

Property Summary Report

22730 Fairview Center Dr - Bldg E
 Fairview Park, OH 44126 - Southwest Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	39,000 SF
Floors:	2
Typical Floor:	19,500 SF
Construction:	Masonry

LAND

Land Area:	0.45 AC
Zoning:	Commercial
Parcel	331-10-026

EXPENSES PER SF

Taxes:	\$3.25 (2019)
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AMENITIES

Kitchen, Signage

LEASING

Available Spaces: 500 - 2,700 SF Available in 1 Space

Availability: 6.9% Available; 0% Vacant

Leasing Company: Lydon Realty

Contacts: Donald Lydon (440) 249-5182

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	270	Office	Direct	500 - 2,700	2,700	2,700	\$24.00/FS	30 Days	1 - 10 Yrs

Lydon Realty - Donald Lydon (440) 249-5182

Existing space can be demised

SALE

For Sale: \$4,350,000 (\$111.54/SF) - Active

Sale Company: Lydon Realty

Contacts: Donald Lydon (440) 249-5182

TRANSPORTATION

Parking: 100 Surface Spaces are available; Ratio of 2.56/1,000 SF

Airport: 13 minute drive to Cleveland Hopkins International Airport

Walk Score ®: Car-Dependent (15)

Transit Score ®: Minimal Transit (13)



Property Summary Report

22730 Fairview Center Dr - Bldg E
 Fairview Park, OH 44126 - Southwest Submarket



PROPERTY CONTACTS

True Owner: **Zaremba Management Company**
 Developer: **Zaremba Management Company**

Recorded Owner: **Fairview Office Land Holding L**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.3%	↑ 0.8%
Market Overall	7.1%	↓ -1.1%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$24.00	↔ 0.0%
Submarket 2-4 Star	\$16.61	↔ 0.0%
Market Overall	\$18.93	↑ 0.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	155,158	↑ 13.7%
Months On Market	18.2	↑ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.1	↓ -90.0%
12 Mo. Price Per SF	\$101	↑ 0.9%

BUILDING NOTES

Located right off Interstate Route 480.



Property Summary Report

18970 Lorain Rd

Fairview Park, OH 44126 - Fairview Park MF Submarket



BUILDING

Type:	Low-Rise Apartme...
Year Built:	1956
Units:	12
GBA:	10,350 SF
Floors:	2
Construction:	Wood Frame
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.39 AC
Zoning:	GB-A, Fairview Park
Parcel	323-11-059

EXPENSES PER UNIT

Taxes:	\$1,296.99 (2019)
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UNIT AMENITIES

Air Conditioning, Cable Ready, Range, Refrigerator

BEDROOM SUMMARY

Totals	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
		Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	
All 1 Beds	-	6	50.0%	0	0.0%	\$531	-	\$531	-	0.0%
All 2 Beds	-	6	50.0%	0	0.0%	\$590	-	\$590	-	0.0%
Totals	-	12	100%	1	8.3%	\$561	-	\$561	-	0.0%

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	6	50.0%	0	0.0%	\$531	-	\$531	-	0.0%
2	1	-	6	50.0%	0	0.0%	\$590	-	\$590	-	0.0%

Updated September 25, 2020

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

SALE

For Sale: \$695,000 (\$57,916/Unit) at 9.50% Cap Rate - Active

Sale Company: Winwood Properties

Contacts: Martin Davidson (216) 521-2200



Property Summary Report

18970 Lorain Rd

Fairview Park, OH 44126 - Fairview Park MF Submarket



TRANSPORTATION

Parking:	1 One-Car Garage Space is available; 11 Surface Spaces are available; 5 Two-Car Garage Spaces are available; 1.4 per Unit
Airport:	13 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Some Transit (35)

PROPERTY CONTACTS

True Owner:	Sandra Liptow	Recorded Owner:	Cleveland Ventura Investments Llc
Prior True Owner:	Samaroo Ramesh		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY	Vacancy Rates	Current	YOY
Current Building	\$561	▲ 0.7%	Current Building	5.0%	↔ 0.0%
Submarket 1-3 Star	\$875	▲ 3.4%	Submarket 1-3 Star	4.8%	▲ 0.3%
Market Overall	\$940	▲ 1.4%	Market Overall	6.9%	▲ 0.1%

Concessions	Current	YOY	Submarket Sales Activity	Current	Prev Year
Current Building	0.0%	▼ -0.6%	12 Mo. Sales Volume (Mil.)	\$38.4	\$51.8
Submarket 1-3 Star	0.3%	▼ -0.4%	12 Mo. Price Per Unit	\$62,410	\$59,519
Market Overall	0.6%	▼ -0.3%			

Under Construction Units	Current	YOY
Market Overall	1,349	▼ -40.1%



Property Summary Report

20520 Lorain Rd

Fairview Park, OH 44126 - West Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.78 AC	Parcel	323-20-029
Land SF:	33,977 SF		

ZONING & USAGE

Zoning:	General Business A
Proposed Use:	Commercial, Mixed Use, MultiFamily, Office, Restaurant, Retail

CURRENT CONDITION

Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	1,640 on Westwood Ave & W 210th St (2014)
	16,082 on W 210th St & Eastwood Ave (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Some Transit (32)

SALE

For Sale:	\$119,000 (\$152,564/AC - \$3.50/SF)
Sale Company:	City of Fairview Park
Contacts:	Monica Jordan (440) 356-4499



Property Summary Report

20520 Lorain Rd

Fairview Park, OH 44126 - West Submarket



PROPERTY CONTACTS

True Owner: **City of Fairview Park**

Recorded Owner: **City Of Fairview Park Oh Land**



Property Summary Report

21125 Lorain Rd

Fairview Park, OH 44126 - West Submarket



BUILDING

Type:	Specialty
Year Built:	1958
GBA:	9,268 SF
Floors:	1
Construction:	Masonry

LAND

Land Area:	0.85 AC
Parcel:	321-34-006

EXPENSES PER SF

Taxes:	\$0.97 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: DJD Land Investment Co.

Contacts: Dan Fronczak (440) 331-3034

SALE

For Sale: \$1,600,000 (\$172.64/SF) - Active

Sale Company: Keller Williams Citywide - The EZ Sales Team

Contacts: Greg Erlanger (216) 916-7778

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 1.08/1,000 SF

Airport: 16 minute drive to Cleveland Hopkins International Airport

Walk Score ®: Very Walkable (71)

Transit Score ®: Some Transit (31)

PROPERTY CONTACTS

True Owner: DJD Land Investment Co.

Recorded Owner: Djd Investment Co L L P

Prior True Owner: D J D Land Investment Company

BUILDING NOTES

Newly renovated turn-key operating car wash. Located near the intersection of Lorain Rd and W 211th St.



Property Summary Report

21400 Lorain Rd

Fairview Park, OH 44126 - West Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1956
RBA:	4,608 SF
Floors:	2
Typical Floor:	2,304 SF
Construction:	Masonry

LAND

Land Area:	0.23 AC
Zoning:	GB
Parcel	321-05-002

EXPENSES PER SF

Taxes:	\$2.39 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

SALE

For Sale:	\$395,000 (\$85.72/SF) - Active
Sale Company:	RJ Wohl Company
Contacts:	Jack Sanfilippo (216) 695-5225

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo
Airport:	16 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (31)

PROPERTY CONTACTS

True Owner:	NM Residential	Recorded Owner:	NM Commercial Properties LTD
Prior True Owner:	Zion & Dyan Dahari	Property Manager:	NM Residential



Property Summary Report

21400 Lorain Rd

Fairview Park, OH 44126 - West Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	5.9%	↓ -0.7%
Market Overall	7.1%	↓ -1.1%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$17.41	↑ 0.2%
Market Overall	\$18.93	↑ 0.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	107,516	↓ -45.7%
Months On Market	12.1	↓ -0.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↓ -46.1%
12 Mo. Price Per SF	\$96	↑ 0.3%



Property Summary Report

21405 Lorain Rd

Fairview Park, OH 44126 - West Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1951
GLA:	3,100 SF
Floors:	1
Typical Floor:	3,000 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.33 AC
Zoning:	C
Parcel	321-33-008

EXPENSES PER SF

Taxes:	\$2.74 (2019)
Opex:	\$1.65 (2013-Est)

AMENITIES

Signage

LEASING

Available Spaces: 3,100 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Lake Realty Inc.

Contacts: Ali Rose (440) 333-0000, Damian Incorvia (440) 465-6600

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,100	3,100	3,100	\$15.50/MG	30 Days	1 - 3 Yrs

Lake Realty Inc. - Ali Rose (440) 333-0000, Damian Incorvia (440) 465-6600

SALE

For Sale: \$425,000 (\$137.10/SF) - Active

Sale Company: Lake Realty Inc.

Contacts: Ali Rose (440) 333-0000, Damian Incorvia (440) 465-6600

TRAFFIC & FRONTAGE

Traffic Volume: 14,330 on Lorain Rd & W 211th St (2018)

Made with TrafficMetrix® Products



Property Summary Report

21405 Lorain Rd

Fairview Park, OH 44126 - West Submarket



TRAFFIC & FRONTAGE

	15,126 on Lorain Ave & W 220th St (2014)
Frontage:	147' on Lorain Rd (with 2 curb cuts)
	200' on Fairview Pky (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Covered Spaces @ \$0.00/mo; 15 free Surface Spaces are available; Ratio of 1.90/1,000 SF
Airport:	16 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Very Walkable (77)
Transit Score ®:	Some Transit (30)

PROPERTY CONTACTS

True Owner:	Custom Fit Kids	Recorded Owner:	Custom Fit Kids
Prior True Owner:	Heller Albert L Sr		

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	0.0%	↔ 0.0%	Submarket 1-3 Star	\$15.62	▼ -0.2%
Submarket 1-3 Star	2.2%	▼ -0.1%	Market Overall	\$13.98	▲ 0.4%
Market Overall	4.9%	▲ 0.3%			

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	136,696	▼ -21.0%	12 Mo. Sales Volume (Mil.)	\$32.5	▼ -38.7%
Months On Market	13.0	▼ -5.9 mo	12 Mo. Price Per SF	\$99	▲ 0.9%



Property Summary Report

21558-21564 Lorain Rd

Fairview Park, OH 44126 - West Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1927
GLA:	7,723 SF
Floors:	2
Typical Floor:	3,861 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.30 AC
Zoning:	N/Av

EXPENSES PER SF

Taxes:	\$1.14 (2019)
Opex:	\$1.08 (2010)

PARCEL

321-05-015, 321-05-016

AMENITIES

Signage

LEASING

Available Spaces: 2,000 SF Available in 1 Space

Availability: 25.9% Available; 0% Vacant

Leasing Company: Hanna Commercial Real Estate

Contacts: Andrew Chess (216) 861-7200

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000	2,000	2,000	\$10.25/NNN	30 Days	1 - 3 Yrs

Hanna Commercial Real Estate - Andrew Chess (216) 861-7200

2,000 SF Available

SALE

For Sale: \$399,000 (\$51.66/SF) - Active

Sale Company: Hanna Commercial Real Estate

Contacts: Andrew Chess (216) 861-7200



Property Summary Report

21558-21564 Lorain Rd

Fairview Park, OH 44126 - West Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 15,126 on Lorain Ave & W 220th St (2014)

16,810 on Lorain Rd (2017)

Frontage: 104' on Lorain Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 1.60/1,000 SF

Airport: 15 minute drive to Cleveland Hopkins International Airport

Walk Score ®: Very Walkable (77)

Transit Score ®: Some Transit (30)

PROPERTY CONTACTS

True Owner: **Hazem M Nouraldin**

Recorded Owner: **Realty 7 Lic**

Prior True Owner: **Ohliger Drug Stores**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.2%	▼ -0.1%
Market Overall	4.9%	▲ 0.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$10.25	↔ 0.0%
Submarket 1-3 Star	\$15.62	▼ -0.2%
Market Overall	\$13.98	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	136,696	▼ -21.0%
Months On Market	13.0	▼ -5.9 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$32.5	▼ -38.7%
12 Mo. Price Per SF	\$99	▲ 0.9%

BUILDING NOTES

Very Well maintained, mixed-use property for the smart investor! 3 storefronts, 2 apartments, and a rear rental house. All presently occupied! Loads of off street parking, many updates, and a location in "downtown" Fairview Park. Near shopping, banking and a new recreation center. Call today!!



Property Summary Report

21946 Lorain Rd - Development Site
Fairview Park, OH 44126 - West Submarket



LAND			
Type:	Commercial Land	Parcel	321-29-012
Land AC:	1.00 AC		
Land SF:	43,560 SF		

ZONING & USAGE	
Zoning:	GB

TRAFFIC & FRONTAGE	
Traffic Volume:	15,126 on Lorain Ave & W 220th St (2014)
	16,810 on Lorain Rd (2017)

Made with TrafficMetrix® Products

TRANSPORTATION	
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Some Transit (29)

SALE	
For Sale:	Price Negotiable
Sale Company:	CBRE
Contacts:	Kevin Moss (216) 363-6453



Property Summary Report

22010 Lorain Rd

Fairview Park, OH 44126 - West Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1925; Renov 1990
GLA:	5,700 SF
Floors:	2
Typical Floor:	1,900 SF
Construction:	Masonry

LAND

Land Area:	0.14 AC
Zoning:	mixed use
Parcel:	321-09-020

EXPENSES PER SF

Taxes:	\$1.09 (2019)
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AMENITIES

24 Hour Access, Banking, Bus Line, Corner Lot, Fenced Lot, Signage, Signalized Intersection, Tenant Controlled HVAC

LEASING

Available Spaces: No Spaces Currently Available

SALE

For Sale: \$500,000 (\$87.72/SF) - Under Contract

Sale Company: jdst management

Contacts: Jackie Taylor (216) 280-6995

TRAFFIC & FRONTAGE

Traffic Volume: 6,116 on W 220th St & Lorain Rd (2018)

16,810 on Lorain Rd (2017)

Frontage: 55' on Lorain road

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 1.75/1,000 SF

Airport: 14 minute drive to Cleveland Hopkins International Airport

Walk Score ®: Very Walkable (80)

Transit Score ®: Some Transit (28)



Property Summary Report

22010 Lorain Rd

Fairview Park, OH 44126 - West Submarket



PROPERTY CONTACTS

True Owner: **jdst management**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	66.7%	↔ 0.0%
Submarket 2-4 Star	2.4%	↔ 0.0%
Market Overall	4.9%	↑ 0.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$16.18	↓ -0.1%
Market Overall	\$13.98	↑ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	136,696	↓ -21.0%
Months On Market	13.0	↓ -5.9 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$32.5	↓ -38.7%
12 Mo. Price Per SF	\$99	↑ 0.9%



Property Summary Report

22790 Lorain Rd

Fairview Park, OH 44126 - N Olmsted/Fairview Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Year Built:	1924; Renov 1962
RBA:	4,077 SF
Floors:	2
Typical Floor:	2,039 SF
Construction:	Masonry

LAND

Land Area:	0.34 AC
Parcel	321-18-014

EXPENSES PER SF

Taxes:	\$0.91 (2019)
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LOADING

Docks:	None	Drive Ins:	1 tot.
Cross Docks:	None		

LEASING

Available Spaces: No Spaces Currently Available

SALE

For Sale:	\$349,900 (\$85.82/SF) - Active
Sale Company:	Century 21 Deanna Realty
Contacts:	Mike DeAnna (440) 731-8070

PROPERTY CONTACTS

True Owner:	Lawrence Wagner	Recorded Owner:	22800 Lorain Llc
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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.6%	▼ -0.9%
Market Overall	4.6%	▲ 0.4%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$6.69	▲ 1.3%
Market Overall	\$5.13	▲ 2.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	12,269	
Months On Market	11.2	▼ -0.5 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	↔ 0.0%
12 Mo. Price Per SF	\$44	▲ 0.1%



Property Summary Report

22100 Mastick Rd - Williamsburg Bldg
Fairview Park, OH 44126 - Southwest Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1970; Renov 1988
RBA:	6,680 SF
Floors:	2
Typical Floor:	3,340 SF
Construction:	Masonry

LAND

Land Area:	2.60 AC
Zoning:	GBA, SR60, Fairview

EXPENSES PER SF

Taxes:	\$2.35 (2014)
Opex:	\$2.20 (2014-Est)
Total Expenses:	\$4.55 (2014-Est)

PARCEL

331-13-024, 331-13-025

LEASING

Available Spaces: 3,340 - 6,680 SF Available in 2 Spaces

Availability: 100% Available; 0% Vacant

Leasing Company: Colliers International

Contacts: Peter Grealis (216) 239-5118

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	3,340	3,340	6,680	Withheld	30 Days	Negotiable
<i>Research in Progress - Research In Progress</i>								
E 2nd	Office	Direct	3,340	3,340	6,680	Withheld	30 Days	Negotiable
<i>Research in Progress - Research In Progress</i>								

SALE

For Sale: \$995,000 (\$148.95/SF) - Active

Sale Company: Research in Progress

Contacts: Research In Progress



Property Summary Report

22100 Mastick Rd - Williamsburg Bldg
Fairview Park, OH 44126 - Southwest Submarket



TRANSPORTATION

Airport: 11 minute drive to Cleveland Hopkins International Airport
Walk Score ®: Car-Dependent (21)
Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Paul Kozel** Recorded Owner: **J L Capital 1 Llc**
Prior True Owner: **Alan Laumer**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.1%	▲ 0.9%
Market Overall	7.1%	▼ -1.1%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$15.63	▼ -0.6%
Market Overall	\$18.93	▲ 0.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	155,158	▲ 13.7%
Months On Market	18.2	▲ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.1	▼ -90.0%
12 Mo. Price Per SF	\$101	▲ 0.9%

BUILDING NOTES

Second Floor possibly available for additional 3420 s.f., Great space w/room for expansion, well maintained, great suburban location. Easy to show. Large Office Space, Modern with Plenty of parking, Close to Airport and Freeways. North of Brookpark Road, West of West 220th Street on Mastick

