

RETAIL PLAZA FOR SALE



Property Highlights

- Fully-leased retail plaza for sale
- Existing tenants include: Pizza Hut, Family Dollar, Murtis Taylor Human Services and Sweetly Shoibhan Bakery
- Easy access from I-480
- Strong traffic counts on Turney Road

Demographics:

Estimated Population	Daytime Employees	Average HH Income
1 Miles: 14,049	1 Miles: 6,517	1 Miles: \$61,444
3 Miles: 74,978	3 Miles: 40,531	3 Miles: \$53,951
5 Miles: 220,643	5 Miles: 155,130	5 Miles: \$57,654



Contact Agent:

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RETAIL PLAZA FOR SALE PHOTOS

5526 Turney Road
Garfield Heights, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

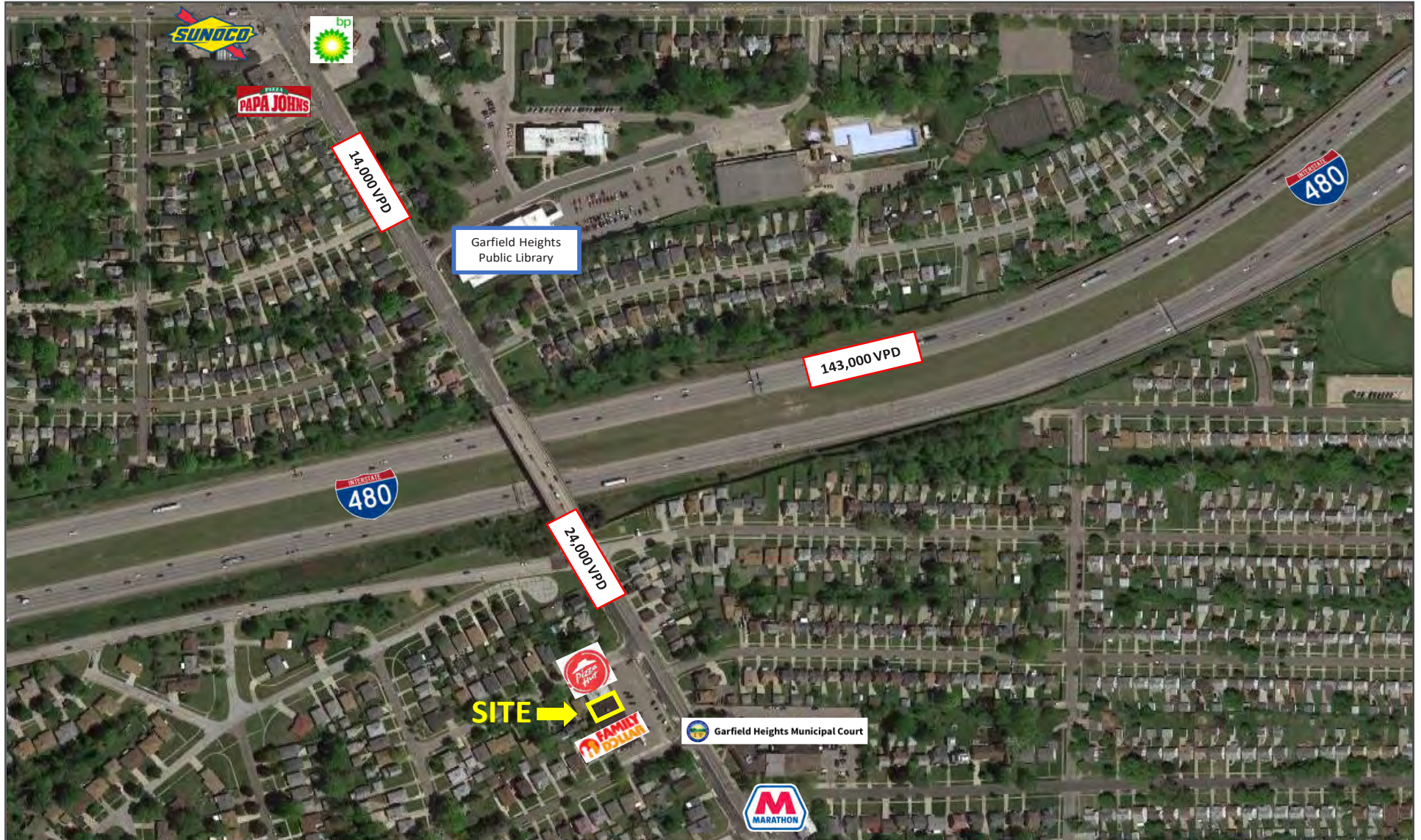
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RETAIL PLAZA FOR SALE AERIAL

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RETAIL PLAZA FOR SALE DEMOGRAPHICS

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Garfield Heights, Ohio

5526 Turney Rd		1 mi radius	3 mi radius	5 mi radius
Cleveland, OH 44125				
POPULATION	2020 Estimated Population	13,758	73,774	217,768
	2025 Projected Population	12,651	72,034	217,335
	2010 Census Population	14,442	77,762	228,626
	2000 Census Population	14,686	89,968	269,283
	Projected Annual Growth 2020 to 2025	-1.6%	-0.5%	-
	Historical Annual Growth 2000 to 2020	-0.3%	-0.9%	-1.0%
	2020 Median Age	39.3	39.0	40.0
HOUSEHOLDS	2020 Estimated Households	5,991	32,217	98,005
	2025 Projected Households	5,381	30,744	95,512
	2010 Census Households	5,933	32,005	96,951
	2000 Census Households	6,166	35,600	108,664
	Projected Annual Growth 2020 to 2025	-2.0%	-0.9%	-0.5%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.5%	-0.5%
RACE AND ETHNICITY	2020 Estimated White	68.9%	38.7%	37.2%
	2020 Estimated Black or African American	25.8%	56.8%	57.9%
	2020 Estimated Asian or Pacific Islander	2.4%	1.4%	1.6%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2020 Estimated Other Races	2.8%	3.0%	3.2%
	2020 Estimated Hispanic	2.9%	2.3%	2.8%
INCOME	2020 Estimated Average Household Income	\$64,730	\$54,993	\$59,910
	2020 Estimated Median Household Income	\$47,577	\$43,121	\$46,379
	2020 Estimated Per Capita Income	\$28,381	\$24,076	\$27,055
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.6%	2.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.4%	9.8%	8.9%
	2020 Estimated High School Graduate	38.1%	37.0%	33.3%
	2020 Estimated Some College	26.1%	25.8%	24.6%
	2020 Estimated Associates Degree Only	8.3%	8.5%	8.2%
	2020 Estimated Bachelors Degree Only	11.5%	10.6%	13.2%
	2020 Estimated Graduate Degree	5.9%	5.7%	9.0%
BUSINESS	2020 Estimated Total Businesses	511	2,926	8,017
	2020 Estimated Total Employees	5,761	34,771	107,673
	2020 Estimated Employee Population per Business	11.3	11.9	13.4
	2020 Estimated Residential Population per Business	26.9	25.2	27.2



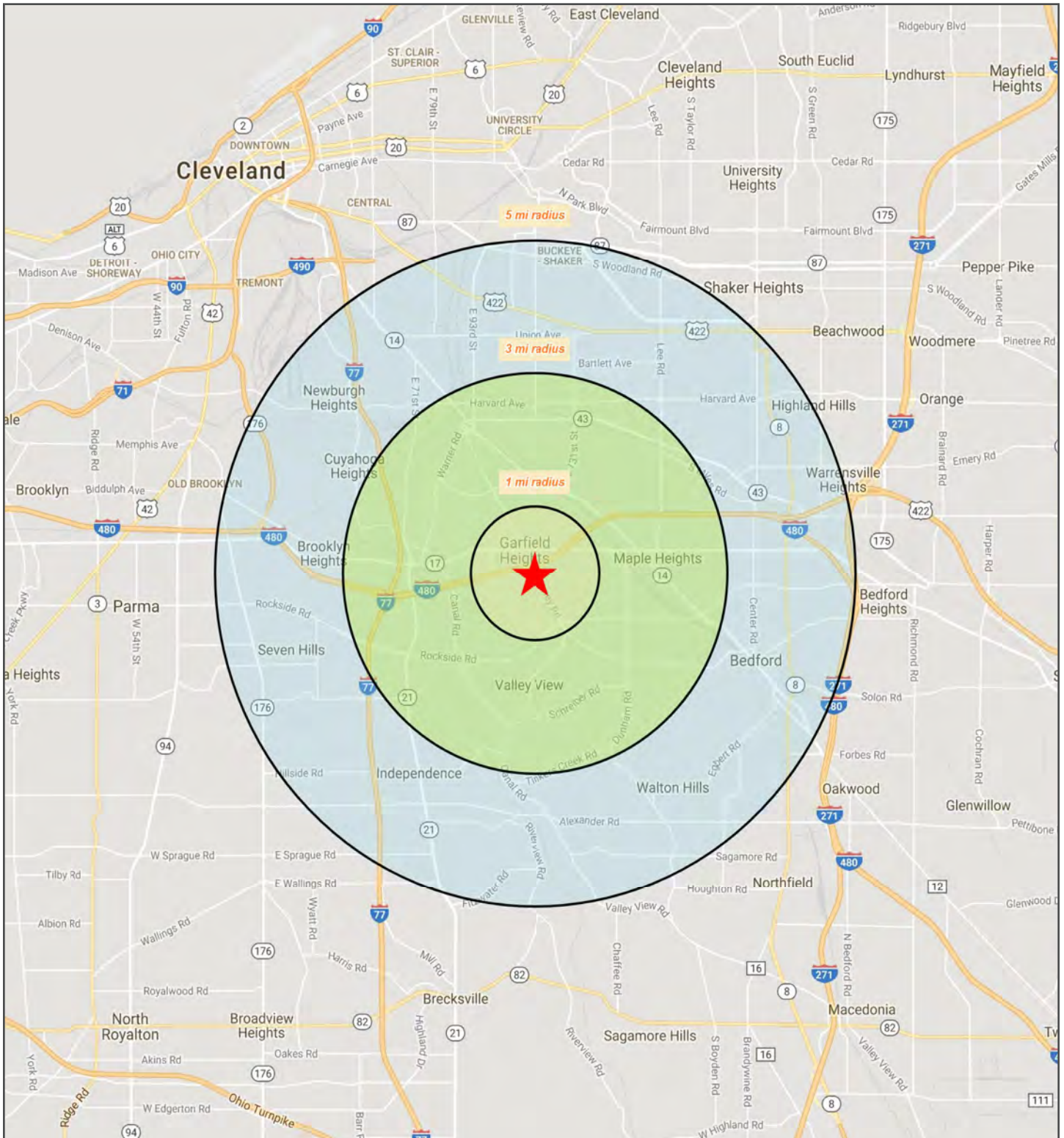
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RETAIL PLAZA FOR SALE AREA MAP

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Family Dollar Plaza

5526 Turney Road
Garfield Heights, Ohio

Executive Summary

The 12,406 square-foot strip center, anchored by Family Dollar and Pizza Hut, is located on Turney Road in Garfield Heights, just up the hill from the Transportation Boulevard exit off Interstate 480.

Both anchors have recently renewed their leases, Family Dollar for an additional five years and Pizza Hut for an additional three years. The former vacancy of 1,310 SF has been leased to a new bakery on a three-year lease.

The center offers an investor a 100% leased property with diverse tenants on long-term leases. The Pro Forma operating statement for 2020 indicates net operating income of \$122,364. The center is offered for sale for \$1,325,000.

Family Dollar Plaza
Garfield Heights, Ohio

Pro Forma Income Statement 2020

<u>Base Rent</u>	\$147,672
Expense Reimbursements	
Taxes	\$37,156
CAM	\$5,098
Insurance	\$2,261

Total Recapture	\$44,515
<u>Total Income</u>	\$192,187
 <u>Expenses</u>	
Taxes	\$49,962
Insurance	\$3,852
Electricity	\$1,552
Water & Sewer	\$693
Trash Disposal	\$2,280
Snow Removal	\$4,100
Maintenance Reserve	\$7,384

<u>Total Expenses</u>	\$69,823
 NET OPERATING INCOME	 \$122,364
 PRICE	 \$1,325,000