

12401 Cedar Road
Cleveland Heights, Ohio

CONFIDENTIAL
OFFERING MEMORANDUM

10-Year Absolute Triple NNN Lease
Featuring "Chipotlane" Drive-Thru

CUSHMAN & WAKEFIELD | CRESCO Real Estate

INVESTMENT SUMMARY

Sale Price:	$2,696,842
NOI (10 year average):	$128,100
Cap Rate:	4.75%
Building Size:	2,447 SF
Lease Type:	10-year Absolute Triple NNN Lease
Building Completion Date:	Q2 2021
Parcel Size:	0.37 Acres

INVESTMENT DETAILS

- Opportunity to purchase fee simple ownership of completely rehabbed building 100% leased by Chipotle
- Location features new "Chipotlane" drive-thru capability
- Prominently located along highly trafficked Cedar Road (traffic count: 20,193 VPD)
- Dedicated parking and patio space included with property (19 spaces)
- Four (4) five (5) year options to renew at 10% increases for each option
- 10-year Absolute Triple NNN Lease has a 10% rental increase in year five (5)
- No Landlord responsibilities in the lease
- Average household income within 1 mile: $73,475
- Adjacent to Top of the Hill development currently under construction
- Cost segregation analysis available upon request

PROPERTY LOCATION



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SITE PLAN

CURRENTLY UNDER CONSTRUCTION



TOP OF THE HILL

AT A GLANCE:

$80 million
mixed-use development project under construction just to the west of the subject property

216
new luxury apartments

592
space parking garage



CONTACT:

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CONFIDENTIALITY AGREEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in **12401 Cedar Road in Cleveland Heights, Ohio**, as more particularly described herein ("Property"). This confidential memorandum and its contents ("Memorandum") contain brief, selected information pertaining to the business affairs of the Property's owner ("Owner") and it has been prepared by Cushman & Wakefield | CRESCO Real Estate as Owner's exclusive agent. This Memorandum does not purport to be all-inclusive or contain all of the information that a prospective purchaser or investor may need or desire. Neither Owner, nor Cushman & Wakefield | CRESCO Real Estate nor any of their respective officers, directors, principals, shareholders, agents, or employees has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Owner and Cushman & Wakefield | CRESCO Real Estate expressly disclaim any and all liability that may be based on the information contained herein, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections and you should make your own projections and reach your own conclusions. All due diligence, analysis, and verification of the information contained in this Memorandum is solely your responsibility without any representations as to the Properties' physical, environmental, or financial condition being imputed to Owner or Cushman & Wakefield | CRESCO Real Estate.

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