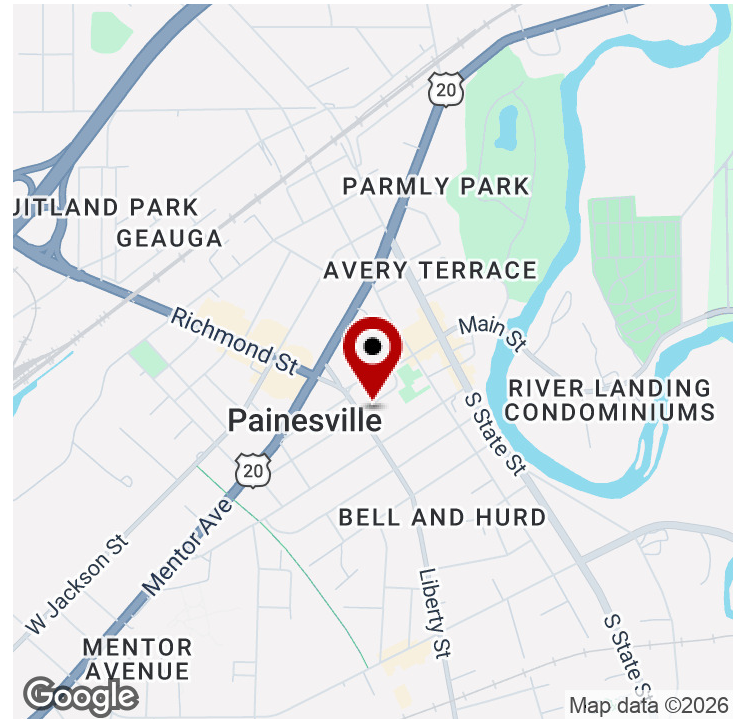


RETAIL FOR LEASE

PAINESVILLE TOWER RETAIL OPPORTUNITY

30 South Park Place, Painesville, OH 44077



PROPERTY DESCRIPTION

Prime commercial opportunity in the historic Painesville Tower! Perfectly positioned within Lake Erie College's student housing, this newly renovated space offers high visibility and a consistent, year-round customer base of students and downtown residents. Whether you are looking to launch a boutique retail shop or a premier dining establishment, this location provides the ideal blend of historic character—complete with unique bank vault features—and modern updates. Secure your place in the heart of downtown Painesville and capitalize on the vibrant foot traffic and academic community in this landmark building. Build to suit, will divide, sq footage is estimated.

PROPERTY HIGHLIGHTS

- Retail opportunity in Painesville's bustling downtown corridor
- Visibility on South Park Place with strong pedestrian presence
- Signage prominence along busy neighborhood arterial
- Close proximity to Lake Erie and regional recreation draws
- Convenient access to I-90 and regional transportation routes

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	1.89 Acres
Building Size:	4,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,666	4,045
Total Population	1,471	4,815	10,826
Average HH Income	\$50,209	\$50,527	\$59,578

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RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

CELESTE SCHOONOVER
Licensed Realtor & Operations Specialist
O: 216.245.8111
celestek@kw.com
OH #2026000651

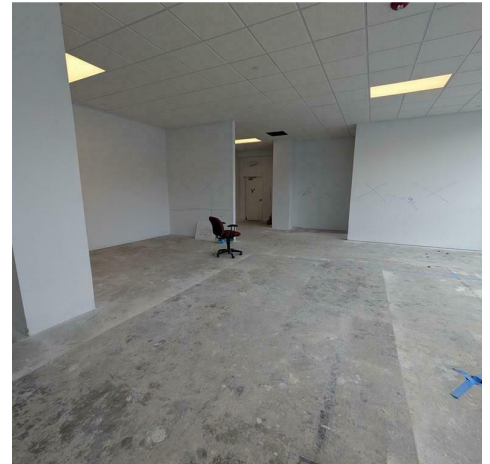
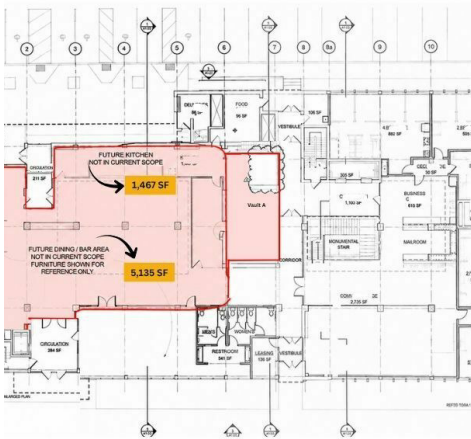
KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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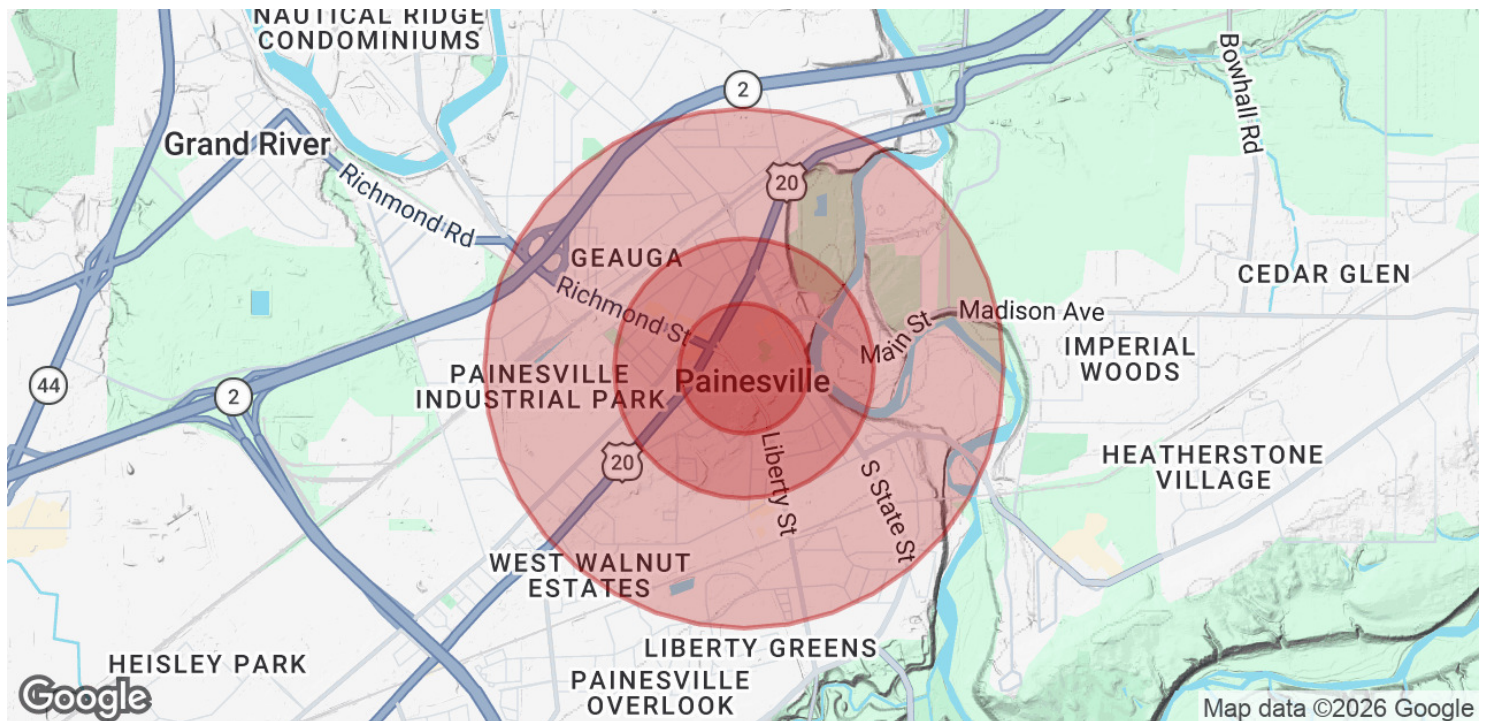
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,471	4,815	10,826
Average Age	28.2	29.5	34.3
Average Age (Male)	25.7	25.8	30.3
Average Age (Female)	28.5	30.9	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,666	4,045
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$50,209	\$50,527	\$59,578
Average House Value	\$120,614	\$126,195	\$141,537

2023 American Community Survey (ACS)

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Managing Director of Commercial Real Estate

rick.osbornejr@kw.com

Direct: 440.299.5190 | Cell: 216.219.0290

OH #2010001710

PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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WHY

Hire KW Commercial for Retail:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means

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