	\$97/SF

### BUILDING NOTES

Location Corner: NW

Property Description: Full Service Gas Station



# Property Summary Report

## 7300 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



### BUILDING

Type	2 Star Retail Storefront Condo
Tenancy	Multi
Year Built	1970
GLA	20,000 SF
Stories	1
Typical Floor	20,000 SF

### LAND

Land Acres	2.18 AC
Zoning	commercial

### EXPENSES

Taxes	\$1.01/SF (2020)
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### PARCEL

373-26-037, 373-26-038

### TENANTS

Pins and Needles	21,118 SF
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### SALE

For Sale	2 Condos - Price Not Disclosed
Sale Type	Owner User
Properties	2
Status	Pending

### TRAFFIC & FRONTAGE

Traffic Volume	20,952 on Pearl Rd & Bagley Rd NE (2020) 21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	219' on Pearl Road

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### TRANSPORTATION

Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (62)



# Property Summary Report

## 7300 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket

### PROPERTY CONTACTS

#### Sales Company



Arnold J. Eisenberg, Inc.  
24500 Chagrin Blvd  
Beachwood, OH 44122  
(216) 831-6773 (p)  
(216) 831-3869 (f)

#### True Owner

Brostek Jim  
7300 Pearl Rd  
Middleburg Heights, OH 44130  
(440) 243-6400 (p)

#### Recorded Owner

Corbricon Ventures Llc  
305 Valley Brook Oval  
Hinckley, OH 44233

### MARKET CONDITIONS

#### Vacancy Rates

	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	5.5%	-1.4%
Market Overall	4.6%	-0.5%

#### Market Rent Per Area

	Current	YOY Change
Subject Property	\$11.03/SF	0.9%
Submarket 1-3 Star	\$12.68/SF	1.2%
Market Overall	\$13.83/SF	1.0%

#### Submarket Leasing Activity

	Current	YOY Change
12 Mo. Leased	418,214 SF	17.3%
Months on Market	17.4	3.6 mo

#### Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$135.1M	\$57.88M
Market Sale Price Per Area	\$94/SF	\$97/SF

### BUILDING NOTES

- Attractive 20,000 sq. ft. Retail Building on 2.2 Acres
- Near Busy Intersection of Pearl Rd. & Bagley Rd.
- Approximately One Mile from Two I-71 Exchanges
- Beautiful Open Showroom, Large Warehouse & Receiving Areas
- For Sale or Lease, flexible terms



# Property Summary Report

## 7834 Pearl Rd - 7834 Pearl Road Land



Middleburg Heights, OH 44130 - Southwest Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	5.77 AC
Land SF - Gross	251,341 SF
Parcel	373-18-015

### ZONING & USAGE

Zoning	R1-A; RMP
Proposed Use	Commercial, MultiFamily, Retail

### TRAFFIC & FRONTAGE

Traffic Volume	25,630 on Pearl Rd & Main St S (2017)
	90,200 on I- 71 & W Sprague Rd N (2017)
Frontage	507' on Pearl Road
	472' on Sprague Road

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (34)

### SALE

For Sale	\$750,000 (\$129,983/AC - \$2.98/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Cushman & Wakefield   CRESCO Real Estate
	3 Summit Park Dr Independence, OH 44131 (216) 520-1200 (p) (216) 520-1828 (f)

Recorded Owner	McGinnis-Marston Llc 101 W Prospect Ave Cleveland, OH 44115
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### LAND NOTES

Considerable new retail development in area. Easy access to Cleveland and suburbs via I-71, I-480 & I-80.

### SALE HIGHLIGHTS

- 5.77 acres of prime land for Commercial Development
- Approximately 510' of frontage along Pearl Road

