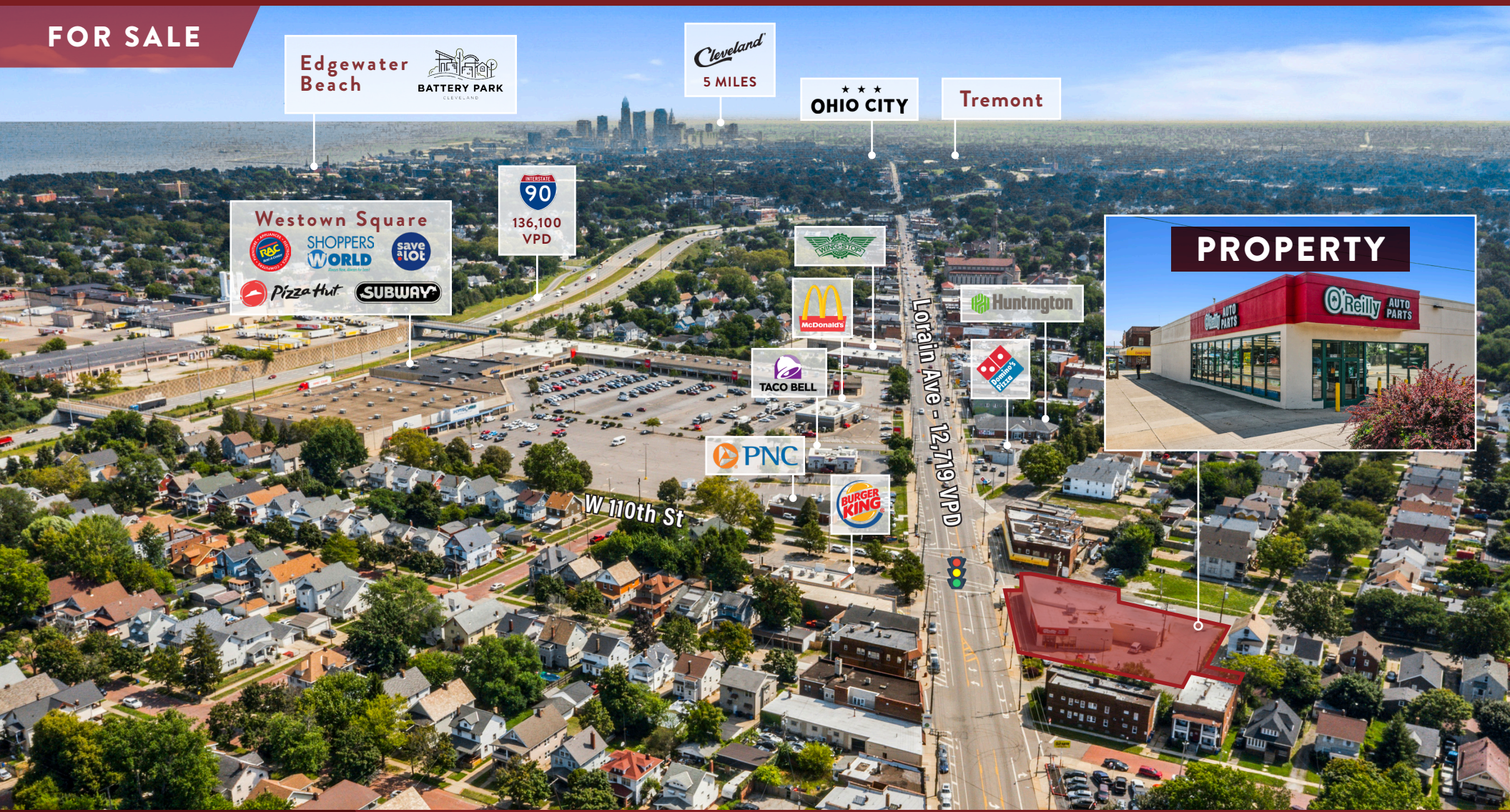


ABSOLUTE NNN O'REILLY AUTO INVESTMENT SALE

11011 LORAIN AVENUE, CLEVELAND, OHIO 44111 (WEST SIDE OF CLEVELAND)

FOR SALE



- FOR SALE: \$915,000
- BELOW MARKET RENT!
- 35 YEAR OPERATING HISTORY (SINCE 1991)
- TOP 9% OF ALL 228 O'REILLY STORES IN OHIO (PER PLACER.AI)

EXCLUSIVE CONTACTS

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THE OPPORTUNITY



#3 OUT OF 15 STORES WITHIN A 15 MILE RADIUS, 86% RANKING (PER PLACER.AI)

- For Sale at \$915,000, priced at a 6.9% cap (\$63,000 annual rent)
- Current Lease expires January 31, 2030 with 2 additional 5 year options with \$5,000 rent increases per option period (rent increases to \$68,000 annual rent in option 1 and \$73,000 in option 2)
- This lease is structured as a NNN lease, Tenant is responsible for all maintenance, including structure, roof and HVAC repair/replacement
- Long term historical occupancy since 1991 on premises (Murrays Auto) and O'Reilly since 2010
- Clean Environmental Report (Phase 1 and Phase 2, completed 2026)
- Located across from West Town Square shopping center and minutes from Target, Giant Eagle, Home Depot and more
- 10,346 SF Signalized Freestanding Building on .69 AC
- Dense Market of 164,126 people in a 3 mile radius and daytime population of 131,593
- High traffic counts of 12,719 VPD (source ODOT)

QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

131,593



2025
POPULATION

163,892



2025
HOUSEHOLDS

75,884



2025
POPULATION
25 & OVER

117,240



2025
AVG. HOUSEHOLD
INCOME

\$77,022

CBRE

LEASE ABSTRACT

Tenant	O'Reilly Auto Enterprises, LLC (formerly O'Reilly Automotive, Inc.)
Landlord	11011 Lorain Avenue Associates
Property Address	11011 Lorain Avenue, Cleveland, OH 44111
Tax Parcel Number	018-07-001 and 018-07-002
Original Lease Date	February 1, 2010 Murrays Auto Part: February 27, 1991 (Prior Lease)
Lease Expiration	January 31, 2030
Annual Rent	Current Rent: \$63,000 Annually Option 1 Rent: \$68,000 Annually Options 2 Rent: \$73,000 Annually
Option Terms	Two (2) 5-year Options Remaining: Option 1: February 1, 2030 - January 31, 2035 Option 2: February 1, 2035 - January 31, 2040
Lease Structure	Triple Net Lease (NNN) – Tenant pays all taxes, insurance, and maintenance
Maintenance Responsibilities	Tenant responsible for all maintenance, including roof, but not structural (except as noted in Section 6.10)
Capital Expenditures (Tenant)	Roof: 2012 (20 year warranty) HVAC: 2014 replacement
Capital Expenditures (Landlord)	Responsible only for structural repairs not caused by Tenant (Section 6.10)
Insurance	Tenant must maintain full replacement cost insurance and liability coverage
Taxes & Utilities	Paid directly by Tenant
Use Restrictions	Automotive parts and related retail only; no adult content, hazardous uses, or fire hazards
Assignment/Subletting	Requires Landlord consent, with carve-outs for corporate transactions
Hazardous Materials	Strictly regulated; Tenant liable for remediation and indemnification
Lease Type	Net, Net, Net (NNN) Lease
Local Taxes	\$17,240.91 (Tenant Pays)

EXTERIOR PHOTOS



AERIAL VIEW



amazon

Edgewater Beach
BATTERY PARK
CLEVELAND

Cleveland
5 MILES

Tremont

OHIO CITY

90
136,100
VPD

Westtown Square
RBC
SHOPPERS WORLD
save a lot
Pizza Hut
SUBWAY

McDonald's

Wingstop

TACO BELL

Huntington

BURGER KING

PNC

Domino's
Domino's
Prime's Place

PROPERTY

Lorain Ave - 12,719 VPD

W 110th St

AERIAL VIEW



PROPERTY

W 110th St

Lorain Ave - 12,719 VPD

TARGET
KeyBank
giant eagle
getGo CAFE + MARKET

Public Storage

THE HOME DEPOT
AutoZone

LAKEWOOD CO-OP

Westown Square
RBC
SHOPPERS WORLD
save a lot
Pizza Hut
SUBWAY

BURGER KING

PNC

TACO BELL

McDonald's

Huntington

Domino's

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	25,277	163,892	314,978
2025 Daytime Population	19,362	131,593	317,376
2025 Households - Current Year Estimate	10,059	75,884	148,511
2025 Average Household Income	\$58,271	\$77,022	\$84,347
2030 Average Household Income Projection	\$66,493	\$86,887	\$95,527
2025 Median Household Income	\$45,834	\$55,120	\$60,730
2025 Population 25 and Over	16,342	117,240	229,070

CONTACT US

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