



**Former Campus of Notre Dame College  
4545 College Road, South Euclid, OH 44121**

**Bid Deadline – May 1<sup>st</sup> & Auction – May 7<sup>th</sup>  
Minimum Initial Overbid – \$7,900,000**



**Inspections by Appointment Only**

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# Receivership Sale Process

## Highlights:

- Stalking Horse Bid - \$7,500,000
- Minimum Initial Overbid - \$7,900,000

The proposed timeline from the Sales Procedure Motion:

Event	Deadlines
Deadline to Serve Court-Approved Bidding Procedures	Within two (2) Business Days of entry of the Bidding Procedures Order
Deadline to File Notice of Stalking Horse Bidder or Notice of No Stalking Horse Bidder	April 17, 2026
Deadline to Submit Qualified Bids (the "Bid Deadline")	May 1, 2026, at 5:00 p.m. ET
Deadline to Either (1) Notify Qualified Bidders of Auction or (2) Cancel Auction	May 5, 2026
Auction, if held	May 7, 2026
Deadline to File Notice of Successful Bidder and Motion for Final Approval of the Sale	May 11, 2026
Deadline to File Objections to the Sale Motion	May 18, 2026
Reply Deadline to Sale Objections	May 21, 2026
Sale Hearing	May 28, 2026, at 9:00 a.m. ET

The Approved Sales Procedure can be found in the data room along with the form Asset Purchase Agreement

# Campus Highlights

Founded in 1922, Notre Dame College is a private Catholic institution located in South Euclid, Ohio, approximately 10 miles east of downtown Cleveland. The campus was established by the Sisters of Notre Dame and has evolved into a co-educational, four-year liberal arts college offering undergraduate and graduate programs.

Set on roughly 48 acres, the campus includes 10 buildings totaling about 472,537 gross square feet, with classrooms, laboratories, chapels, residence halls, student services, and athletic facilities, along with approximately 800 surface parking spaces. The property fronts South Green Road and College Road in a dense inner-ring suburb with convenient access to regional employment centers, major retail such as Legacy Village and Beachwood Place, and nearby institutions including University Circle, John Carroll University, and Case Western Reserve University.

The campus offers a buyer an opportunity to acquire a fully built-out collegiate setting suitable for continued use as a higher-education institution or potential repositioning for other mission-driven or institutional users seeking a suburban Cleveland hub.

## 10 Buildings Totaling ~ 472,537 + SF on ~ 48.07+/- Acres

- Academic, administrative, student-service buildings, the Administration Building, and the Regina complex
- Multiple residence halls with capacity for approximately 650 students
- Library, chapels, auditorium/theater space, and specialized labs, including nursing and cybersecurity facilities within the Regina building
- Approx. 800 surface parking spaces are distributed throughout the campus
- Division II athletic facilities include football/soccer, softball, swimming/diving, basketball/volleyball, lacrosse, and fitness centers
- English Tudor Gothic style Administration Building, is listed on the National Register.





1	Administration Building
2	Joseph E. Keller Center
3	Clara Fritzsche Library
4	Regina Complex (Hall, Gym & Auditorium)
5	Connelly Center
6	Harks Hall
7	North Hall
8	Providence Hall
9	South Hall
10	Peterson Hall

# Notre Dame College Campus Buildings

Map	Building	Use	Protection	Year Built	Stories	Sq. Ft.
1	Administration Building	Administration, Computer Lab, Science Lab, Chapel, Bookstore	<ul style="list-style-type: none"> <li>• ¼ sprinklered (PAC, tunnel, labs)</li> <li>• HW, CS, SD</li> </ul>	1928, 1960	6	131,000 SF
2	Joseph E. Keller Center	Gymnasium, Auditorium, Pool	<ul style="list-style-type: none"> <li>• 100% sprinklered</li> <li>• HW, CS, SD</li> </ul>	1985, 2003	1	25,192 SF
3	Clara Fritzche Library & Garage	Library & Garage	<ul style="list-style-type: none"> <li>• ¾ sprinklered</li> <li>• HW, CS, SD</li> </ul>	1975	2.5	26,274 SF
4	Regina Complex (Hall, Gym & Auditorium)	Administration, classrooms, labs, offices, IT Room	<ul style="list-style-type: none"> <li>• 1/3 sprinklered</li> </ul>	1955, 1960	2	125,000 SF
5	Connelly Center	Dining Hall, Student Center	<ul style="list-style-type: none"> <li>• B, CS</li> </ul>	1975	1	16,745 SF
6	Harks Hall	Dorm, wrestling office, training room	<ul style="list-style-type: none"> <li>• 1/3 sprinklered</li> <li>• HW, CS, SD, B</li> </ul>	1955	3	24,367 SF
7	North Hall (connects Harks & Providence)	Dorm	<ul style="list-style-type: none"> <li>• 100% sprinklered</li> </ul>	2008	3	14,680 SF
8	Providence Hall	Dorm	<ul style="list-style-type: none"> <li>• 1/3 sprinklered</li> </ul>	1960	3	27,267 SF
9	South Hall	Dorm	<ul style="list-style-type: none"> <li>• 100% sprinklered</li> </ul>	2009	4	52,000 SF
10	Peterson Hall	Dorm	<ul style="list-style-type: none"> <li>• HW, CS, SD, B</li> </ul>	1975	3	30,012 SF
	Athletic Fields	Turf, Dugouts, Stands		2013		

HW: Hard-Wired

CS: Central Station

SD: Smoke Detectors

B: Basement



# Residence & Dining Hall

## CONNELLY CENTER (16,745 SF)

Dining facility and a few other functions.

## HARKS HALL (24,367 SF)

89 STUDENT CAPACITY

Room Dimensions: 11' x 16'

Double Rooms w/ Shared Bathroom

## NORTH HALL (14,680 SF)

79 STUDENT CAPACITY

Room Dimensions: 11.5' x 14.5'

Four Bed/2 Bath Suites w/ Kitchenette

## PROVIDENCE HALL (27,267 SF)

139 STUDENT CAPACITY

Room dimensions: 11' x 16'

Double Rooms w/ Shared Bathroom

## SOUTH HALL (52,000 SF)

208 STUDENT CAPACITY

Room Dimensions: 11' x 18'

Two Bed/1 Bath Suites w/Kitchenette  
and Common Area

## PETERSEN HALL (30,012 SF)

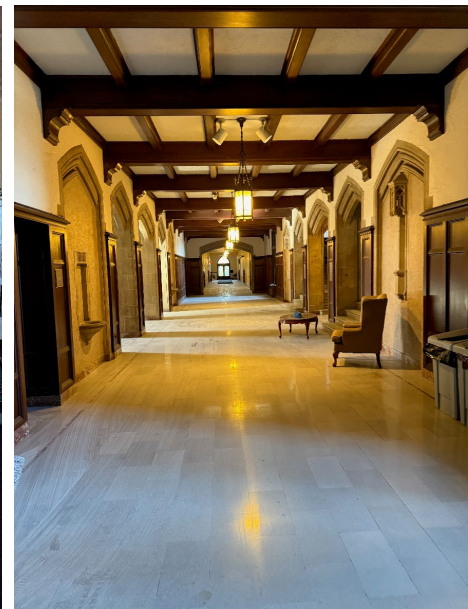
170 STUDENT CAPACITY

Room dimensions: 10' x 16.5

Double Rooms w/ Shared Bathroom



Administration Building: classrooms, labs and offices





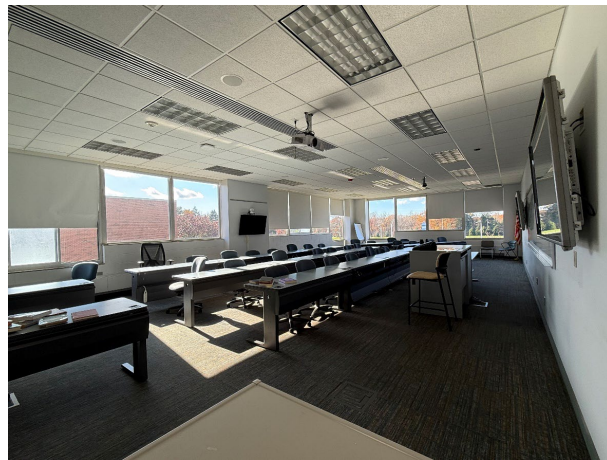


Joseph E. Keller Center (primary athletic facilities): large swimming pool, weight room, gym and training facilities, athletic offices and trainers.



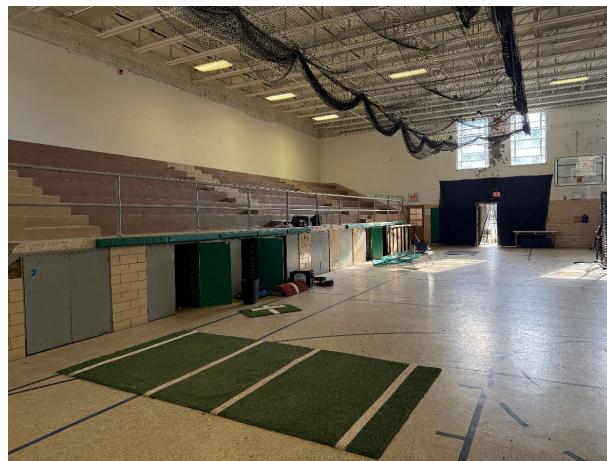


Clara Fritzsche Library: Falcon Café, library and classroom space.





Regina Complex: classrooms, offices, labs, an auditorium and a gym.





MAIN CAMPUS PARCELS	APN	ACRES	ZONING
4545 College Road	703-18-001	39.40	R75
1857 Lawnway Road	703-17-028	8.67	B6
TOTAL		48.07	



587.4 ft

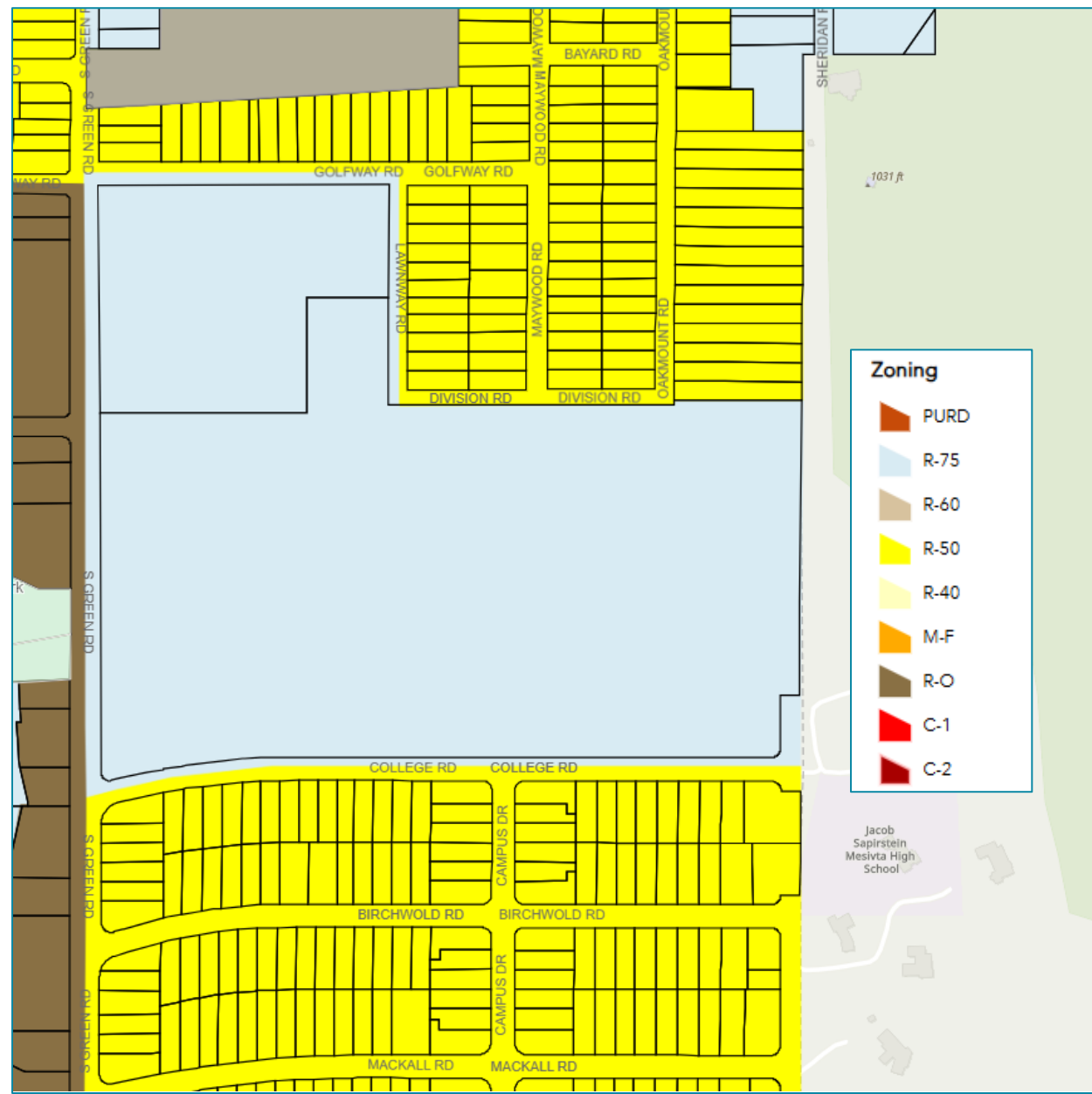
965.7 ft

# Zoning - One-Family District R-75

R-75 district requires a minimum lot width of 75 feet and minimum site size of 12,000 SF

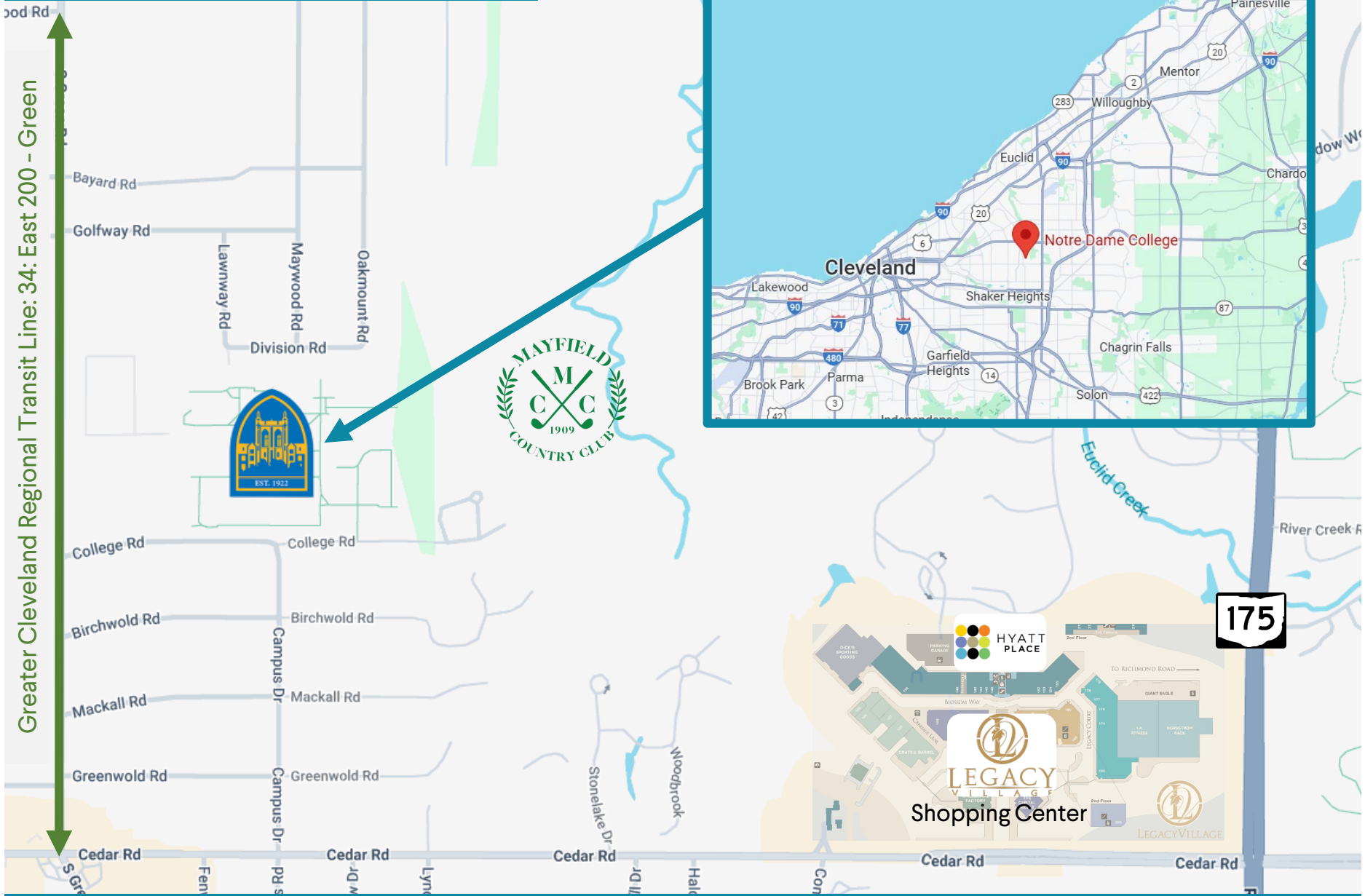
Permitted conditional uses that include religious facilities, public and private schools, colleges, universities, and dormitories, government offices, libraries, museums, childcare, human care (hospitals, nursing homes, etc.), and private recreational clubs/ facilities such as golf, tennis, and swimming.

Commercial (retail, office, industrial, etc.) and multifamily development is prohibited.



Zoning: [https://codelibrary.amlegal.com/codes/southeuclid/latest/seuclid\\_oh/0-0-0-10031](https://codelibrary.amlegal.com/codes/southeuclid/latest/seuclid_oh/0-0-0-10031);  
<https://www.arcgis.com/apps/webappviewer/index.html?id=c24b88dfec934e80901d7867c109a981>;  
[https://codelibrary.amlegal.com/codes/southeuclid/latest/seuclid\\_oh/0-0-0-10589#JD\\_Chapter723](https://codelibrary.amlegal.com/codes/southeuclid/latest/seuclid_oh/0-0-0-10589#JD_Chapter723)

Greater Cleveland Regional Transit Line: 34: East 200 - Green



# Location, Transportation & Access



Source: Google



**Airports:**  
Cleveland Hopkins International Airport: 21 mi  
Cuyahoga County Airport: 6.4 mi



**Roadway Access:**  
Interstate - 271: 2.5 mi  
U.S Route 322: 1 mi



**Public Transportation:**  
RTA Rapid Transit  
• 34: East 200 – Green (Connects to Downtown Cleveland & Hopkins Airport)  
Bus Routes on Mayfield Road  
• Link in South Euclid, Cleveland Heights, and University Circle



**Distances to Major Cities:**

- Cleveland, OH - ~10 miles
- Akron, OH - ~35 miles
- Canton, OH - ~55 miles
- Columbus, OH - ~140 miles
- Pittsburgh, PA - ~120 miles

# POPULATION & DEMOGRAPHICS

5-mile Radius of  
4545 College Road, South Euclid, OH 44121



2024 Population  
290,610



Annual Growth  
0.1%



Median HH  
Income: \$52,883



Median Home  
Value: \$166,220

Source: CoStar

## Population

	3 mile	5 mile	10 mile
2020 Census	116,770	289,213	659,749
2024 Population	112,011	290,610	653,387
Annual Growth 2020-2024	-1.0%	0.1%	0.1%
Median Age	40.5	40.3	40.2
Ave Household Size	2.3	2.1	2.1

## Housing

	3 mile	5 mile	10 mile
Median Home Value	\$177,410	\$166,220	\$148,563

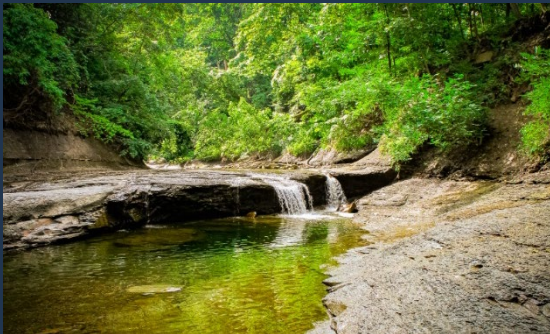
## Income

	3 mile	5 mile	10 mile
Avg Household Income	\$101,727	\$79,312	\$72,688
Median Household Income	\$77,367	\$52,883	\$48,625

## Traffic

Collection Street	Cross Street	Avg. Daily Traffic Volume	Count Year	Distance from Property
S Green Rd	Greenway Rd N	13,437	2025	.15 mi
Greenway Rd	S Green Rd E	1,285	2025	.18 mi
Golfway Rd	S Green Rd W	959	2025	.19 mi
Bayard Rd	S Green Rd W	9,879	2025	.23 mi
Green Rd	S Green Rd W	9,619	2025	.23 mi

## South Euclid, Ohio Facts



- South Euclid is a city in Cuyahoga County on the east side of Cleveland and is considered an inner-ring suburb of the Cleveland metro area. As of the 2020 Census, the city's population is roughly 21,800 residents.
- The city is located about ten miles east of Downtown Cleveland, giving residents and students quick access to the region's job centers, sports venues, and cultural attractions while retaining a suburban neighborhood feel.
- South Euclid is characterized as a college town, historically anchored by Notre Dame College along South Green Road, and supported by nearby institutions such as John Carroll University and the universities and museums in Cleveland's University Circle district.
- The local economy blends education, healthcare, and manufacturing. Major institutions include Notre Dame College, University Suburban Health Center (a University Hospitals facility), and industrial employers like AeroControl Group (TransDigm) and Röchling Glastic Composites, which help maintain a stable tax base and employment pool.
- Residents enjoy strong retail and lifestyle amenities: the city is adjacent to Mayfield Country Club and lies within 1.5 miles of Legacy Village and Beachwood Place, an upscale shopping mall and lifestyle center offering dining, entertainment, and national retailers.
- South Euclid offers walkable, architecturally diverse neighborhoods and abundant parks, and is promoted by the city as a community where residents and businesses "come together and thrive," consistently ranking as one of the more desirable places to live in the Cleveland suburbs.

## Cleveland, Ohio Facts



- Cleveland is a major city in Northeast Ohio and the county seat of Cuyahoga County, situated along the southern shore of Lake Erie. As of the 2020 Census, the city has a population of approximately 373,000 residents, making it the second-largest city in Ohio.
- Cleveland serves as the economic, cultural, and healthcare hub of the region, located about midway between Chicago and New York City. Its central location provides access to regional and national transportation networks while supporting a diverse urban economy.
- The city is internationally recognized for its healthcare and education sectors, anchored by institutions such as the Cleveland Clinic, University Hospitals, MetroHealth, and Case Western Reserve University. Together, these institutions attract global talent and contribute significantly to employment and research activity.
- Cleveland's economy is diversified across healthcare, higher education, manufacturing, financial services, and professional services. Major employers include the Cleveland Clinic, University Hospitals, Sherwin-Williams, KeyBank, Progressive Insurance, and NASA Glenn Research Center, providing a stable and resilient employment base.
- Residents benefit from a robust mix of cultural, recreational, and lifestyle amenities. The city is home to world-class attractions such as the Rock & Roll Hall of Fame, Playhouse Square, Cleveland Museum of Art, and professional sports teams including the Browns, Cavaliers, and Guardians.
- Cleveland features distinct, walkable neighborhoods, historic architecture, extensive park systems including the Cleveland Metroparks, and a revitalized downtown and waterfront. Ongoing public and private investment continues to enhance livability, positioning Cleveland as an increasingly attractive urban market in the Midwest.

# Cleveland Ohio Employers

Rank	Employer	# of Emp	Product / Service
1	Cleveland Clinic	32,251	Healthcare/ Medical Services
2	University Hospitals	14,518	Healthcare/ Medical Services
3	United States Federal Government	11,254	Government (Federal)
4	Progressive Insurance	8,379	Insurance / Financial Services
5	Cuyahoga County	7,776	Government (County)
6	Cleveland Metropolitan School District	6,953	Education (Public K-12)
7	City of Cleveland	6,757	Government (Municipal)
8	MetroHealth	5,823	Healthcare / Medical Services
9	Key Corp	4,812	Banking / Financial Services
10	Group Management Services	4,795	Professional Services / Human Resources (PEO)
11	Case Western Reserve University	4,512	Higher Education / Research
12	Swagelok	4,182	Manufacturing (Industrial Components)
13	Giant Eagle	3,530	Retail / Grocery
14	Heinen's Fine Foods	3,500	Retail / Grocery
15	Sherwin-Williams	3,430	Manufacturing (Coatings & Chemicals)
16	U.S. Postal Service	2,801	Government / Logistics
17	Lincoln Electric	2,800	Manufacturing (Industrial Equipment)
18	Nestle	2,298	Food & Beverage Manufacturing
19	State of Ohio	2,288	Government (State)
20	Cuyahoga Community College	2,249	Higher Education / Community College

# Disclaimer

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Keen-Summit Capital Partners LLC (“Broker”) has been engaged by David M. Baker, Receiver for The Notre Dame College (“Client”), as real estate broker for this offering.

Client is seeking to sell its real estate holdings, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Client and/or Advisors, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Advisors and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
  - a. has been prepared for informational purposes only, and
  - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Advisors will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
  - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
  - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Advisors, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Advisors have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

# Disclaimer

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6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Client unless and until Prospect and the Client execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Client shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Client shall have executed and delivered an APA, neither Prospect nor the Client will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Client reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Client shall be free to establish and change any process or procedure with respect to a Transaction as the Client in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of Alabama for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Advisors will arrange for appropriate contacts for due diligence purposes. All:
  - a. communications regarding a possible Transaction,
  - b. requests for additional information,
  - c. requests for inspections,
  - d. discussions regarding making an offer and/or participating in the sales process, and/or
  - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Advisors. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Client including the managing agent concerning the Information or a Transaction.

# Contact Information

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All communications, inquiries and requests for information relating to these materials should be addressed to Keen-Summit Capital Partners LLC.

## INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

## COOPERATING BROKERS

Cooperating Brokers should seek payment from their client.

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### Keen-Summit Capital Partners LLC

646-381-9222 Main

[www.Keen-Summit.com](http://www.Keen-Summit.com)

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