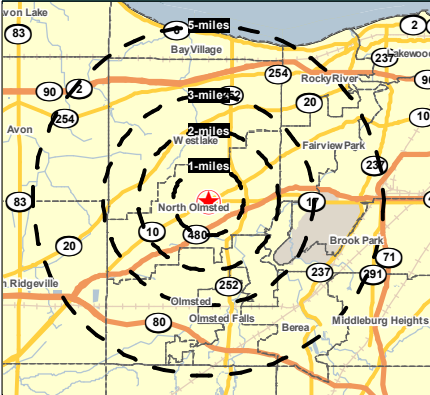


26101 Lorain Rd North Olmsted, Ohio

FOR LEASE



HOUSEHOLDS

1 MILE - 3,881
3 MILE - 26,598
5 MILE - 68,596

POPULATION

1 MILE - 9,152
3 MILE - 63,529
5 MILE - 164,618

AVERAGE INCOME

1 MILE - \$63,588
3 MILE - \$71,007
5 MILE - \$69,036

DAYTIME POPULATION

1 MILE - 4,396
3 MILE - 32,330
5 MILE - 72,581

Contact: Steve Tvorik

24500 Chagrin Blvd., Suite 120
Beachwood, Ohio , 44122

Phone: 440-884-3535
216-831-6773

E-mail: tvorikrealty@prodigy.net



Property Features

Great Northern Regional Market Area

8,320 SF

36+ Car Parking

Rear Loading Dock / Delivery

Front and Rear Exposure

Favorable Lease Terms

**TVORIK REALTY &
ARNOLD J. EISENBERG, INC.**



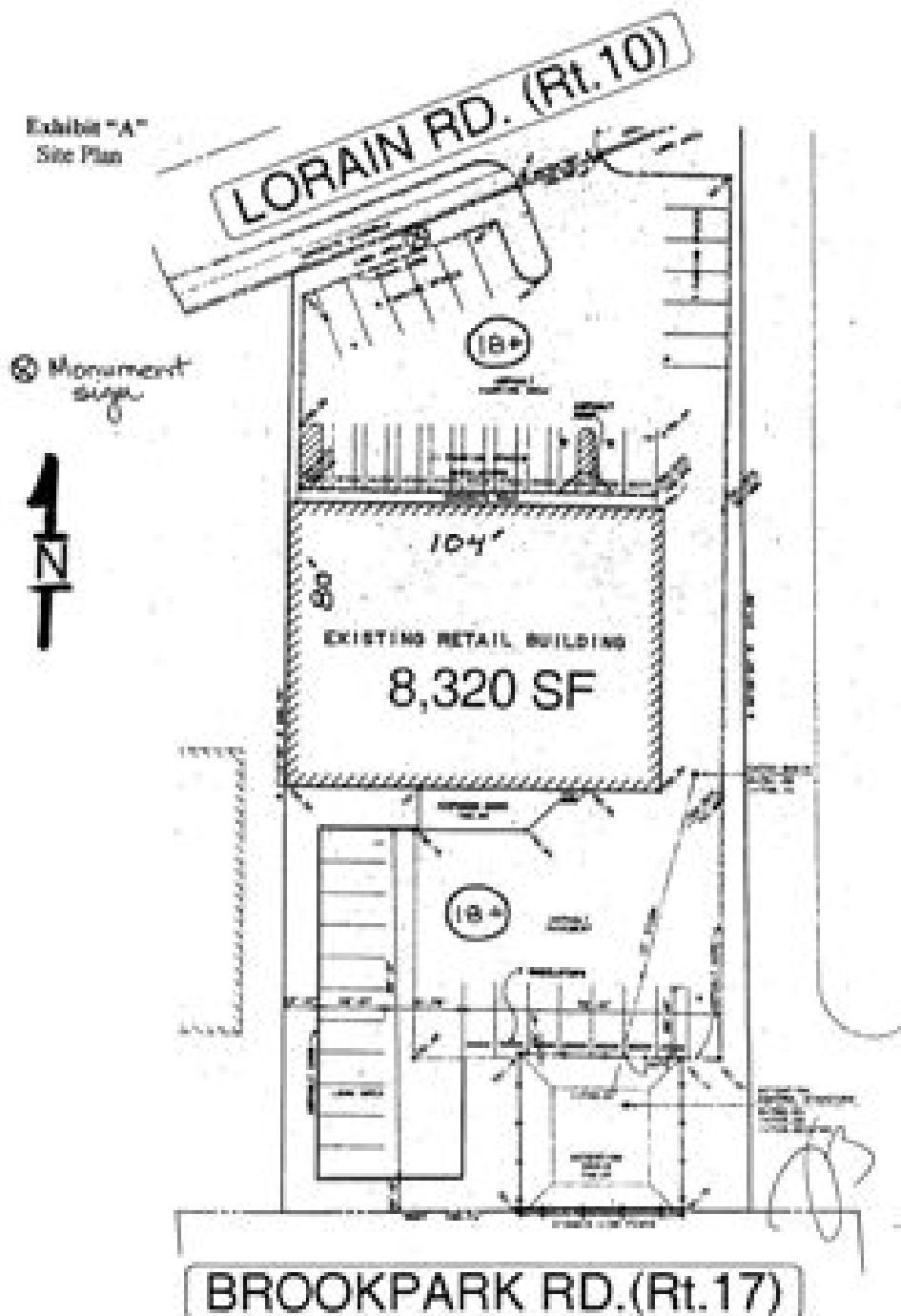


*Approx. clearance to bottom of
roof joists: Front - 12'-4"
Rear - 11'-4"*



REGIONAL RETAIL FOR LEASE

@ 26101 LORAIN RD. NORTH OLMSTED



TVORIK REALTY: 440-884-3535



Valvoline
STARBUCKS COFFEE
31-548 ADT
EDDY'S BIKE ST
CPSCUL MOLE X

Charter One
Firestone
National City
SHERWIN WILLIAMS BORDERS
Petland
hghregg
VALUE CITY Furniture

Recreation Center
Canterbury Rd
Lorain Rd
Hwy 17

OLIVE OUTLET
Sears
BABIESRUS
Wagner's
The Vitamin Shoppe
DODGE
OfficeMax
TJ-maxx
Red Lobster
Sears
DICK'S SPORTING GOODS
KAUFMANN'S
Great Northern Mall
JCPenney
Dillard's

Walmart
Target
FIVE GUYS
Alicare
DAVID'S BRIDAL
LAZBOY
JJ
CONRAD'S
Chick-fil-A
PENN STATION
CHASE
inkStop

WAL-MART ALWAYS LOW PRICES Always
RED WAGON
Sears
Red Lobster
DICK'S SPORTING GOODS
KAUFMANN'S
Great Northern Mall
JCPenney
Dillard's

Walmart
Target
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inkStop



EXECUTIVE SUMMARY

Prepared for:
Arnold J. Eisenberg, Inc.

Coordinates
X:-81.9146
Y:41.4190

26101 Lorain Rd North Olmsted OH	1.00 mile radius	2.00 mile radius	3.00 mile radius	5.00 mile radius
Square Miles Land Mass	3.14	12.56	28.26	78.49
Population & Growth				
2011 Total Population	9,152	31,454	63,529	164,618
2011 Population Density	2,915psm	2,505psm	2,248psm	2,097psm
2010-2011 Growth	-134 -1.4%	-498 -1.6%	-1,095 -1.7%	-2,301 -1.4%
2010-2011 Avg. Annual Growth	-134 -1.4%	-498 -1.6%	-1,095 -1.7%	-2,301 -1.4%
2016 Total Population	8,601	29,377	58,959	155,066
2016 Population Density	2,740psm	2,339psm	2,087psm	1,976psm
2011-2016 Proj. Pop. Growth	-550 -6.0%	-2,076 -6.6%	-4,570 -7.2%	-9,552 -5.8%
2011-2016 Avg. Annual Growth	-110 -1.2%	-415 -1.3%	-914 -1.4%	-1,910 -1.2%
2010 Total Population	9,286	31,952	64,624	166,919
Households & Growth				
2011 Households	3,881	13,271	26,598	68,596
2010-2011 Growth	-55 -1.4%	-217 -1.6%	-478 -1.8%	-1,017 -1.5%
2010-2011 Avg. Annual Growth	-55 -1.4%	-217 -1.6%	-478 -1.8%	-1,017 -1.5%
2016 Households	3,653	12,372	24,609	64,363
2011-2016 Growth	-229 -5.9%	-899 -6.8%	-1,990 -7.5%	-4,233 -6.2%
2011-2016 Avg. Annual Growth	-46 -1.2%	-180 -1.4%	-398 -1.5%	-847 -1.2%
2010 Households	3,937	13,488	27,076	69,613
Families				
2011 Families	2,474	8,577	17,370	43,775
2016 Families	2,414	8,321	16,773	42,560
Income				
2011 Aggregate HH Income	\$ 246.81 million	\$ 894.27 million	\$ 1,888.65 million	\$ 4,735.53 million
2011 Average Household Income	63,588	67,384	71,007	69,036
2011 Median Household Income	57,473	63,550	63,713	61,746
2011 Per Capita Income	26,266	27,644	28,916	28,145
2016 Aggregate HH Income	\$233.66million	\$831.48million	\$1,742.80million	\$4,430.59million
2016 Average Household Income	\$63,971	\$67,208	\$70,821	\$68,838
2016 Median Household Income	\$51,230	\$49,007	\$46,421	\$48,054
2016 Per Capita Income	\$26,374	\$27,543	\$28,827	\$28,077
Daytime Demographics				
Number of Employees	4,396	15,828	32,330	72,581
Number of Businesses	276	1,009	2,109	4848
Avg. number Employees per Bus.	15.9	15.7	15.3	15.0
Residents per Business	33.2	31.2	30.1	34.0
Total Aggregate Annual Payroll	\$150.7million	\$578.0million	\$1,235.0million	\$2,768.0million