



±10,583 SQUARE FEET
FORMER
GOLDEN CORRAL

FREE-STANDING
2nd GEN RESTAURANT/RETAIL
REPOSITIONING OPPORTUNITY

1519 WEST RIVER RD NORTH
ELYRIA, OH 44035

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
AUGUST 3-5, 2026

±10,583 SF, FREESTANDING, VALUE ADD RETAIL/2ND GENERATION RESTAURANT (FORMER GOLDEN CORRAL) ON ±3.6726 ACRES OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR REUSE; FLEXIBLE ZONING ALLOWS FOR A VARIETY OF USES

LOCATED ALONG A HIGH-TRAFFIC CORRIDOR AT A HARD-CORNER INTERSECTION, WITH EXPANSIVE FRONTAGE ALONG W RIVER ROAD (±19,345 VPD) AND FORD ROAD, ACROSS FROM MIDWAY MALL



\$1
ABSOLUTE AUCTION

±19,345 VPD (2018)

±52,196 VPD (2024)

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

1519 WEST RIVER RD NORTH, ELYRIA, OH 44035

ONLINE AUCTION: AUGUST 3-5, 2026 | ABSOLUTE \$1 AUCTION



BUILDING: ±10,583 SF
PARCEL NUMBERS:
06-24-172-000-032, 06-24-172-000-033, 06-24-172-000-034, 06-24-172-000-035
TOTAL LOT SIZE: ±3.6726 AC (±159,977 TOTAL SF)



PROPERTY TYPE: RETAIL/RESTAURANT
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT



YEAR BUILT: 2004
PARKING: 188 SPACES
FREESTANDING
PYLON SIGN
ZONING: COMMERCIAL DISTRICT



CLEVELAND MSA
ACROSS FROM MIDWAY MALL
±1.5-MI TO I-90
±2.5-MI TO UNIVERSITY HOSPITALS ELYRIA MEDICAL CENTER (278-BEDS)
±25-MIN TO CLEVELAND INTERNATIONAL AIRPORT

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing, second-generation restaurant/retail building located at 1519 West River Road North in Elyria, Ohio 44035 (the "Property"). Formerly occupied by Golden Corral, the Property is being offered significantly below replacement cost, providing an attractive opportunity for owner-users, investors, and developers to acquire a highly visible commercial asset within the Cleveland Metropolitan Area. **FIRST BID MEETS RESERVE!**

Constructed in 2004, the Property consists of a ±10,583-square-foot, single-story retail building situated on a ±3.6726-acre parcel (±159,977 SF). The site occupies a hard-corner intersection at West River Road and Ford Road and benefits from prominent frontage, excellent visibility, and convenient accessibility. Two dedicated curb cuts, including access from both West River Road and Ford Road, provide efficient ingress and egress for customers, employees, and service vehicles. The Property is further enhanced by 188 surface parking spaces (18/1,000 SF), offering parking capacity well in excess of typical retail and restaurant requirements. Previously occupied by Golden Corral on a triple-net (NNN) basis, the Property presents a compelling value-add opportunity to re-lease the space at market rents (CoStar-estimated \$14-\$16/SF NNN Retail). The Property features existing restaurant infrastructure, substantial land area, ample parking field, and strategic location creating the potential for either redevelopment or adaptive reuse opportunities. The Property is zoned Commercial District, which permits a broad range of retail, commercial, service, residential, and mixed-use applications, providing exceptional flexibility for prospective users, investors, and developers seeking to capitalize on one of the County's primary corridors.

Located in Elyria, Ohio, the county seat of Lorain County and a key component of the Cleveland Metropolitan Area, the Property benefits from a strategic position within one of Northeast Ohio's most established retail and commercial corridors. Situated at the signalized intersection of West River Road North and Ford Road, the site offers excellent visibility and accessibility within a heavily trafficked retail corridor serving Elyria and the surrounding communities. The Property is conveniently located near Lorain Blvd (36,800+ VPD), I-80 (Ohio Turnpike with 52k+ VPD), I-90 (over 55k VPD), and SR-57, providing direct access to Downtown Cleveland (±35-min), Cleveland Hopkins International Airport (±25-min), and major employment centers throughout Lorain and Cuyahoga Counties. Elyria serves as a regional retail, healthcare, and employment hub for western Greater Cleveland, drawing consumers from throughout Lorain County and neighboring communities. The Property is located across from Midway Mall and the immediate trade area features a strong concentration of national retailers, restaurants, hotels, and service providers, including Walmart Supercenter, Target, Lowe's, Meijer, Kohl's, Best Buy, Home Depot, and numerous quick-service and full-service restaurant operators. The Property also benefits from proximity to major institutional and employment drivers including University Hospitals Elyria Medical Center (287-beds), Lorain County Community College, (±9,400 students), and several industrial and manufacturing employers located throughout the region. Within a 5-mi radius, the area supports a population over 120,000 with an average household income above \$90k, providing a substantial consumer base for retail, restaurant, medical, and service-oriented users.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for building size, lot size/land area and number of parking spaces. Source for Zoning is City of Elyria Zoning site. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

FORMER GOLDEN CORRAL

ELYRIA, OH



MIDWAY MALL



±19,345 VPD (2018)

W RIVER ROAD

\$1 ABSOLUTE AUCTION

PROPERTY AERIAL

VIEW ONLINE AUCTION AUGUST 3-5, 2026



FREESTANDING RETAIL EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026



\$1
ABSOLUTE
AUCTION



FORMER GOLDEN CORRAL

ELYRIA, OH

FREE-STANDING BUILDING FLEXIBLE ZONING

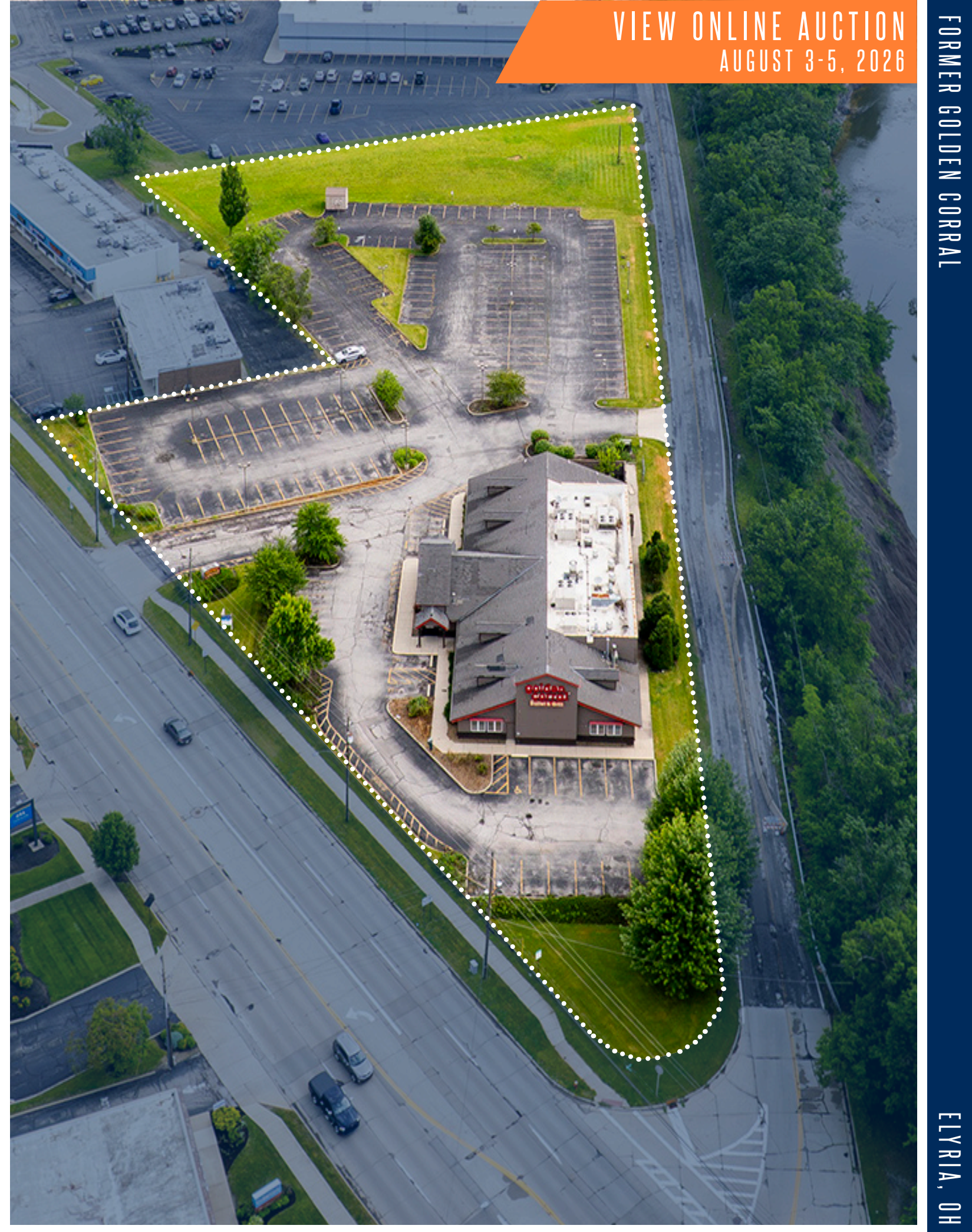
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AUGUST 3-5, 2026

FORMER GOLDEN CORRAL



\$1
ABSOLUTE AUCTION

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



ELYRIA, OH



THE GREATER AREA CLEVELAND, OHIO

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

\$1
ABSOLUTE AUCTION



DID YOU KNOW? QUICK FACTS

- ±315,000 Lorain County Population
- ±2.1 Million Cleveland MSA Population
- \$170+ Billion Cleveland Regional GDP
- 1.0+ Million Workforce
- \$14+ Billion Lorain County GDP
- 60%+ of U.S. & Canadian Markets Reachable Within One Day

The Cleveland Metropolitan Area serves as the economic center of Northeast Ohio and one of the Midwest's largest and most diversified regional economies. Home to more than 2.1 million residents, the metro benefits from a highly educated workforce, extensive transportation infrastructure, and a broad employment base spanning healthcare, manufacturing, technology, financial services, logistics, and professional services. Cleveland's strategic location along Lake Erie and within a one-day drive of major Midwest population centers continues to support business growth, investment, and regional connectivity.

STRATEGIC LOCATION: Midwest & Great Lakes Connectivity
The Cleveland region is strategically positioned along the Great Lakes and serves as a major transportation hub connecting businesses to Chicago, Detroit, Pittsburgh, Columbus, Buffalo, and broader Midwest and Northeast markets. The region benefits from an extensive network of interstate highways, rail corridors, port facilities, and air transportation infrastructure anchored by Cleveland Hopkins International Airport and the Port of Cleveland.

ECONOMIC POWERHOUSE: Healthcare, Industry & Innovation
Cleveland's economy is anchored by world-renowned healthcare institutions, advanced manufacturing operations, higher education systems, and a growing technology sector. Major employers include Cleveland Clinic, University Hospitals, Case Western Reserve University, Sherwin-Williams, Progressive, Eaton, Parker Hannifin, and KeyCorp. This diversified economic base continues to support long-term employment growth and regional investment. The Cleveland MSA supports more than one million jobs and a regional economy exceeding \$170 billion annually. Healthcare, advanced manufacturing, financial services, polymers, aerospace, and technology remain among the region's largest economic sectors.

REGIONAL STABILITY: Population, Workforce & Commerce
Greater Cleveland continues to benefit from a highly educated workforce, nationally recognized healthcare systems, extensive higher education resources, and a diversified employment base. The region is home to more than 30 colleges and universities, providing a steady pipeline of talent that supports long-term business growth and investment. These fundamentals continue to drive demand across industrial, retail, office, healthcare, and residential real estate sectors.

LORAIN COUNTY ELYRIA, OHIO

Located within the Cleveland Metropolitan Area, Lorain County is one of Northeast Ohio's largest and most strategically positioned counties, supporting a population exceeding ±315,000 residents and a workforce of more than ±88,000 people. Anchored by the cities of Elyria, Lorain, Avon, and North Ridgeville, the county benefits from direct access to Interstate 90, Interstate 80 (Ohio Turnpike), State Route 57, and the broader Cleveland transportation network. Its location along Lake Erie and proximity to Downtown Cleveland have helped establish Lorain County as a major center for manufacturing, healthcare, logistics, retail, and commercial development.

Lorain County's economy generates more than \$14 billion in annual GDP and is supported by a diverse employment base spanning advanced manufacturing, healthcare, distribution, professional services, and education. Major employers include Cleveland Clinic Avon Hospital, University Hospitals Elyria Medical Center, Bendix Commercial Vehicle Systems, Ford Motor Company, Nordson Corporation, Invacare, and numerous logistics and industrial operators. This economic diversification has contributed to long-term stability while supporting continued investment throughout the county.

As part of the 2.1+ million-person Cleveland MSA, Lorain County benefits from access to one of the Midwest's largest labor pools and transportation networks. Residents and businesses enjoy connectivity to Cleveland Hopkins International Airport, the Port of Cleveland, multiple interstate corridors, and an extensive rail network. The county's strategic location continues to attract employers seeking efficient access to regional and national markets.

Lorain County has experienced significant residential and commercial growth, particularly throughout its eastern communities including Avon, Avon Lake, North Ridgeville, and Elyria. Strong population density, healthcare infrastructure, retail development, and industrial investment continue to drive consumer demand and support long-term growth throughout the western Cleveland suburbs. Complementing these fundamentals is Northeast Ohio's highly competitive cost structure, with housing, utilities, and overall living expenses remaining well below many comparable major metropolitan areas. This affordability, combined with access to a highly educated workforce, extensive amenities, and a diversified economy, continues to attract residents, employers, and investment throughout the Greater Cleveland region.

LORAIN COUNTY SUPPORTS A POPULATION EXCEEDING 315,000 AND 155,000+ WORKERS SUPPORTING ONE OF NORTHEAST OHIO'S LARGEST COUNTY ECONOMIES WITHIN THE CLEVELAND MSA

ELYRIA OFFERS DIRECT ACCESS TO I-90, I-80 (OHIO TURNPIKE), SR-57 & CLEVELAND HOPKINS INTERNATIONAL AIRPORT SUPPORTING STABLE NEIGHBORHOOD SERVING RETAIL DEMAND

POSITIONED WITHIN THE 2.1+ MILLION PERSON CLEVELAND MSA, ELYRIA BENEFITS FROM ACCESS TO A DIVERSE EMPLOYMENT BASE, MAJOR REGIONAL AMENITIES, AND IS JUST ±30-MIN FROM CLEVELAND

Source: <https://www.cityoflorain.org/624/Economic-Development>



VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER GOLDEN CORRAL

\$1
ABSOLUTE AUCTION

WHY OHIO

Business-Friendly | Infrastructure-Driven



PRO-BUSINESS STRUCTURE | Tax & Regulatory Advantages

Ohio maintains a favorable business climate supported by competitive tax policies, workforce development initiatives, and continued investment in infrastructure. The state consistently ranks among the Midwest's leading destinations for corporate expansion and site selection, attracting both domestic and international employers across multiple industries.



INFRASTRUCTURE & CONNECTIVITY | In the Heart of It All

Ohio's central location and multimodal transportation network make it one of the nation's premier logistics and distribution centers. The state is served by more than 123,000 miles of roadway, extensive Class I rail service, international airports, and Great Lakes port access, allowing businesses to efficiently reach major domestic and international markets.



DIVERSE & RESILIENT ECONOMY | Essential Industries

Ohio's economy is supported by a diversified mix of manufacturing, logistics, healthcare, education, finance, energy, and technology, providing resilience across economic cycles. The state remains a national leader in advanced manufacturing and distribution while benefiting from continued investment in technology, data centers, and life sciences. This balanced industry base supports consistent employment, stable consumer demand, and long-term real estate fundamentals.



WORKFORCE & EMPLOYMENT | Scale, Skill & Stability

Ohio offers access to a large, skilled, and educated workforce, supported by nationally recognized universities, technical schools, and training programs. Employment growth is driven by essential industries rather than speculative cycles, supporting stable occupancy and long-term labor availability. The state's business-friendly operating environment and competitive cost structure continue to attract employers across a wide range of sectors.



A CENTRAL U.S. GROWTH MARKET | INVEST IN OHIO

Ohio's combination of economic scale, business-friendly policies, and central U.S. location continues to attract employers, residents, and investment capital. Supported by robust infrastructure, a diverse employment base, and competitive operating costs, the state remains well-positioned to support long-term occupancy, consumer demand, and durable asset value preservation across economic cycles.

Ohio offers businesses and investors a compelling combination of central U.S. positioning, economic scale, and long-term growth fundamentals. Home to more than 11.9 million residents and a gross state product exceeding \$900 billion, Ohio ranks among the nation's largest state economies and serves as a critical hub for manufacturing, logistics, healthcare, technology, and financial services. The state's strategic location provides access to approximately 60% of the U.S. and Canadian populations within a one-day drive, supporting efficient distribution and regional connectivity throughout North America. Ohio is also served by an extensive multimodal transportation network, including seven major interstate highways, 123,000+ miles of public roadway, extensive freight rail infrastructure, international airports, and access to the Great Lakes shipping system.

Supported by a highly diversified economy, extensive transportation infrastructure, and a competitive cost structure, Ohio continues to attract corporate investment, industrial development, and workforce growth. The state is home to a skilled labor force of more than 5.8 million workers and benefits from over 200 colleges and universities, nationally recognized healthcare systems, and leading research institutions. Ohio consistently ranks among the nation's top states for manufacturing employment and remains a preferred destination for advanced manufacturing, aerospace, automotive, life sciences, and logistics investment. Combined with affordable living costs, business-friendly policies, and access to major Midwest and East Coast markets, Ohio continues to attract employers, residents, and capital investment, reinforcing its position as one of the nation's most attractive destinations for long-term business expansion and economic growth.

0% state tax on corporate income	#1 in the Midwest for Doing Business (CNBC)	#2 Top States for Business: Cost of Doing Business
7th largest population in the U.S.	5 out of the Top 50 Best Suburbs to Live in America in 2024	8 top division professional sport teams
6 cities in Top 20 Metros for Young Professionals in 2024 (most of any state)	2nd most affordable state to buy a home (2025)	#4 Columbus' rank in the best cities for new college graduates (2024)

Source: <https://www.jobsohio.com>

ELYRIA, OH

EXPANDED AERIAL | ACTIVE COMMERCIAL CORRIDOR

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AUGUST 3-5, 2026

FORMER GOLDEN CORRAL



LOWE'S

Holiday Inn
Best Western
QUALITY INN & SUITES

Wendy's

Denny's

Bob Evans

INTERSTATE 90
±55,259 VPD (2024)

PET SMART **SUPERCUTS**
BUFFALO WILD WINGS **GameStop**
DOLLAR TREE **CSL**

Red Lobster

Marc's **AMERICAN FREIGHT**

Dunham's SPORTS

EST. 1957 THE HONEY BAKED Ham CO

Firestone

STAPLES

McDONALD'S

MIDWAY MALL

TACO BELL

Applebee's

Domino's



W RIVER ROAD

DollarBank

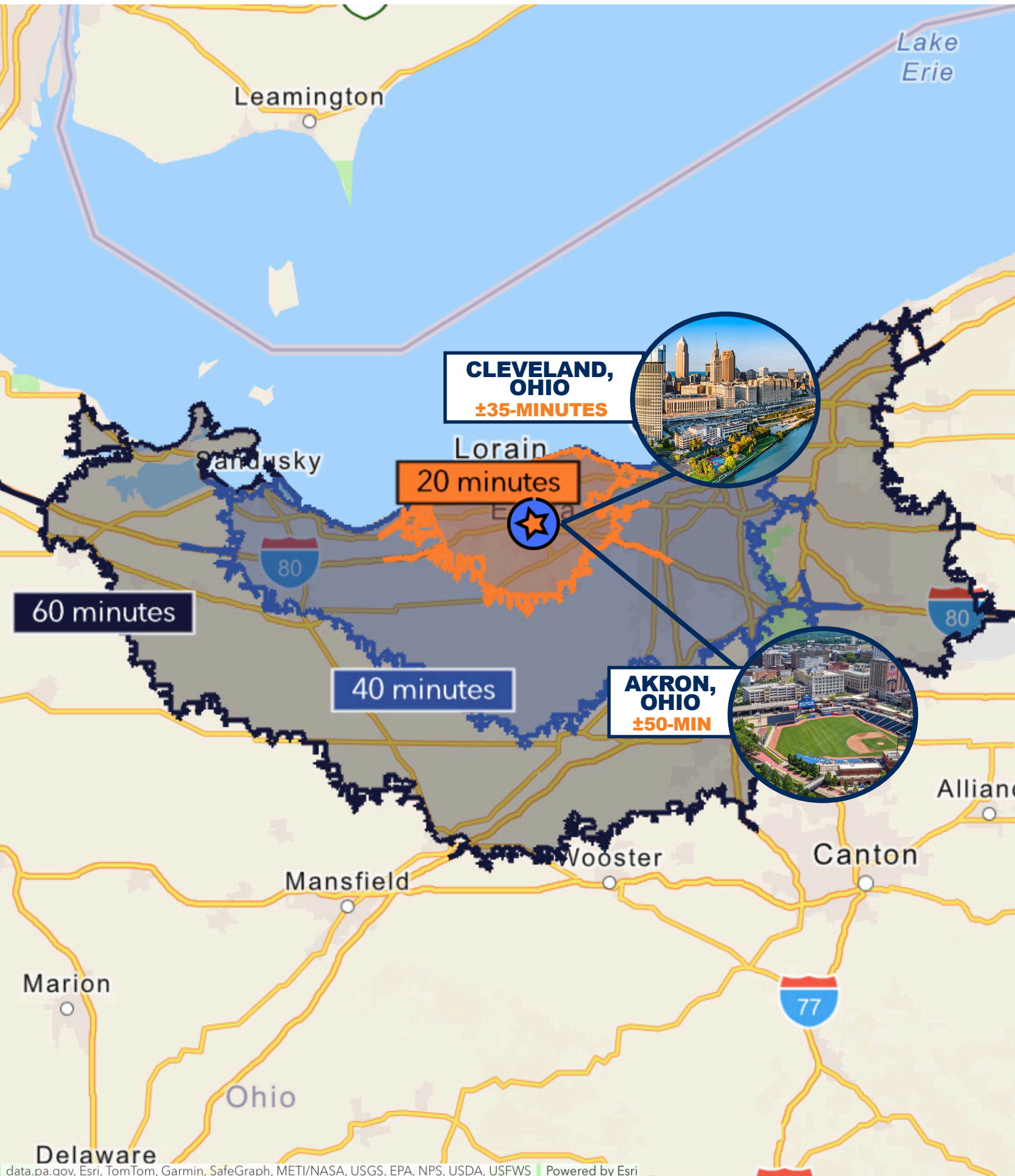
MIDWAY CROSSING
U-HAUL
planet fitness
CHIPOTLE
Olive Garden

\$1
ABSOLUTE AUCTION

±19,345 VPD (2018)

ELYRIA, OH

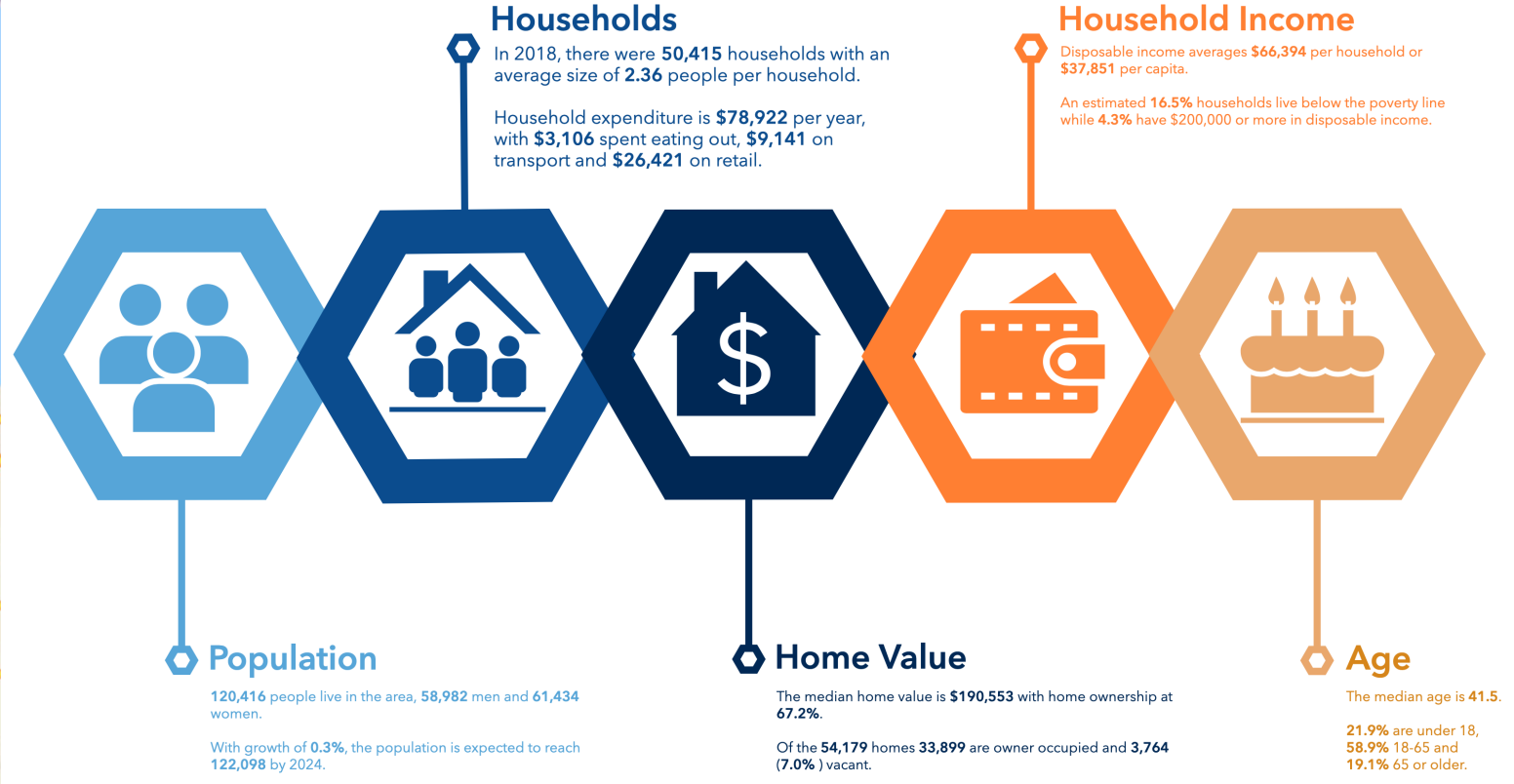
CLEVELAND METRO AREA DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER GOLDEN CORRAL



KEY FACTS		EDUCATION	
120,416 Population	41.5 Median Age	10% No High School Diploma	33% Some College
2.4 Average Household Size	\$90,332 2022 Average Household Income (Esri)	33% High School Graduate	25% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
3,375 Total Businesses	45,992 Total Employees	59% White Collar	3.9% Unemployment Rate
		27% Blue Collar	14% Services
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$66,394 Median Household Income	\$37,851 Per Capita Income	\$1,928 Apparel & Services	\$176 Computers & Hardware
	\$197,358 Median Net Worth	\$6,094 Groceries	\$3,154 Eating Out
			\$6,568 Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: AUGUST 3-5, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER GOLDEN CORRAL

NON-ENDORSEMENT & DISCLAIMER NOTICES

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240149

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for AUGUST 3-5, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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ELYRIA, OH