

~25,000 SF VACANT BOX LEASE UPSIDE



Meadowbrook Market Square

22161 Rockside Road | Bedford, Ohio 44146

PRICE: \$2,800,000 | CAP RATE: 7.48%

DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

NON-ENDORSEMENT

Anchor Cleveland LLC dba Anchor Retail is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with or sponsorship or endorsement by said corporation of Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



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INVESTMENT OVERVIEW

01



VITAL DATA

NET OPERATING INCOME

\$209,499

CURRENT OCCUPANCY

47.74%

GROSS LEASABLE AREA (GLA)

46,991 SF

LOT SIZE

5.61 ACRES

YEAR BUILT / REMODELED

1988 / 2019

ROOF

REPLACED ON ±25,000 VACANCY
12/2022

MAJOR AREA EMPLOYERS & NOTABLE TENANTS

- **Genuine Parts Company (NAPA)** operates a key distribution and retail hub on-site, employing dozens locally as a major national player in automotive parts.
- **Amazon** has two (2) fulfillment centers in the area, employing 3,000 - 5,000 between both sites.
- Publicly-traded **Olympic Steel** employs about 800 at their primary processing facilities and corporate offices
- Privately-held **Majestic Steel** has about 500 at their headquarters and processing center
- **Heinen's** occupies two (2) warehouse/distribution/production facilities, with approximately 600-700 employees.
- The **American Seaway Foods-Giant Eagle Distribution Center** serves over 150 Giant Eagle stores and employs about 600-800.
- **JACK Thistledown Racino** has 600-800 employees in gaming & operations, racing, food & beverage, and maintenance & security.
- **JB Hudco**, a logistics company serving the telecom and retail sectors, is adjacent to the subject property operates a 197,000± SF complex
- **ABARTA Coca-Cola Beverages** has a workforce of about 300 and runs a distribution hub.
- With sixteen (16) dealerships offering twenty (20) brands of new vehicles, the **Bedford Auto Mile** has a workforce close to 2,000±.
- Regional office/tech/light assembly firms anchor employment nearby
- Logistics, manufacturing, and healthcare operators thrive in Bedford, drawing a stable workforce to the immediate area
- Fuel stations & quick service outlets occupy prime spots along Rockside Road, supporting daily commuter and service traffic



PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively represent Meadowbrook Market Square at 22101-22165 Rockside Road for investment sale. It is a highly-visible, well-positioned neighborhood shopping center in the heart of Bedford’s dominant retail corridor, offering strong traffic, and established tenant mix, and direct access to a dense residential and employment base. The property benefits from excellent regional connectivity via Rockside Road, and I-271/I-480, drawing customers from Bedford, Maple Heights, and surrounding east side Cleveland suburbs with favorable housing incomes and solid consumer spending power.



INVESTMENT HIGHLIGHTS

Location, Access, Visibility:

- Prominent frontage along Rockside Road in Bedford’s primary commercial node, with convenient full-movement access and ample on-site parking that supports daily needs and destination retail.
- Immediate connectivity to major regional arteries, including I-271 and I-480, positions the center as an easy stop for both local residents and daily commuters traveling through southeast Cuyahoga County

Tenant Mix & Traffic Drivers:

- Meadowbrook Market Square features a mix of service, retail, fitness, and government users including Fit Circuit Ohio, NAPA, the Ohio Bureau of Motor Vehicles Deputy Registrar and Exam Station, and the Cuyahoga County Title Bureau, which generate reliable weekday and weekend traffic.

Employment Base & Area Strength:

- The Bedford-southeast Cleveland sub-market benefits from a diverse employment base in healthcare, light industrial, logistics, and services, drawing workers from a wide regional catchment and supporting daytime population near the center.
- Nearby institutional and public-sector users, including county and state offices and educational facilities in the broader corridor, further reinforce daily demand for food, services, and convenience retail.

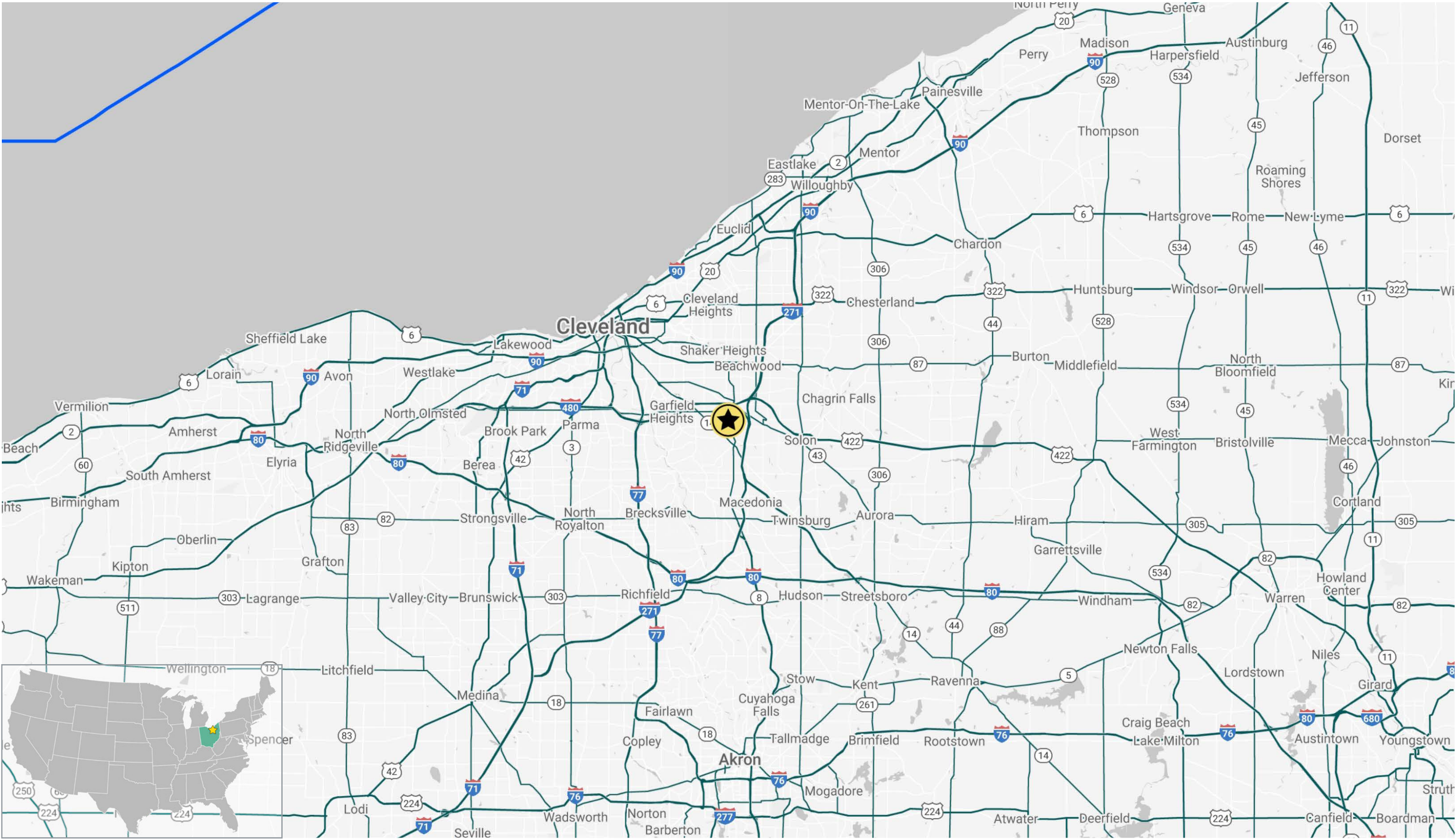
LIST PRICE: \$2,800,000

CAP: 7.48%

NOI: \$209,499



INVESTMENT OVERVIEW: Regional Map

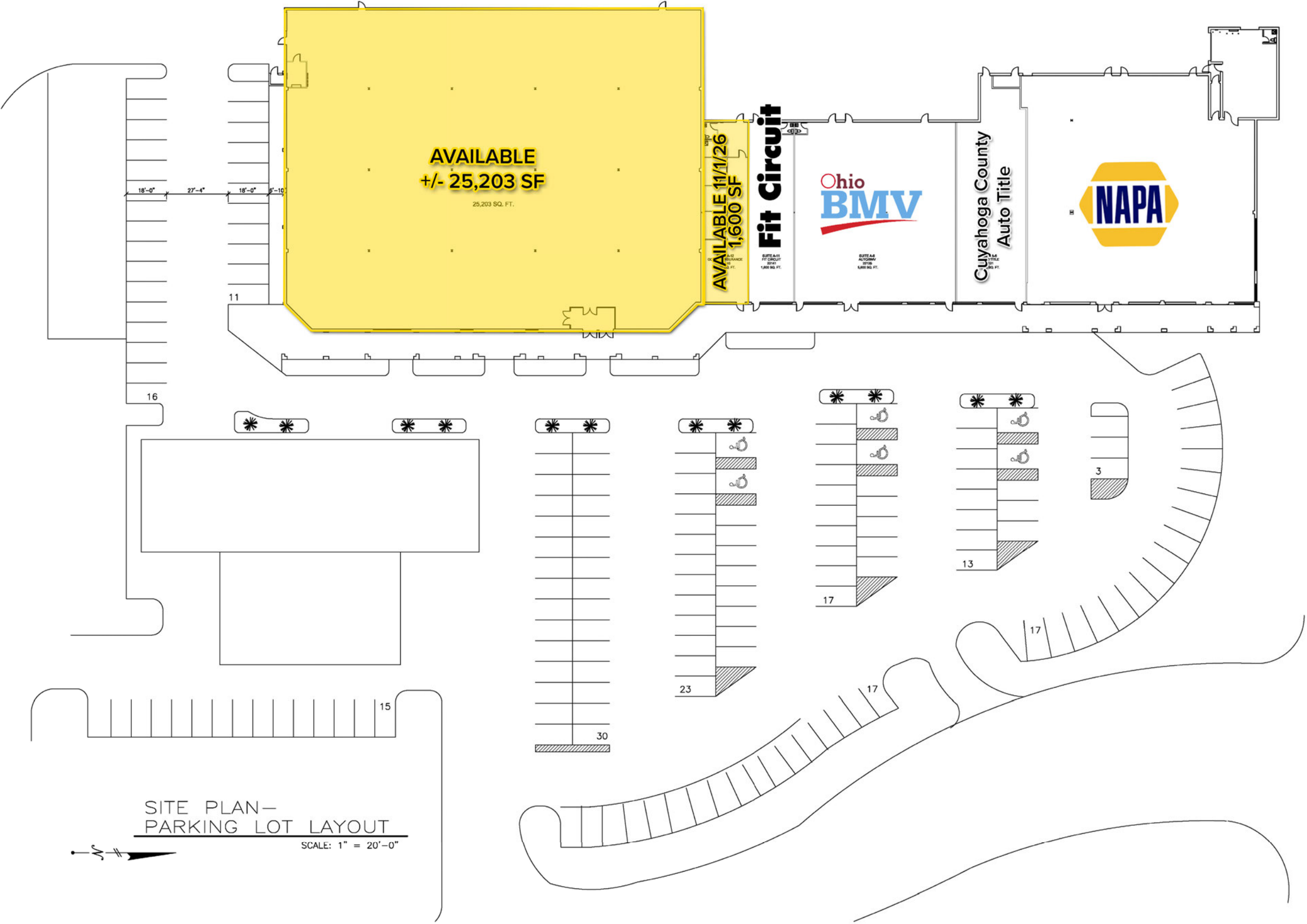






INVESTMENT OVERVIEW: Property Aerial







INVESTMENT OVERVIEW: Drone Imagery





FINANCIAL ANALYSIS

02



FINANCIAL ANALYSIS: Income/Expense/Cash Flow Summary

2026 BUDGETED INCOME

RECEIPTS

BASE RENT -COMM'L	\$303,763
INSURANCE	\$3,356
COMMON AREA MAINTENANCE	\$42,281
REAL ESTATE TAXES	\$7,245

TOTAL CASH RECEIPTS

\$356,645

2026 BUDGETED EXPENSES

EXPENSES

MANAGEMENT	\$14,438
INSURANCE	\$22,000

UTILITIES

ELECTRIC	\$6,000
WATER	\$2,400
SEWER	\$1,320
GAS	\$6,440

CONTRACTED SERVICES (CAM)

MAINTENANCE	\$9,400
WINDOWS	\$1,700
LANDSCAPING	\$8,478
TRASH REMOVAL	\$2,784
SNOW REMOVAL	\$24,215
OTHER CONTRACTED SERVICES	\$10,529
HVAC REPAIRS	\$6,000
OTHER REPAIRS	\$2,250

TAXES

\$29,192

TOTAL EXPENSES

\$147,146

2026 BUDGETED NOI

\$209,499





FINANCIAL ANALYSIS: Rent Roll

BLDG ID	SUITE ID	OCCUPANT NAME	RENT START	EXPIRATION	GLA SQ FT	MONTHLY BASE RENT	ANNUAL RATE PSF	MONTHLY COST RECOVERY	EXPENSE STOP	MONTHLY OTHER INCOME	FUTURE RENT INCREASES			
											CAT	DATE	MONTHLY AMT	PSF
Vacant Suites														
2210	2161	VACANT			25,203									
Occupied Suites														
2210	2101	Genuine Parts Company	06/30/2021	03/31/2029	10,788	\$8,417.88	\$9.36	\$2,464.76			CBR	04/01/2026	\$8,586.23	\$9.55
											CBR	04/01/2027	\$8,757.96	\$9.74
2210	2121	County of Cuyahoga, Ohio	07/01/2019	07/31/2029	2,847	\$4,856.36	\$20.47				CBR	08/01/2026	\$4,953.57	\$20.88
											CBR	08/01/2027	\$5,053.15	\$21.30
											CBR	08/01/2028	\$5,155.05	\$21.73
2210	2125	Ohio Bureau of Motor Vehicles	07/01/2023	06/30/2027	2,450	\$3,746.46	\$18.35	\$526.75						
2210	2133	Ohio Bureau of Motor Vehicles	07/01/2023	06/30/2027	3,150	\$5,316.87	\$20.25	\$677.25						
2210	2141	Fit Circuit	02/01/2023	01/31/2031	1,600	\$1,567.00	\$11.75	\$353.00			CBR	02/01/2027	\$1,614.01	\$12.11
											CBR	02/01/2028	\$1,662.43	\$12.47
											CBR	02/01/2029	\$1,712.30	\$12.84
											CBR	02/01/2030	\$1,763.30	\$13.22
2210	2145	Go Auto	08/23/2019	10/31/2026	1,600	\$1,494.05	\$11.21	\$385.00						
Totals														
		Occupied Sq Ft	47.74%	6 units	22,435	\$58,398.62		\$4,406.76		\$0.00				
		Vacant Sq Ft	52.26%	1 unit	24,556									
		Total Sq Ft		7 units	46,991	\$25,398.62								



MARKET OVERVIEW

03

Cleveland[®]

- » Cleveland’s population stands at 372,624; the Cleveland MSA has a population of 2,185,825; and the CSA has 3,769,834 (2020 US Census)
- » Nearly 50% of the US population lives within a 4-hour drive from Cleveland
- » Home to a significant number of Fortune 500 and Fortune 1000 companies, including:
 - Sherwin-Williams
 - Parker-Hannifin
 - Progressive Corporation
 - TravelCenters of America
 - TransDigm Group
 - Lincoln Electric
 - Nordson
 - Swagelok
 - American Greetings
 - Nestlé
 - Eaton Corporation
 - Key Corp
 - Cleveland-Cliffs, Inc.
 - PolyOne
 - Medical Mutual of Ohio
- » Cleveland boasts three (3) major sports teams: Cleveland Browns (NFL), Cleveland Cavaliers (NBA), and Cleveland Guardians (MLB), as well as the Cleveland Monsters (AHL) and minor league basketball and baseball teams.
- » Tourism is a growing sector in Greater Cleveland. In 2023, the area attracted over 18 million visitors, generating nearly \$11 billion in total economic impact, and supporting over 68,000 local jobs.

THE ARTS

University Circle is a vibrant hub of cultural, educational, and medical institutions. The Cleveland Museum of Art has one of the nation’s largest permanent collections which is always free to the public. Severance Hall is the home of the Cleveland Orchestra. Case Western Reserve University is well-known for its research programs as well as engineering, medicine, and nursing.

FOOD

The once underrated food & dining scene has blossomed into a diverse culinary landscape fueled by local farms, innovative chefs, and the rich multicultural heritage of the region. Annual events in AsiaTown, Tremont, Shaker Square, Little Italy, and more showcase ethnic fare from all over the world. The beloved West Side Market, established in 1912, features about 70 vendors offering fresh produce, meats, dairy products, baked goods, and prepared foods.

EVENTS

Cleveland enjoys a plethora of events and festivities year-round, offering varied experiences for anyone of any age. From a St. Patrick’s Day parade with about 500,000 people to the Tri-C Jazz Fest. From the National Air Show to the IngenuityFest. From Parade the Circle to Brite Winter and Winterland.

OUTDOORS

Established in 1917, the Cleveland Metroparks is an extensive network of 18 reservations spanning over 25,000 acres. The “Emerald Necklace” encircles the city with diverse landscapes, over 325 miles of recreation trails, 9 golf courses, and the Toboggan Chutes, Ohio’s tallest and fastest refrigerated twin ice chutes at 700 feet long with a 70 foot vertical drop.

THEATRE & FILM

Playhouse Square is the largest performing arts center in the United States outside of New York City. Consisting of 11 performance spaces, including 5 restored historic theaters from the 1920s, the district attracts over one million visitors each year for concerts, dance performances, and Broadway shows. It also hosts the Cleveland International Film Festival, showcasing hundreds of independent films from across the globe.

MUSIC

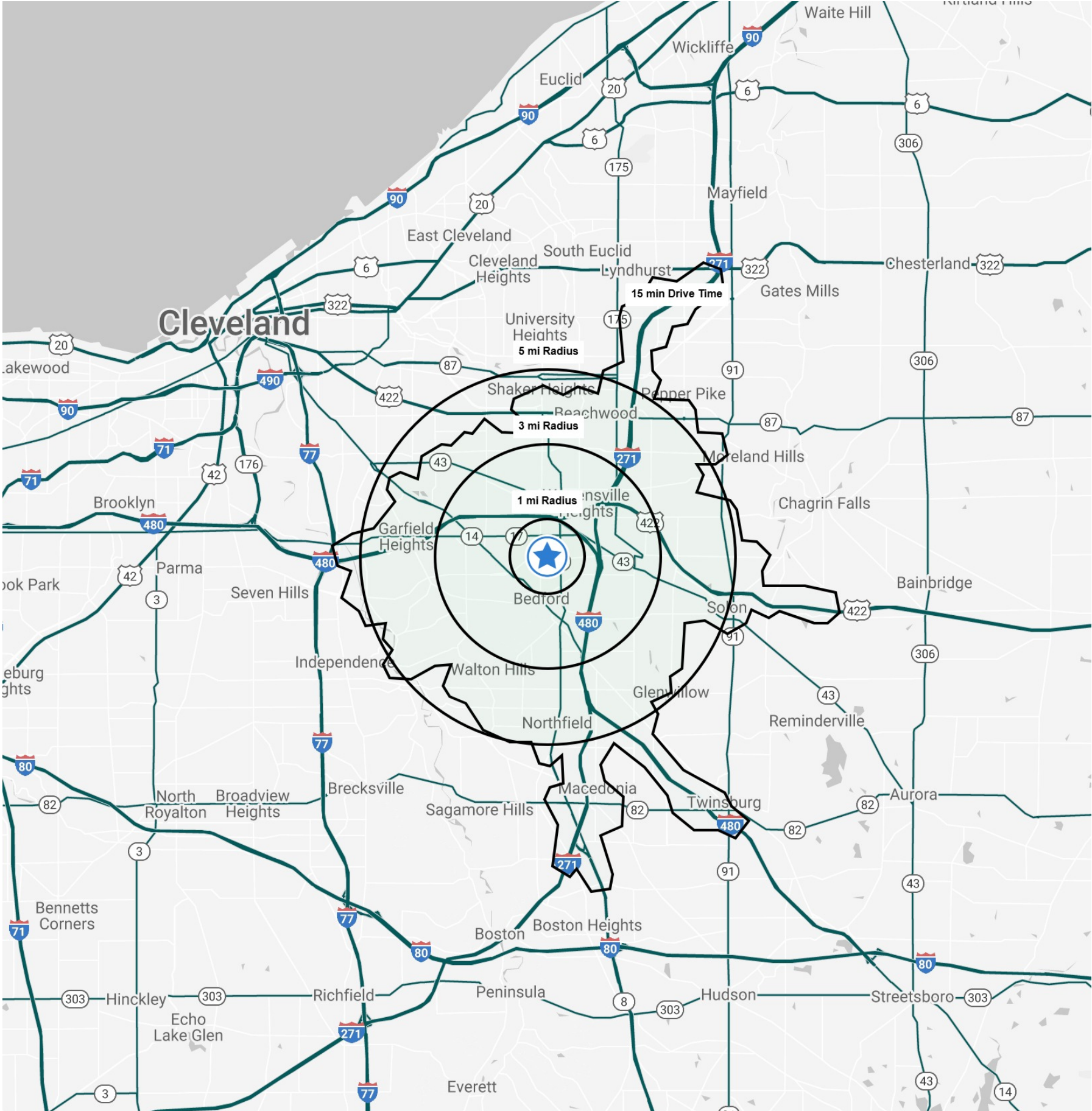
The home of the Rock & Roll Hall of Fame is also home to the Cleveland Orchestra, long regarded as one of the country’s and the world’s premier orchestras since its founding in 1918. Cleveland’s current music scene offers a range of genres and venues, from indie rock clubs to intimate jazz clubs and everything in between.

EDUCATION

Anchored by prominent research institutions such as Case Western Reserve University and Cleveland State University, the region provides numerous academic opportunities. There are also specialized institutions such as the Cleveland Institute of Art and the Cleveland Institute of Music, as well as Cuyahoga Community College, one of Ohio’s largest community colleges.



MARKET OVERVIEW: Demographics



POPULATION	
1 Mile	12,716
3 Miles	71,881
5 Miles	175,771
15 Min Drive	170,170



NUMBER OF HOUSEHOLDS	
1 Mile	5,875
3 Miles	32,917
5 Miles	77,321
15 Min Drive	75,607



AVERAGE HOUSEHOLD INCOME	
1 Mile	\$76,735
3 Miles	\$73,342
5 Miles	\$96,234
15 Min Drive	\$104,379



NUMBER OF BUSINESSES	
1 Mile	592
3 Miles	3,692
5 Miles	10,103
15 Min Drive	10,943



NUMBER OF EMPLOYEES	
1 Mile	5,015
3 Miles	45,047
5 Miles	128,157
15 Min Drive	156,091



MEET THE TEAM

04

ARTHUR KAPLAN

Senior Vice President - Investment Sales

Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A fourteen (14) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being a board member on the Nationwide Children's Hospital Development Board; the Center for Real Estate Advisory Board of Fisher's Business School at the Ohio State University; FIDF Ohio Chapter; and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation and Operation Underground Railroad.



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NOTABLE CLIENTS





ALLISON GIOMUSO

Vice President

Allison Giomuso serves as Vice President of Anchor Retail, working in both tenant and landlord representation. Allison provides services on a local, regional, and national scale, representing owners, buyers, and tenants. Her goal is to provide the utmost value to her clients through calculated strategies and unwavering commitment. Leveraging her experience and education in marketing, Allison is able to better serve her clients. She has extended her services and collaborated with a variety of tenants ranging from local boutiques to large national brands like Skechers, Verizon Wireless Corporate, Handel’s Homemade Ice Cream, Maple Street Biscuit Company, Heartland Dental, and more. Utilizing her unparalleled service, extensive market research, and in-depth knowledge of the Ohio market, she has accomplished strong, long-lasting relationships throughout the industry.

Prior to joining Anchor Retail, Allison worked as Associate Vice President for the Retail Leasing Division of a local brokerage; prior to that, she was a Sales Associate at a different local brokerage where she developed a better understanding of markets, trends, and trade areas throughout Ohio.

Allison earned her Bachelor of Science in Business Administration degree with a concentration in Marketing from John Carroll University’s Boler School of Business.



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NOTABLE CLIENTS





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