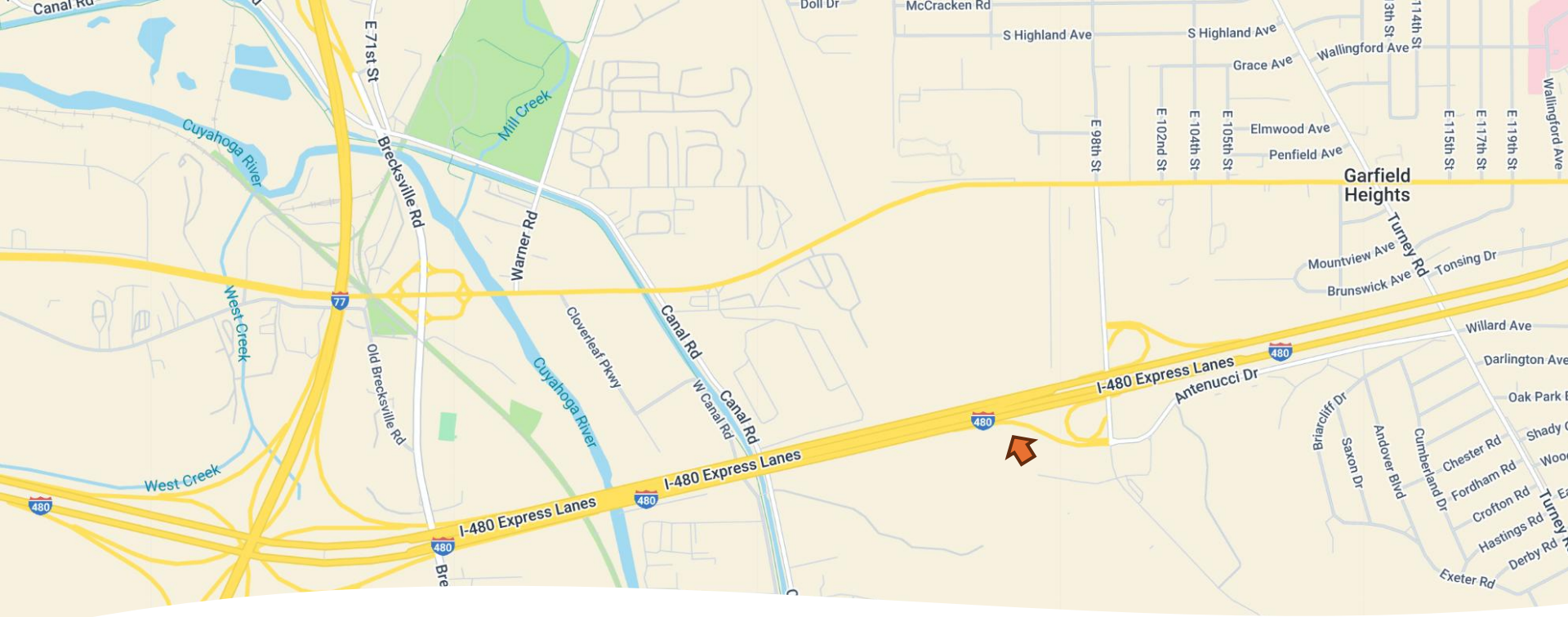


Highway Visible Ground Lease/Build-to-Suit Opportunity

9301 – 9401 Vista Way Garfield Heights, OH 44125





Property Highlights:

- Ground Lease or Build-to-Suit
- Demisable up to 2 Acres
- Freeway Visible Monument & Building Signage
- 155,000+ Vehicles I-480
- 17,000+ Vehicles E 98th/Transportation Exit
- 4,008 SF Former Bank with Drive Through
- 4,380 SF Former Restaurant with Drive Through
- Shadows major light industrial park and county development project



\$750 Million+ County Redevelopment Project





*Approximate measurements

County Redevelopment Project



Former Bank

Former Restaurant



people ready
A TRUEBLUE COMPANY

health markets



Angel
Dental Care



Lendmark
Financial Services

FASTEST LABS.
CLEAN FAST TESTING



Former Restaurant Property:

- 4,380 Square Feet
- 0.978 Acres
- 60+ Parking Spaces
- Drive Through Accessible
- Highway Monument Signage
- Freeway Visible Building Signage
- Lease or Redevelop Options Available



Former Bank Property:

- 4,005 Square Feet
- 0.922 Acres
- 38+ Parking Spaces
- Drive Through Accessible
- Highway Monument Signage
- Freeway Visible Building Signage
- Lease or Redevelop Options Available