GEORGETOWN SQUARE

7554 PEARL RD | MIDDLEBURG HEIGHTS, OH 44130

GATTO GROUP
REAL ESTATE

100% Occupied 21,836 SF Shopping Center

GATTO GROUP INC

BROKERAGE. MANAGEMENT. INVESTMENTS.

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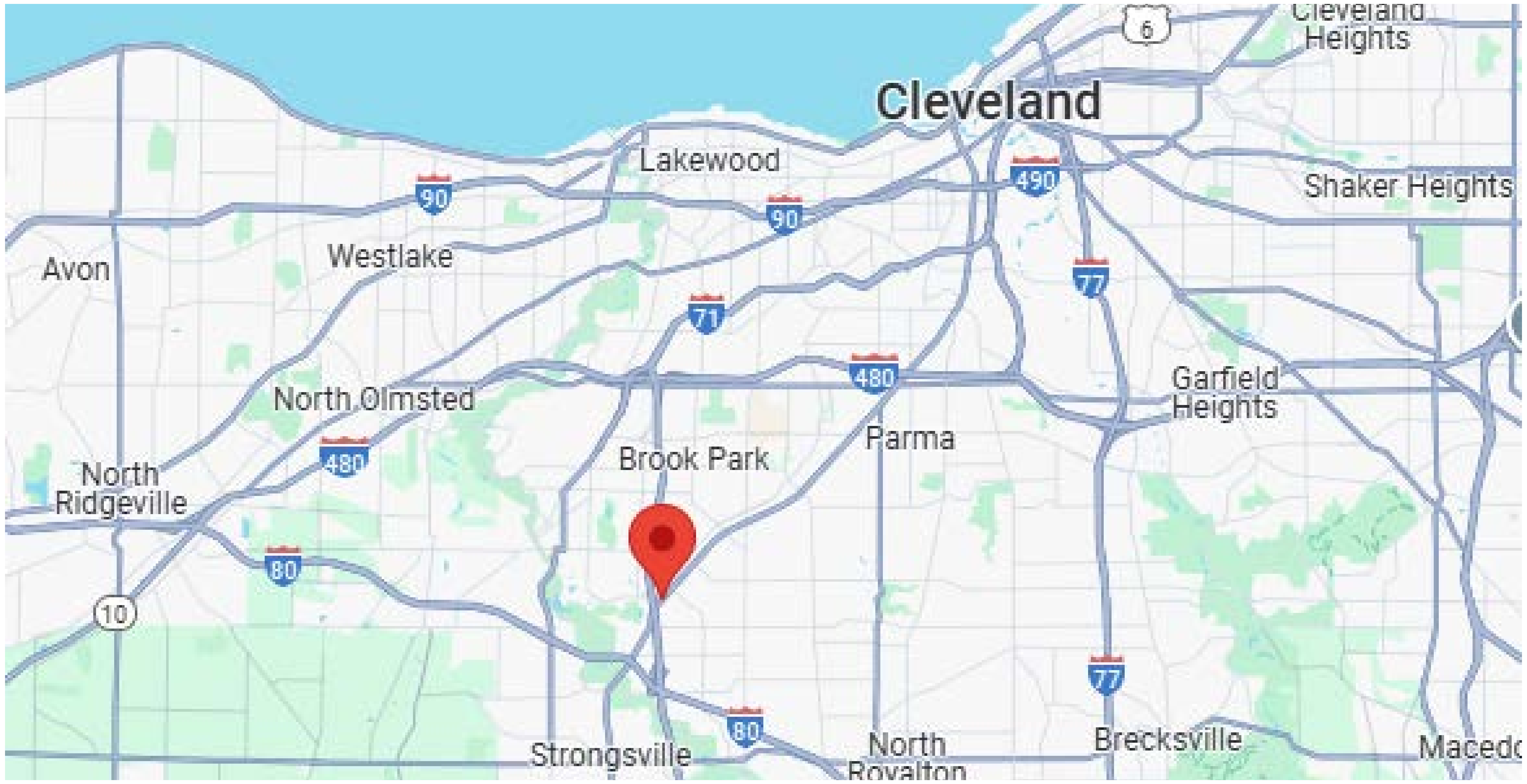
EXECUTIVE SUMMARY

Retail Property For Sale

Offering Summary

Sale Price	$4,100,000
Cap Rate	7.40%
2025 Actual NOI	$303,681
2026 Projected NOI	$312,606
Price PSF	$187
Occupancy	100%
Building Size	21,836 SF
Lot Size	2.6 Acres
Year Built	1990



EXECUTIVE SUMMARY

Retail Property For Sale

Property Overview

We are pleased to offer an exceptional opportunity to acquire a well-positioned retail center located at 7570 Pearl Road, Middleburg Heights, Ohio. This +/- **21,836 square foot** shopping center is ideally situated at the signalized intersection of Pearl Road and Bagley Road, with easy access to Interstate 71, ensuring **strong visibility** and convenient access for both shoppers and tenants. The property is located in a densely populated, highly trafficked area with an average daily traffic count of over **27,553 vehicles**.

The shopping center is currently home to a diverse mix of **national, regional, and local tenants**, including retailers, restaurants, and service providers, which provide a stable income stream for investors. The center offers **ample parking**, excellent curb appeal, and a well-maintained structure with minimal landlord responsibilities.

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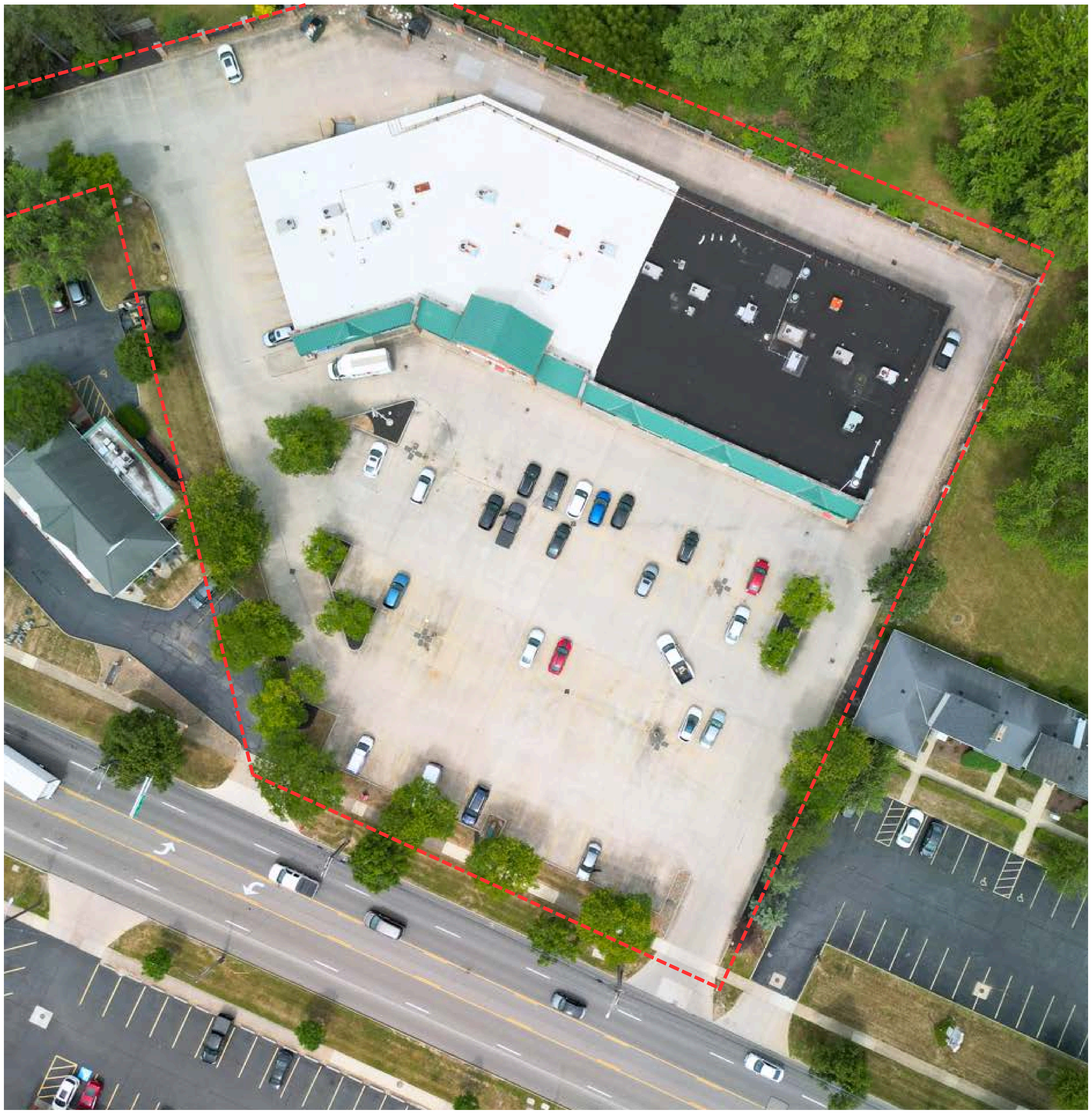
Property Highlights

- 100 % Occupied
- Four national tenants
- Excellent visibility and signage
- High Traffic with over 27,553 VPD
- Immediate access to Interstate 71
- Solid brick and block construction
- Ample parking with 80 parking spots
- Half of the roof done in 2023 (15 year warranty)
- Other half of the roof done in 2025 (15 year warranty)
- Multiple access points along Pearl Road and Fowles Road
- Close Proximity to Cleveland Hopkins International Airport

Long Standing Tenancy

- Anchored by Pet Supplies Plus for 33 years
- OneMain Financial for 33 years
- Jets Pizza for 17 years
- Red Wing Shoes for 11 years
- Over 70% of GLA leased to national tenants



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RENT ROLL

Retail Property For Sale

Unit	Tenant Name	Lease Start Date	Lease End Date	Square Feet	% of Sq Ft	Monthly Rent	Annual Rent	Price per Fq Ft	Lease Options	Lease Type
1	Jets Pizza	7/1/2023	6/30/2028	1,850	8.47%	3,254	39,048	21.11	N/A	Gross Net Utilities
2	Smoke & Vape Shop	1/1/2025	12/31/2027	1,645	7.53%	2,636	31,632	19.23	One (1) Three (3) year option	Gross Net Utilities
3	Umi Sushi	4/1/2022	3/31/2027	1,700	7.79%	2,200	26,400	15.53	N/A	Gross Net Utilities
4	One Main Financial	4/1/2023	3/31/2028	1,700	7.79%	3,147	37,770	22.22	N/A	NNN
5	Red Wing Shoes	11/1/2023	10/31/2028	1,700	7.79%	2,639	31,668	18.63	N/A	Gross Net Utilities
6	Cicero Law	6/1/2023	5/31/2028	1,700	7.79%	2,550	30,600	18.00	One (1) Five (5) year option	Gross Net Utilities
7	Pet Supplies Plus	9/1/2016	8/31/2031	10,141	46.44%	14,873	178,482	17.60	One (1) Five (5) year option	Gross Net Utilities
8	CPAP Equipsource	1/1/2024	12/31/2026	1,400	6.41%	2,109	25,308	18.08	N/A	Gross Net Utilities
Total				**21,836**	**100.00%**	**$ 33,409**	**$ 400,908**			

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INCOME AND EXPENSES

Retail Property For Sale

Income	2024	2025	2026 proj.
4100 Rent Income	391,421	401,558	400,908
4400 FEES			300
4470 Utility Reimbursement	10,776	15,093	14,545
Total Income	402,197	416,650	415,753
Operating Expenses:			
6085 General Maintenance Labor	400	100	300
6091 Property Insurance	1,439	3,597	4,000
6110 MANAGEMENT FEES	16,000	16,000	16,000
6140 REPAIRS AND MAINTENANCE	630	1,107	1,000
6161 Property Tax	48,627	46,231	46,283
6171 Electricity	1,670	1,979	1,821
6173 Water and Sewer	13,997	16,483	13,513
6175 Garbage and Recycling	12,790	15,252	8,740
7048 Routine Landscaping	4,100	5,374	4,500
7052 Routine Snowplowing and Salt	1,377	6,847	7,000
Total Operating Expense	101,031	112,970	103,157
Net Operating Income	**301,167**	**303,681**	**312,596**

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DEMOGRAPHICS

Retail Property For Sale

Residents

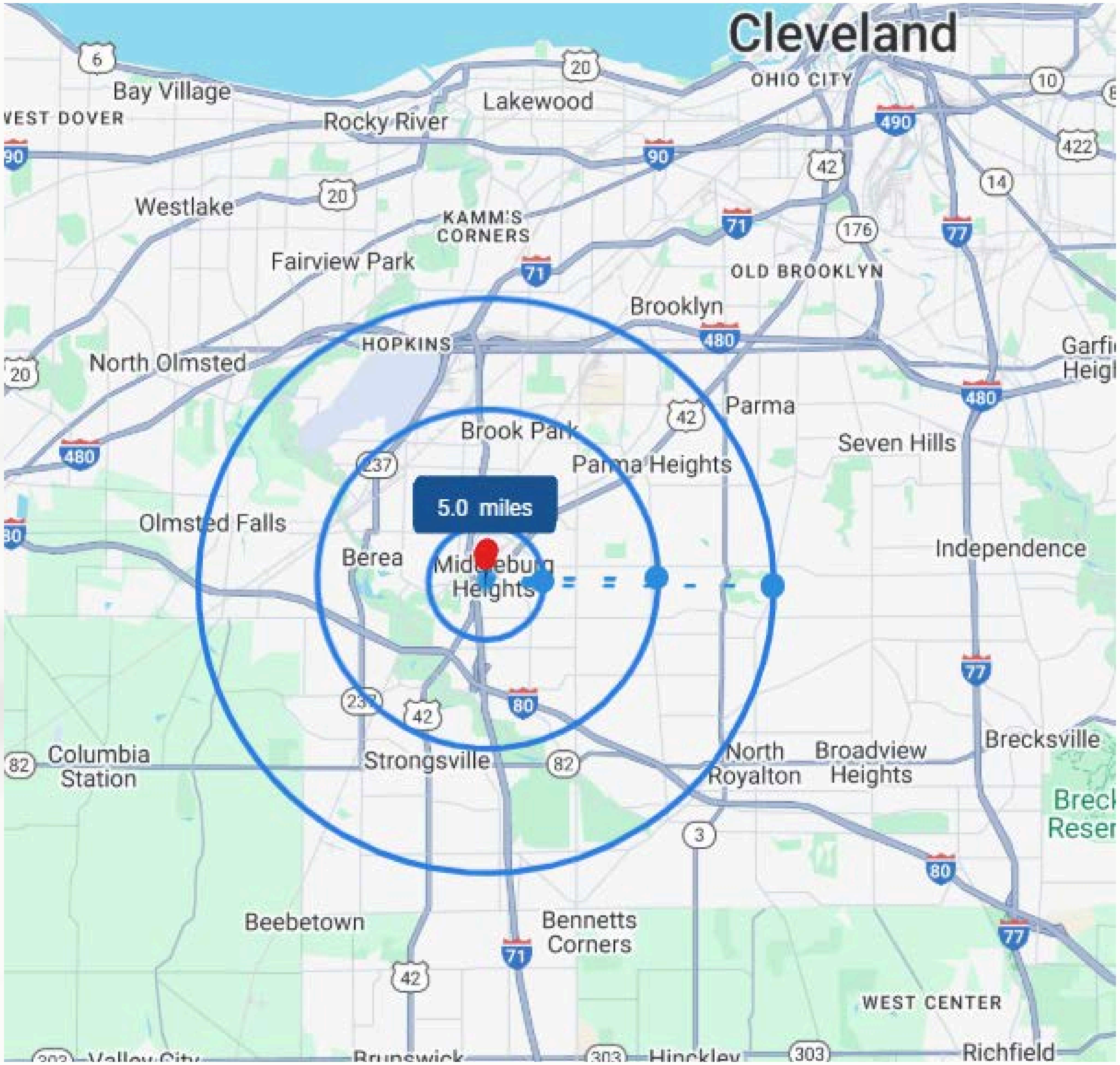
1 Mile	6,779
3 Mile	64,888
5 Mile	161,643

Households

1 Mile	3,000
3 Mile	27,622
5 Mile	69,689

Annual Household Income

1 Mile	$86,323
3 Mile	$79,068
5 Mile	$80,089




BW
BALDWIN WALLACE UNIVERSITY
CLE
CLEVELAND HOPKINS INTERNATIONAL AIRPORT
ALDI
Raising Cane's CHICKEN FINGERS
FAT HEAD'S BREWERY
Walmart
LOWE'S
THE HOME DEPOT
Panera BREAD
INTERSTATE 71
INTERSTATE 71
OfficeMax
Marshalls
goodwill
Pearl Road
-27,553 VPD
Gabe's
LEVIN
FURNITURE & MATTRESS
Subject Property
PET SUPPLIES PLUS
Minus the hassle.
JET'S PIZZA
OneMain Financial
RED WING SHOES
Walgreens
petco
JOANN
Party City

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DISCLAIMER

Retail Property For Sale

Confidentiality Agreement

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

Purpose

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

Confidentiality Obligations

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

Disclaimer of Warranties

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

No Obligation

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

Return of Materials

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

Indemnification

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

Gatto Group Inc.
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Willoughby Hills, Ohio.

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