



Brooklyn, OH
Cleveland MSA



**1,600 SF Single-Tenant AT&T | High-Visibility Location | Exceptional Interstate Accessibility
| Dense Consumer Base**



Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:



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Executive Summary



Offering Price\$575,000

Cap Rate6.91%

Current Annual Rent\$39,760*

Gross Leasable Area (GLA)1,600 SF

Price/SF (GLA)\$360

Year Built1975

Lot Size (Acres)0.459

*Inclusive of \$13.40psf of Expenses



7470 Brookpark Road
Brooklyn, OH 44129

Lease Summary

Legal Tenant	Prime Comms Retail, LLC
Lease Type	Gross Lease
Roof & Structure	Landlord Responsible
Ownership Interest	Fee Simple
Lease Guaranty Type	None
Original Lease Term	5 Years
Lease Commencement Date	June 8, 2015
Rent Commencement Date	November 1, 2015
Lease Expiration Date	December 31, 2027
Remaining Lease Term	1.4 Years
Renewal Options	(1) 2 Year Option Remaining
Rent Increases	3% in 2027 & 2% in 2029
Sales Reporting	None
Percentage Rent	None
Option to Purchase	None
Right of First Refusal / First Offer	None

Rent Schedule

Base Term	Annual Rent	Rent/Month	Rent/SF	Net Income	NOI/SF	Cap Rate
Current - December 31, 2026	\$61,200.00	\$5,100.00	\$38.25	\$39,760.00	\$24.85	6.91%
January 1, 2027 - December 31, 2027	\$63,000.00	\$5,250.00	\$39.38	\$41,560.00	\$25.98	7.23%

Option Terms	Annual Rent	Rent/Month	Rent/SF	Net Income	Rent/SF	Cap Rate
January 1, 2028 - December 31, 2028	\$63,000.00	\$5,250.00	\$39.38	\$41,560.00	\$25.98	7.23%
January 1, 2029 - December 31, 2029	\$64,200.00	\$5,350.00	\$40.13	\$42,760.00	\$26.73	7.44%



Investment Highlights



- 1,600 SF Single-Tenant Gross-Leased AT&T | 54' Of Frontage Along Brookpark Road With Two Curb Cuts | 41 Surface Parking Spaces Supporting Convenient Customer Access
- National Telecommunications Tenant | AT&T Generated \$125.6 Billion In FY 2025 Revenue | Approximately 141,000 Employees & 5,000+ Locations Nationwide
- Tenant Has Occupied The Property Since 2015 | Existing Operating History Supports Established Store-Level Demand
- High-Visibility Location At The Intersection Of Brookpark Road & Ridge Road | 40,832 Vehicles Per Day At The Intersection | Direct Access To A Major Cleveland Retail Corridor
- Exceptional Interstate Accessibility | I-480 Carries 115,777 VPD & I-71 Carries 96,736 VPD Near The Property | Immediate Connectivity Throughout Greater Cleveland
- Near Ridge Park Square | Draws 6.9 Million Annual Visits | Ranks In The Top 4% Of Ohio Retail Centers By Placer.ai | Significant Regional Retail Traffic Within Five Miles
- Cleveland Hopkins International Airport Approximately 5 Miles From The Property | 10 Million Annual Passengers In 2025 | Ohio's Busiest Airport Provides A Major Regional Employment & Travel Demand Driver

- Future Cleveland Browns Stadium Approximately 3 Miles From The Property | \$2.6 Billion Development Underway In Brook Park | Major Long-Term Investment Expected To Increase Regional Traffic, Employment & Visibility
- Positioned Within A Major Cleveland Transportation & Employment Hub | Immediate Access To I-480, I-71 & Cleveland Hopkins International Airport | Strong Connectivity To Downtown Cleveland & Surrounding Suburbs
- Dense Consumer Base | 132,983 Residents Within 3 Miles & 311,413 Within 5 Miles | 58,131 Households Within 3 Miles & 137,014 Within 5 Miles
- Significant Consumer Spending Base | \$1.4 Billion In Annual Consumer Spending Within 3 Miles & \$3.4 Billion Within 5 Miles | Supports Continued Demand For Retail & Service Uses
- Stable Household Economics | Average Household Income Of \$72,143 Within 3 Miles & \$76,990 Within 5 Miles | \$163,657 Median Home Value Within 5 Miles
- High-Traffic Retail Environment | Burger King, McDonald's & Ridge Park Square Surround The Property | Established National Retail Presence Supports Consistent Consumer Activity
- Strong Placer.ai Performance Across The Immediate Retail Node | Ridge Park Square Ranks In The Top 4% Of Ohio Centers | Demonstrates Exceptional Consumer Traffic Relative To Comparable Retail Properties
- Future Browns Stadium & Airport Investment Create Multiple Independent Demand Drivers | Property Benefits From Existing Interstate Traffic, Regional Retail, Airport Activity & Planned \$2.6 Billion Sports Development
- Cleveland MSA Positioning | 2.19 Million Residents Across The Cleveland MSA | Property Benefits From Access To One Of Ohio's Largest Metropolitan Economies

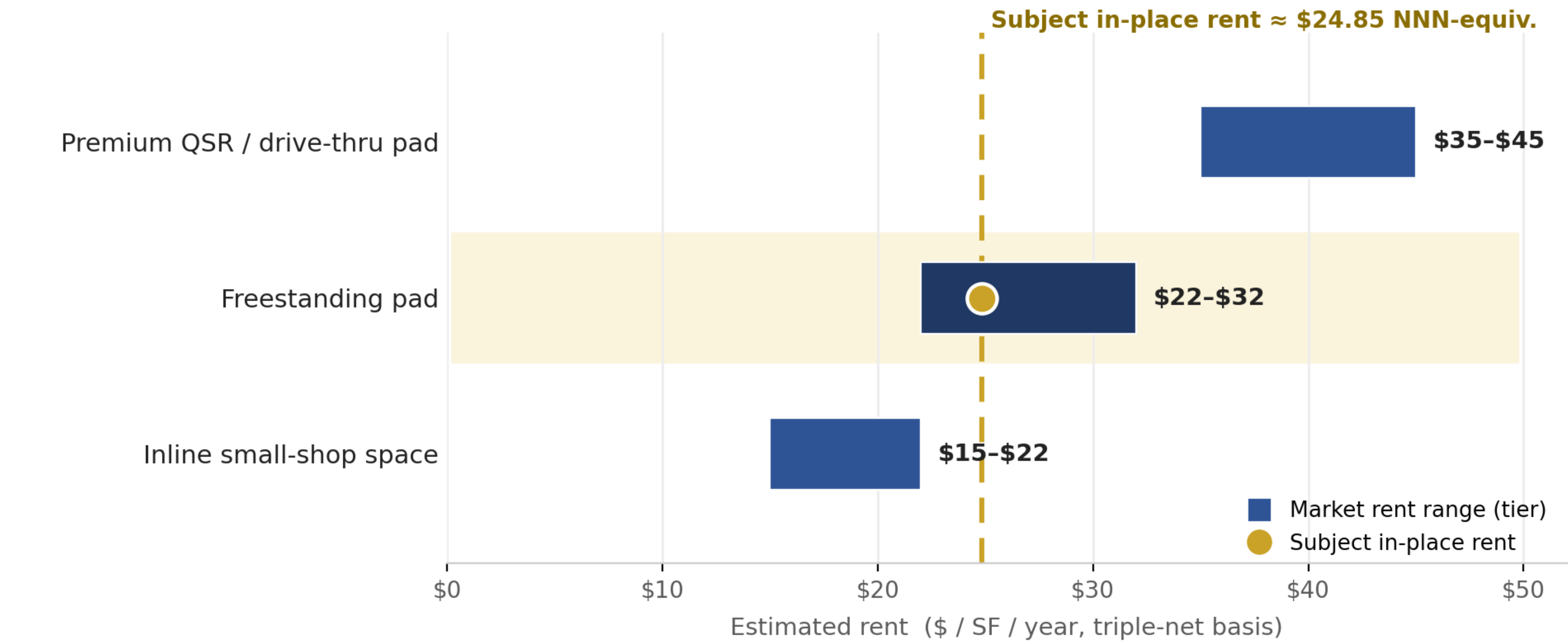


Landlord/Tenant Responsibilities

Roof Repairs & Replacement	Landlord Responsibility
Structure - Foundation, Sub-Floor, Exterior Walls	Landlord Responsibility
Utility Tie-Ins & Sewage Line Repairs & Replacement	Tenant Responsibility
Parking Lot, Driveway, Sidewalk, Curb Replacement	Landlord Responsibility
Parking Lot Resurfacing/Overlay	Landlord Responsibility
Parking Lot Striping & Sealcoating	Landlord Responsibility
Parking Lot & Exterior Building Lighting	Landlord Responsibility
Sidewalk, Curb & Driveway Repair	Landlord Responsibility
HVAC Replacement	Landlord Responsibility
HVAC Repairs & Maintenance	Tenant Responsibility
HVAC Maintenance - Service Contract	Tenant Responsibility
Utilities	Tenant Responsibility
Real Estate Taxes	Landlord Responsibility
Property Insurance	Landlord Responsibility
Liability Insurance	Landlord Responsibility
Common Area Maintenance	Landlord Responsibility
Landscaping & Lawn care	Landlord Responsibility
Snow/Ice Removal & Salting	Landlord Responsibility
Parking Lot Sweeping	Landlord Responsibility
Plate Glass & Doors	Tenant Responsibility
Fire Sprinkler System	Tenant Responsibility
Janitorial	Tenant Responsibility
Trash Removal / Dumpster	Tenant Responsibility

ESTIMATED RETAIL MARKET RENT

Small-format retail · Brookpark Rd / Ridge Rd corridor, Brooklyn (Cleveland MSA), OH



Cleveland Hopkins International Airport

10M annual Passengers

Northeast Ohio's busiest and primary air gateway, handling approximately 10.0 million passengers in 2025. Offering extensive domestic connectivity with over 130 daily departures and continues to function as a critical regional transportation hub supporting business and leisure travel demand.



Future Home of the Cleveland Browns

~\$2.6B Domed Stadium

Site work and mass excavation started in March 2026. Official groundbreaking is scheduled for April 30, 2026 in Brook Park.

Ridge Park Square

6.9M Visits | Top 4% in Ohio



INTERSTATE 480 115,777 VPD I-480

INTERSTATE 71 96,736 VPD I-71

Brookpark Rd - 16,019 VPD

Burger King

McDonald's

usbank

PNC

Auto Zone

save a lot

FAMILY DOLLAR

CVS pharmacy

UNITED STATES POSTAL SERVICE



THE HOME DEPOT

sam's club

Walmart

ALDI

GM

IHOP

Gordon FOOD SERVICE

golden corral Buffet & Grill

DOLLAR TREE

Auto Zone

BEST BUY

AT&T



Cleveland Hopkins International Airport

10M annual Passengers

Northeast Ohio's busiest and primary air gateway, handling approximately 10.0 million passengers in 2025. Offering extensive domestic connectivity with over 130 daily departures and continues to function as a critical regional transportation hub supporting business and leisure travel demand.



Positioned Within A Major Cleveland Transportation & Employment Hub | Immediate Access To I-480, I-71 & Cleveland Hopkins International Airport | Strong Connectivity To Downtown Cleveland & Surrounding Suburbs

Brookpark Rd - 16,019 VPD

ARHAUS
FURNISHING A BETTER WORLD

DOLLAR TREE

Auto Zone

BEST BUY

AT&T

MENARDS

AT&T

DOLLAR TREE

Auto Zone

BEST BUY

Ford

GM

IHOP
Gordon
FOOD SERVICE

golden
corral
Buffet & Grill

sam's club
Walmart

THE HOME DEPOT

ALDI

LA FITNESS
CARRABBA'S ITALIAN GRILL
Starbucks
KeyBank Research Development
BUFFALO WILD WINGS GRILL & BAR
Panera BREAD
CHIPOTLE MEXICAN GRILL
Rocky Mountain Oyster Co.
Culver's

Ridge Park Square
6.9M Visits | Top 4% in Ohio

Downtown Cleveland
5 Miles Away

MENARDS®

INTERSTATE
480
115,777 VPD
I-480

 **AT&T**

Brookpark Rd - 16,019 VPD

BEST BUY
Ridge Rd - 24,813 VPD

**Near Ridge Park Square | Draws 6.9 Million Annual Visits | Ranks In The Top 4% Of Ohio Retail Centers By Placer.ai
| Significant Regional Retail Traffic Within Five Miles**



Dense Consumer Base | 132,983 Residents Within 3 Miles & 311,413 Within 5 Miles | 58,131 Households Within 3 Miles & 137,014 Within 5 Miles





Top 12%
Percentile
4th
Out of 26



#1
Best in State
#1
Out of 41



Top 29%
Percentile
18th
Out of 59



67%
Percentile
11th
Out of 31



#1
Best in State
#1
Out of 20



#1
Best in State
#1
Out of 4



Top 7%
Best in State
#6
Out of 74

Downtown Cleveland
5 Miles Away



Top 25%
Percentile
9th
Out of 32

Top 29%
Percentile
18th
Out of 59

67%
Percentile
11th
Out of 31



Top 15%
Percentile
2nd
Out of 7



Top 6%
Percentile
21st
Out of 365



#1
Best in State
#1
Out of 284



Top 19%
Percentile
7th
Out of 32



Top 30%
Percentile
118th
Out of 383

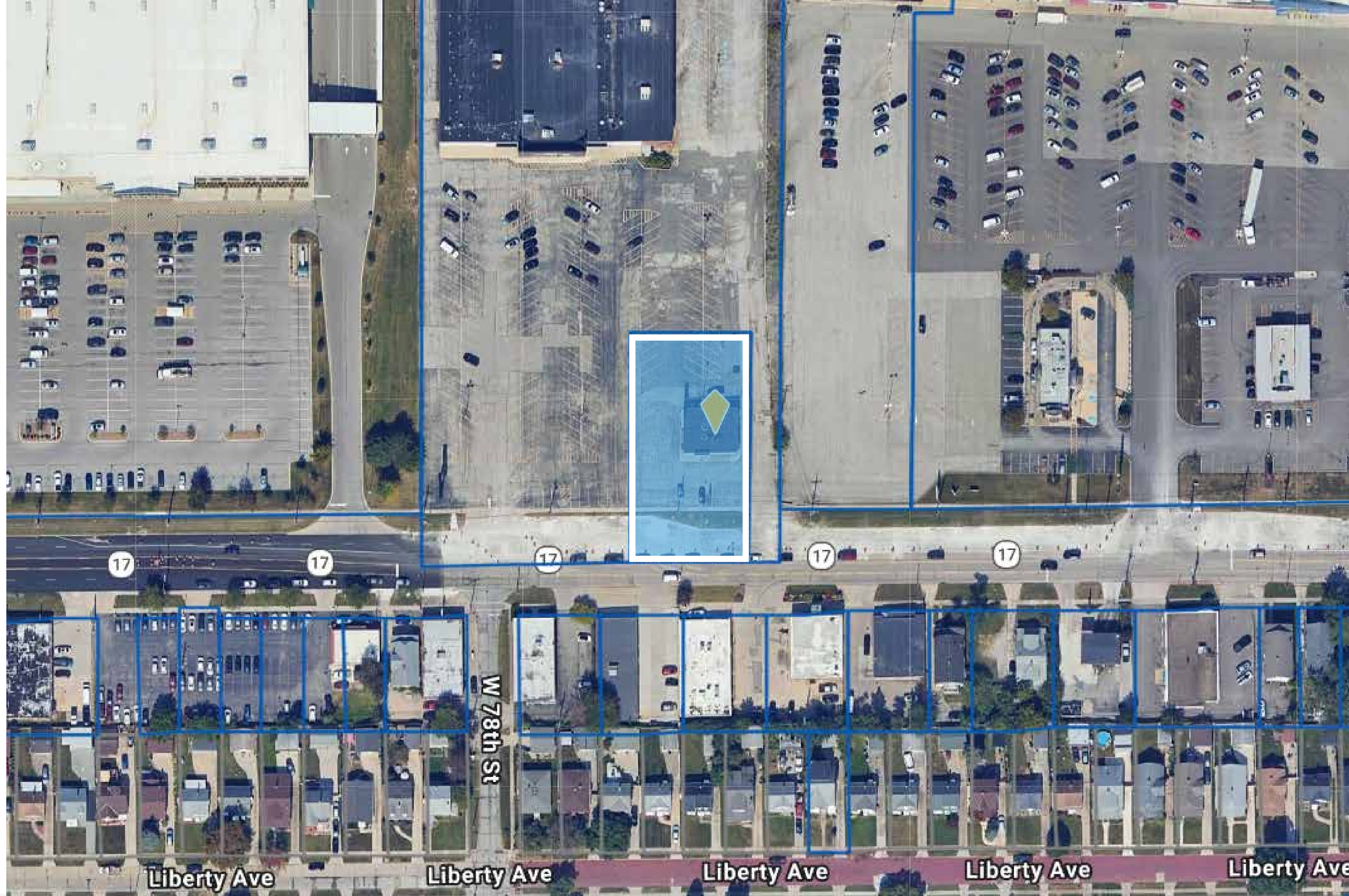
Brookpark Rd - 16,019 VPD

**Statewide
Placer.ai
Performance**

Parcel Map

Parcel Number:
433-20-018

Lot Size: 0.459
Acres



Property Physical Details

Address	7470 Brookpark Rd, Brooklyn, OH 44129
Property type	Gross Leased Cell Phone Store
Class	B
GLA	1,600 SF
Year Built	1975
Construction	Masonry
Frontage	54' on Brookpark Rd (with 2 curb cuts)
Zoning	Retail
Parcel Number	433-20-018
Parking	41 Surface Spaces
Parking Ratio	25.625 : 1000 SF
HVAC	One (1) Roof-Mounted Unit



PRIME

Franchisee Overview

A leading AT&T authorized retailer

Prime is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast. Prime has expanded from its original Houston-area mall kiosk into a retail platform with 1,900+ locations across 46 states, while continuing to pursue new retail locations nationwide. The Company is headquartered in Sugar Land, Texas

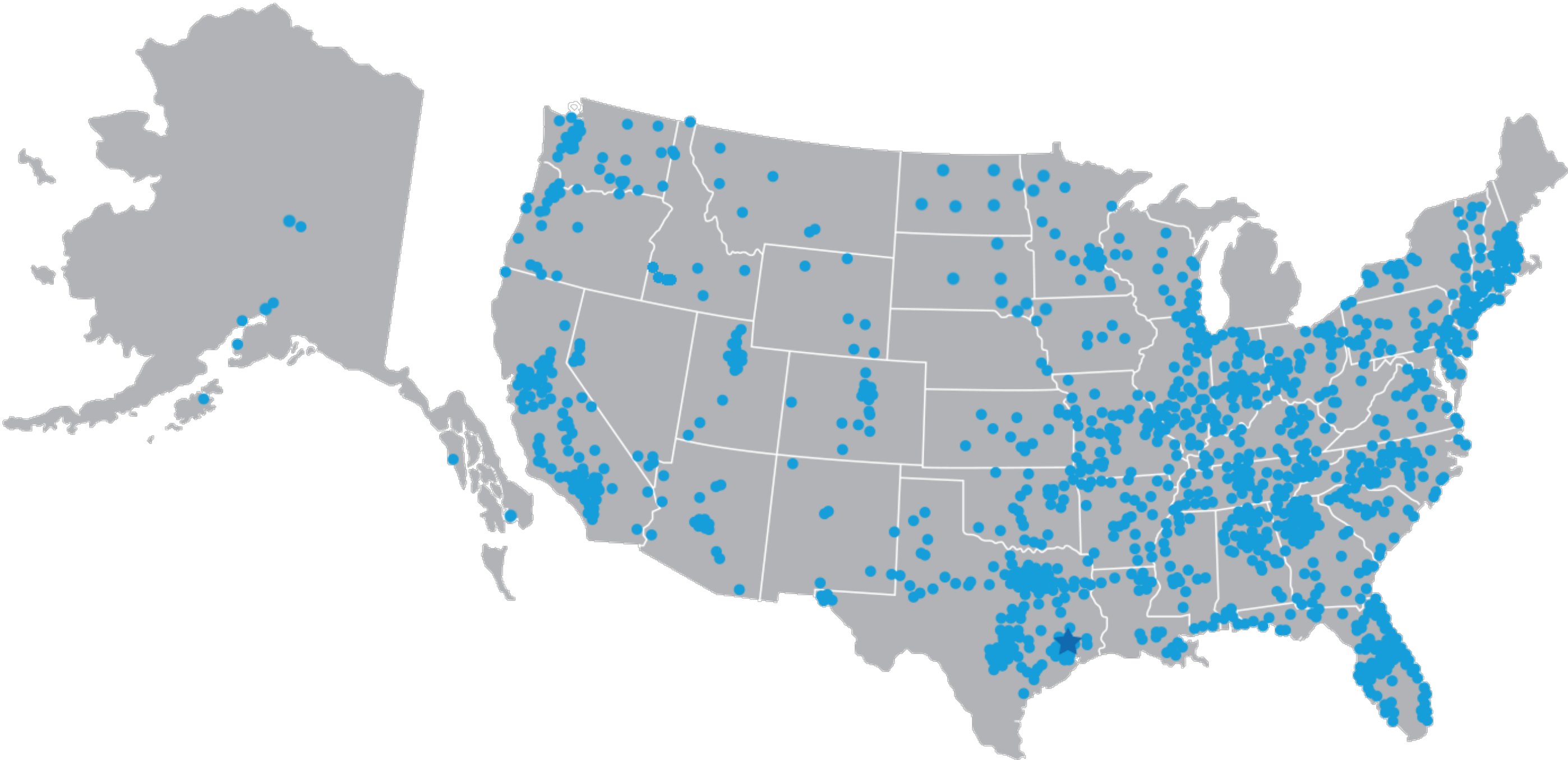
Franchisee
AT&T Authorized Retailer
Nature of Tenant

Sugar Land, TX
Headquarters

Private
Ownership

1,900
Prime AT&T
Locations

46
States with
Locations





Corporate Overview

One of The largest communications company in the world by revenue, the second largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States.

AT&T Inc. is an American multinational conglomerate holding company headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, One of the largest providers of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications. Since June 14, 2018, it is also the parent company of mass media conglomerate

WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. AT&T began its history as Southwestern Bell Telephone Company, a subsidiary of the Bell Telephone Company, founded by Alexander Graham Bell in 1880. The Bell Telephone Company evolved into American Telephone and Telegraph Company in 1885, which later rebranded as AT&T Corporation.



AT&T is one of the Largest Telecom Providers in the U.S.
AT&T has a \$166B Market Cap

Regional Map



Toledo

601,396

MSA Population



Cleveland

2,185,825

MSA Population



Akron

702,219

MSA Population



Youngstown

430,591

MSA Population



Pittsburgh

2,370,930

MSA Population



Columbus

2,180,271

MSA Population



Canton

401,574

MSA Population



AT&T



14,748
Residents in 1-Mi



132,983
Residents in 3-Mi

311,413
Residents in 5-Mi



6,436
Households in 1-Mi

58,131
Households in 3-Mi

137,014
Households in 5-Mi



\$84,520
AHHI in 1-Mi

\$72,143
AHHI in 3-Mi

\$76,990
AHHI in 5-Mi

1, 3 & 5 Mile Demographics

Population	1 MI	3 MI	5 MI
2025 Population	14,748	132,983	311,413
2030 Population Projection	14,425	130,454	306,128
Median Age	41.2	40.3	40.3
Bachelor's Degree or Higher	18%	18%	21%

Households	1 MI	3 MI	5 MI
2025 Households	6,436	58,131	137,014
2030 Household Projection	6,287	56,953	134,577
Owner Occupied Households	4,191	32,819	76,612
Renter Occupied Households	2,096	24,135	57,965

Income	1 MI	3 MI	5 MI
Avg Household Income	\$84,520	\$72,143	\$76,990
Median Household Income	\$71,356	\$57,823	\$59,708
< \$25,000	790	10,941	26,089
\$25,000 - 50,000	1,184	13,573	31,015
\$50,000 - 75,000	1,447	12,746	27,954
\$75,000 - 100,000	1,013	7,834	17,753
\$100,000 - 125,000	774	5,302	12,163
\$125,000 - 150,000	450	3,142	7,840
\$150,000 - 200,000	583	2,884	8,156
\$200,000+	193	1,710	6,044

Housing	1 MI	3 MI	5 MI
Median Home Value	\$154,769	\$148,103	\$163,657

Total Consumer Spending	1 MI	3 MI	5 MI
Consumer Spending	\$180M	\$1.4B	\$3.4B



Cleveland | Ohio

Cleveland is a city on the rise precisely because it's always changing. New additions to Downtown and the surrounding areas mark a city that's constantly evolving, while anniversary celebrations show a community rooted in the storied past that made Cleveland what it is today. In its in-depth study, "The Fifth Migration: A Study of Cleveland Millennials", the Cleveland Foundation reports Cleveland ranks among the top 10 U.S. cities for population growth of college-educated millennials.



Healthcare Sector

The healthcare sector is one of the major employers in Cleveland, including the Cleveland Clinic, University Hospitals of Cleveland, MetroHealth, and Medical Mutual of Ohio.



Tech Hub

Biotechnology, fuel cell research, and technology are three of the growing employment sectors in Cleveland. In fact, Forbes recently speculated that Cleveland might become the country's next technology hub.



Manufacturing

Despite the shift to professional service and high tech business, construction and manufacturing in Cleveland still account for a significant amount of employment growth. Nearly 3,000 new manufacturing jobs were created through June of last year, while the construction industry added more than 1,700 new jobs during the same period.



Education

Nearly 31% of the adults in Cleveland hold an undergraduate degree or higher, an increase of more than 4% over the last 10 years. Cleveland ranks among top 10 U.S. cities for population growth of college-educated millennial residents. Downtown Cleveland experiences 76 percent increase in residents aged 25-34 since 2000.



Travel Hub

Cleveland-Hopkins is Ohio's busiest airport. More than 10 million domestic and international passengers traveled through the Cleveland Hopkins International Airport (CLE), while shipping facilities at CLE have handled more than 26 Million pounds of cargo over the same time period.



Performing Arts

Playhouse Square in Cleveland is the 2nd-largest performing arts center in the country, right behind New York's Lincoln Center, and the Cleveland Museum of Art is home to more than 40,000 works.



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