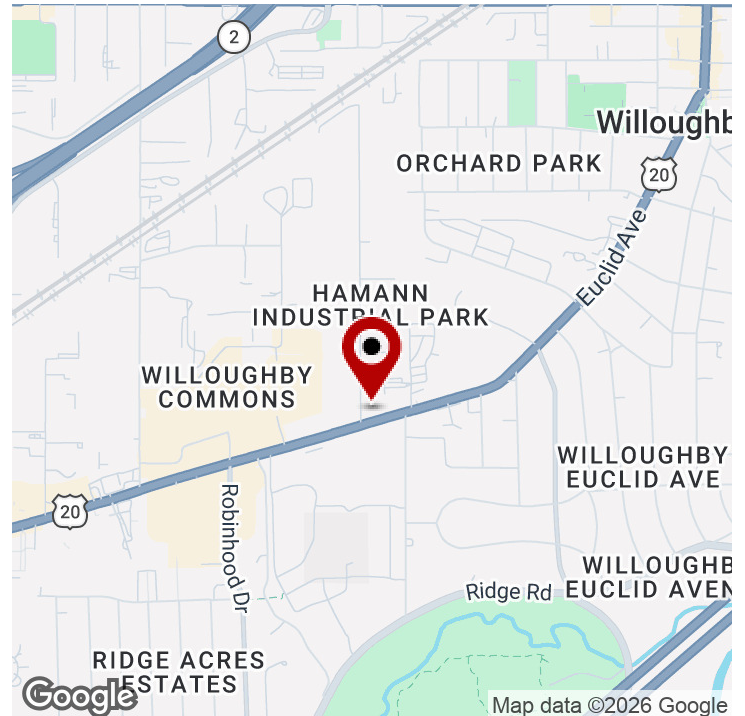


COMMERCIAL 9-UNIT INVESTMENT PROPERTY



37111 Euclid Ave, Willoughby, OH 44094--LISTING AGENT--Geoff DelGrosso-440.462.9577 37111 Euclid Ave, Willoughby, OH 44094



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	11,050 SF
Available SF:	
Lot Size:	0.81 Acres
Number of Units:	9
Price / SF:	\$153.85
Cap Rate:	7.03%
NOI:	\$119,500
Year Built:	1998
Renovated:	2022
Zoning:	L1
Market:	Cleveland
Submarket:	Willoughby

PROPERTY OVERVIEW

Rare opportunity with this meticulously maintained retail/office asset, located in the heart of Willoughby, OH business district. Situated directly across the street from a newly constructed national grocery, this 11,000+sqft property boasts nine units, occupied by six well established tenants and a newly signed lease from a current tenant. Most leases are in place through 2027. Plenty of room for improvement as current rents are at the low end of market, and can be transitioned into NNN leases. The majority of high ticket Capital Expenditures have already been done in the last five years with; new roof in 2022, HVAC units from 2017-2021, new front supports in 2023, parking lot in 2021. These opportunities do not come available very often in Willoughby, add to your portfolio today!

PROPERTY HIGHLIGHTS

- 11,050 SF building with 9 units
- Built in 1998 with modern features
- Zoned L1 for commercial use
- Prime location in the Cleveland area
- Excellent visibility and foot traffic
- Versatile space for retail or street retail

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RETAIL FOR SALE



WILLOUGHBY ONE CENTER

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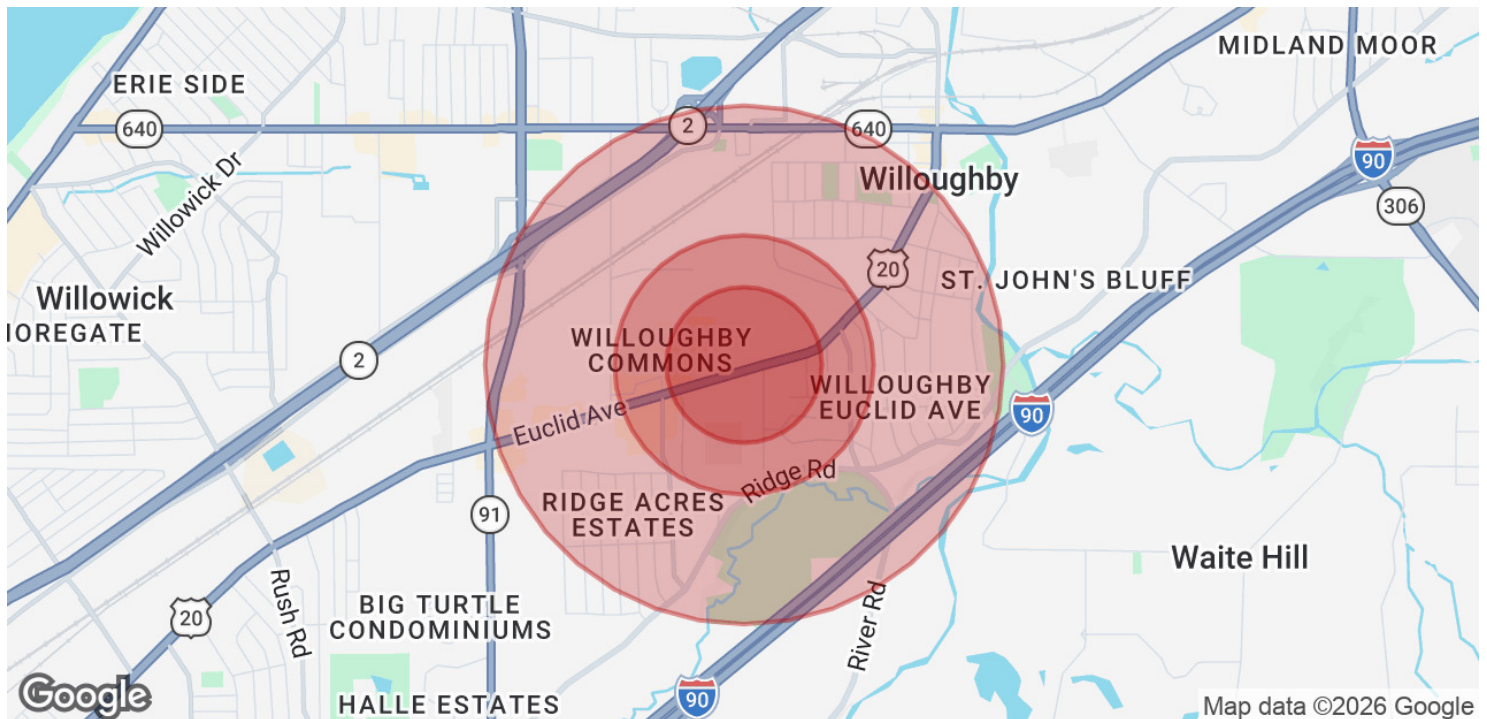
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	392	1,810	6,447
Average Age	52	50	49
Average Age (Male)	47	46	45
Average Age (Female)	55	52	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	927	3,311
# of Persons per HH	1.9	2	1.9
Average HH Income	\$88,518	\$89,676	\$89,466
Average House Value	\$244,678	\$256,895	\$253,903

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

With over 23 years of entrepreneurial experience, I bring a results-oriented mindset and a keen ability to identify opportunities in the commercial real estate industry. As the owner of Titans Gym in Mentor, Ohio, I have hands-on expertise in securing and developing successful commercial spaces. My journey in real estate began in 2003 with my first investment property, and since then, I've honed my skills in uncovering high-value properties and maximizing their potential. I am well-versed in the complexities of leasing, purchasing, and investing in commercial spaces, striving to help clients achieve their business objectives. Whether you're seeking the ideal location for your business or exploring investment opportunities, I bring the same dedication and vision that have fueled my entrepreneurial accomplishments. Let's collaborate to find the perfect space to drive your success.

Keller Williams Greater Cleveland NE

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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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