Marcus & Millichap
THE DELTONDO GROUP

50 YEAR OPERATING HISTORY AT THIS HIGH PERFORMING LOCATION
RECENTLY SIGNED 15-YEAR LEASE

SPEEDWAY

4280 WEST 150TH STREET · CLEVELAND, OH

ELEVEN
GUARANTY

SUBJECT PROPERTY

4280 West 150th Street
Cleveland, OH 44135

$6,700,000
PRICE

5.25%
CAP

$351,459
NOI

INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibility	None
Originally Built **Rebuilt**	1976 1999
Building Area	3,542 SF
Land Area	0.96 Acres (41,818 SF)

INVESTMENT HIGHLIGHTS

NEW CORPORATE SPEEDWAY LEASE
14+ YEARS REMAINING

Lease Commenced December 12, 2025 And Runs Through December 31, 2040; Corporate Guaranty And Absolute-Net Structure With No Landlord Responsibilities

10% RENT INCREASE IN YEAR 11
+ FIVE 5-YEAR OPTIONS

Annual Base Rent Steps From $351,459.36 To $386,605.32 In January 2036, With Additional 10% Increases At The Start Of Each Five-Year Renewal Option; Options Extend Potential Occupancy Through 2065

TRUE I-71 INTERCHANGE LOCATION
50 YEAR HISTORY AT LOCATION

Speedway Is Positioned At West 150th Street And I-71 (102,540 VPD) On I-71 And 35,430 VPD On West 150th Street

4.5 MILES FROM CLEVELAND HOPKINS
10M ANNUAL PASSENGERS

The Subject Is Approximately 4.5 Miles From Cleveland Hopkins International Airport, Which Handled 10 Million Passengers In 2025 And Ranks As Ohio's Busiest Airport

ADJACENT MEDICAL + OFFICE DEMAND
METROHEALTH & PNC

MetroHealth's West 150th Health And Surgery Center Is Located At 4330 West 150th Street, While The PNC Bank Operations Center At 4100 West 150th Encompasses Approximately 262,088 SF Along The Same Corridor

DENSE INFILL TRADE AREA
307,774 RESIDENTS WITHIN FIVE MILES

2025 Estimates Show 110,176 Residents Within Three Miles And 307,774 Within Five Miles, Supported By A Five-Mile Daytime Population Of 136,175 And Average Household Income Of $84,201

ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Year 1	December 12, 2025 - December 31, 2026	$344,568.00	$28,714.00	
Years 2 - 10	January 1, 2027 - December 31, 2035	$351,459.36	$29,288.28	
Years 11 - 15	January 1, 2036 - December 31, 2040	$386,605.32	$32,217.11	10% Every 5 Years
Years 16 - 20 (Option 1)	January 1, 2041 - December 31, 2045	$425,265.84	$35,438.82	10% Every 5 Years
Years 21 - 25 (Option 2)	January 1, 2046 - December 31, 2050	$467,792.40	$38,982.70	10% Every 5 Years
Years 26 - 30 (Option 3)	January 1, 2051 - December 31, 2055	$514,571.64	$42,880.97	10% Every 5 Years
Years 31 - 35 (Option 4)	January 1, 2056 - December 31, 2060	$566,028.84	$47,169.07	10% Every 5 Years
Years 36 - 40 (Option 5)	January 1, 2061 - December 31, 2065	$622,631.64	$51,885.97	10% Every 5 Years

LEASE SUMMARY

Tenant:	Speedway
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	December 12, 2025
Lease Expiration:	December 31, 2040
Term Remaining:	14.25 Years
Increases:	10% in Year 11 & Options
Options:	Five, 5-Year


LAKE ERIE
$20B+ ECONOMIC IMPACT
130K+ REGIONAL JOBS SUPPORTED
(TOURISM, SHIPPING, AND FISHING)
PNC BANK
OPERATIONS BUILDING
3500+EMPLOYEES
$21.5B REVENUE
Pretium
PACKAGING COMPANY
150+EMPLOYEES
$600M REVENUE
CITY OF CLEVELAND OHIO
LAQUINTA BY WYNDHAM
SUBWAY
CARRIAGE QUICK CLEAN AUTO WASH
FOUR POINTS BY SHERATON
Cozumel
ATDA
American Train Dispatchers Association
71
102,540 VPD
EXIT 240 OFF RAMP
Speedway
W 150th St
15,000 VPD
THE CLEVELAND BROWNS ARE CONSTRUCTING A NEW $2.6 BILLION DOMED FACILITY IN BROOK PARK, OHIO
176 ACRES | 67,500 SEATS
7 MILES SOUTHWEST OF PROPERTY
CLEVELAND BROWNS
TAKE 5 OIL CHANGE


Pretium
PACKAGING COMPANY
150+EMPLOYEES
$600M REVENUE
CLEVELAND
2.18 MILLION
MSA POPULATION
$173 BILLION
GROSS DOMESTIC PRODUCT
CITY OF CLEVELAND OHIO
SUBWAY
CARRIAGE QUICK CLEAN AUTO WASH
FOUR POINTS BY SHERATON
John Marshall HS
1,500 students
HEADQUARTERS
SHERWIN WILLIAMS.
Parker
CLIFFS
PROGRESSIVE
GOODYEAR
FirstEnergy
KeyBank
Cozumel
ATDA
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71
102,540 VPD
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176 ACRES | 67,500 SEATS
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CLEVELAND BROWNS
TAKE 5 OIL CHANGE

TALL PILON SIGNAGE PROVIDES EXCELLENT VISIBILITY FROM HIGHWAY 71


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130K+ REGIONAL JOBS SUPPORTED
(TOURISM, SHIPPING, AND FISHING)
CITY OF CLEVELAND OHIO
CLEVELAND
HEADQUARTERS
SHERWIN WILLIAMS.
Parker
CLIFFS
PROGRESSIVE
GOODYEAR
FirstEnergy
KeyBank
ALDI
ROSS DRESS FOR LESS
five BELOW
TACO BELL
PNC BANK
OPERATIONS BUILDING
3500+ EMPLOYEES
$21.5B REVENUE
Pretium
PACKAGING COMPANY
150+EMPLOYEES
$600M REVENUE
John Marshall HS
1,500 students
Speedway
FOUR POINTS BY SHERATON
EXIT 240
71
102,540 VPD
MetroHealth
488 LICENSED BEDS
2,500+EMPLOYEES
$3.1B REVENUE
Denny's
Marc's
Fresh Savings Smart Living
W 150th St
15,000 VPD
WEST PARK
NEUROLOGY & REHAB
THE CLEVELAND BROWNS ARE CONSTRUCTING A NEW $2.6 BILLION DOMED FACILITY IN BROOK PARK, OHIO
176 ACRES | 67,500 SEATS
7 MILES SOUTH OF PROPERTY
CLEVELAND BROWNS
BURGER KING
CANARY'S Family Restaurant
SUNOCO
usbank
AutoZone

SPEEDWAY

Speedway LLC is a major U.S. convenience-store and fuel retailer operating primarily throughout the Midwest and East Coast. The banner's history predates its current ownership structure; Marathon Petroleum's corporate history records the 1959 acquisition of Aurora Gasoline Company and its network of 680 Speedway 79 service stations. Speedway later became one of the largest company-owned convenience-store networks in the United States, with its corporate operations centered in Enon, Ohio.

In May 2021, 7-Eleven, Inc. completed its approximately $21 billion acquisition of Speedway from Marathon Petroleum, adding roughly 3,800 locations at the time of closing. Speedway today operates as part of the 7-Eleven, Inc. family of brands alongside 7-Eleven, Stripes, Laredo Taco Company and Raise the Roost. 7-Eleven's current corporate materials state that Speedway operates in 36 states; the latest available third-party location database counted 2,864 Speedway stores in the U.S. as of August 9, 2026.

7-Eleven, Inc. remains wholly owned by Seven & i Holdings Co., Ltd. as of August 2026. For FY2025, 7-Eleven, Inc. reported $52.602 billion of revenue from operations and finished the fiscal year with 12,712 stores in its North American network across its banners. As of June 30, 2026, 7-Eleven, Inc. carried an A- long-term rating from S&P. Speedway-specific revenue, net worth and an independent Speedway S&P rating are not separately disclosed publicly.

SUBJECT PROPERTY

$52.6B	2,864	9,566	ENON, OH
REVENUE	STORES	EMPLOYEES	HEADQUARTERS

SUBJECT PROPERTY

CLEVELAND OH

MAJOR MIDWESTERN HEALTHCARE, FINANCIAL & LOGISTICS POWERHOUSE

2.18M+
GREATER CLEVELAND METRO POPULATION (MSA)

$170B+
GREATER CLEVELAND ANNUAL REGIONAL GDP

70,000+
CLEVELAND CLINIC GLOBAL EMPLOYEES

10M+
ANNUAL VISITOR TRAFFIC

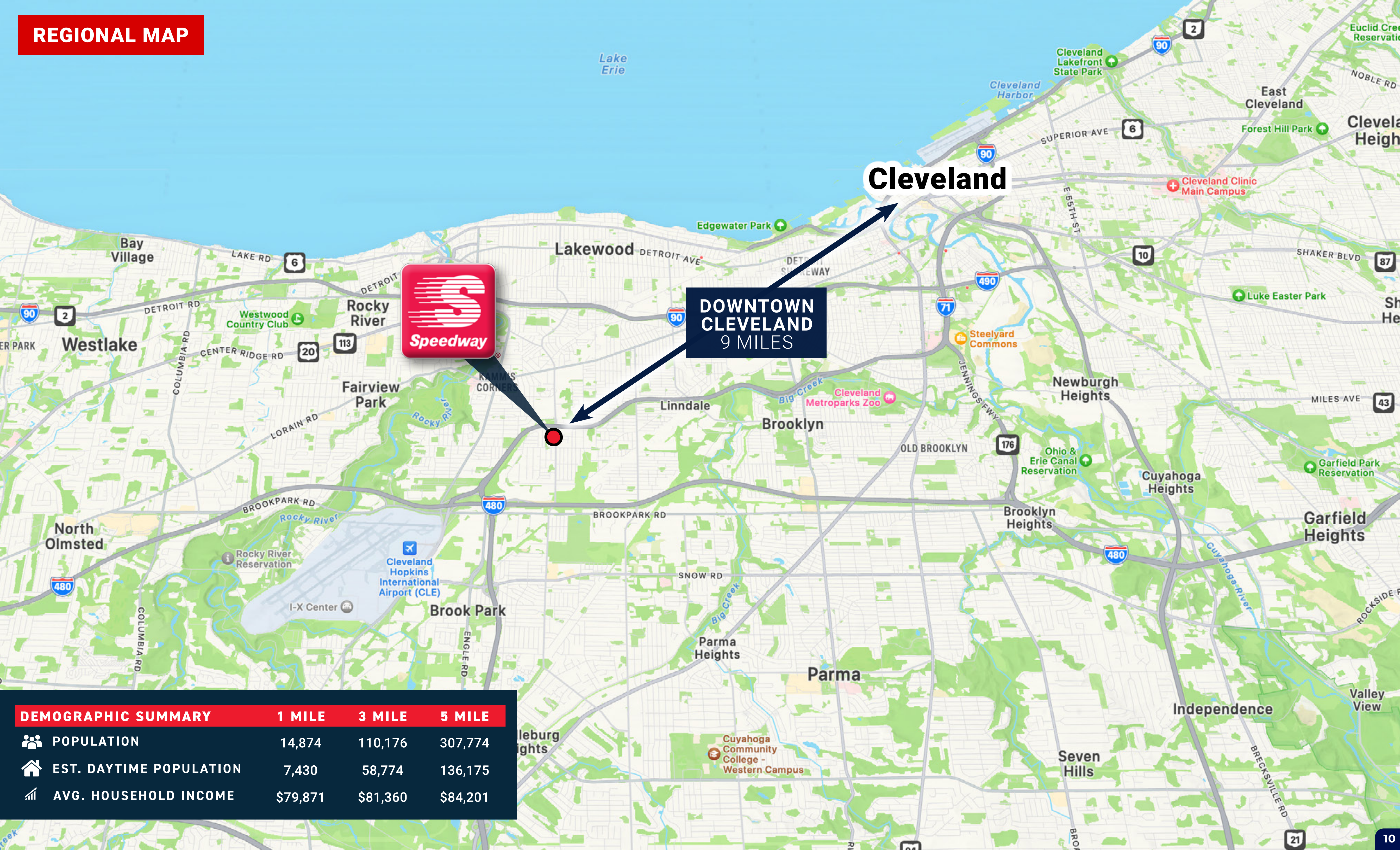
Cleveland, Ohio, is the economic and institutional center of Northeast Ohio and anchors the Cleveland, Ohio Metropolitan Statistical Area, with an estimated 2,165,775 residents in 2025. The region combines one of the country's largest healthcare concentrations with established corporate, manufacturing, research and higher-education infrastructure. Cleveland Clinic employs more than 48,000 people in Northeast Ohio, while University Hospitals reports more than 30,000 caregivers across its system. Case Western Reserve University enrolled 12,398 students in Fall 2025 and operates within University Circle alongside many of the region's principal medical and research institutions. The corporate base is reinforced by Sherwin-Williams, which has completed its new downtown global headquarters and Brecksville research campus as part of a minimum $860 million, 1.6-million-plus-SF investment bringing more than 4,000 employees together across the two facilities.

The subject property occupies a particularly strategic southwest-Cleveland position at I-71 and West 150th Street, approximately 4.5 miles from Cleveland Hopkins International Airport and near NASA Glenn Research Center. Cleveland Hopkins handled 10,003,833 passengers in 2025 and has begun the CLEvolution modernization program, a planned $1.6 billion to $2.0 billion terminal, concourse, parking and ground-transportation investment. NASA Glenn supports more than 2,500 people and reports more than $2 billion in annual economic impact to Ohio. Additional regional capital investment includes Cleveland Clinic's approximately $1.1 billion, 1-million-SF Neurological Institute, scheduled to open in early 2027; MetroHealth's $220 million, 300,000-SF outpatient facility that opened in July 2026; and the Cleveland Browns' new $2.6 billion, 67,500-seat enclosed Huntington Bank Field now under construction in nearby Brook Park for the 2029 season. Including the adjoining mixed-use development, the Browns organization places the broader project investment at approximately $3.6 billion.


CLEVELAND, OH

CLEVELAND CLINIC MAIN CAMPUS

REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	14,874	110,176	307,774
EST. DAYTIME POPULATION	7,430	58,774	136,175
AVG. HOUSEHOLD INCOME	$79,871	$81,360	$84,201

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