

FOR LEASE

Former KMart Building

8560 Tanglewood Square, Chagrin Falls (Bainbridge Twp.), OH 44023



Click here to view **DRONE FOOTAGE**

Demographic Snapshot *(2020 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	1,877	13,894	44,718
Households	784	5,464	18,016
Median HH Inc	\$114,267	\$124,524	\$112,014
Average HH Inc	\$135,964	\$186,549	\$169,185
Daytime Pop	830	6,577	17,181

View in Google Maps

PROPERTY OVERVIEW

- Free-standing former Kmart/Great Lakes Outdoor Supply building containing 58,632 SF (55,552 SF main building and a 3,080 (31' x 100' deep) attached former garden center) with dimensions of 246 feet wide by 224 feet deep situated on 3.9 Acres of Land. The building is fully sprinkled.
- Ceiling height to the deck starts at 19 feet (17 feet to the bar joist) in the front, sloping to 17.5 feet (15.5 feet to the bar joists) in the rear to a roof gutter system.
- Column spacing generally 41' x 33'.
- A 60 mil rubber roof replacement in early 2014, support column post spacing of 41 feet wide by 33 feet deep.
- Automatic Drive-in dock door, and a compactor opening
- Compactor opening and double doors in the rear delivery area.
- An elevated mezzanine area leading to stairway access to the roof located in delivery area.
- Power to the building - 480/277/208 and a separate electric room.
- Two automatic security doors with garage door operated steel security barricades are located at the main entrance and the rear heated delivery area and are operated by remote control as well as from connections in the building.
- An extensive security system was installed in the building by the previous tenant, a firearms dealer.
- There is an exterior fenced in storage area on the south side of the building.
- Electrical connections throughout the building are upgraded substantially.
- Asking base rent is \$8.00 Per Square Foot per year
NNN-2021 charges were \$2.47 PSF.

NNN Contributions	\$50,599.90	\$0.86 PSF/YR
R.E. Tax Insurance	\$10,871.76	\$0.59 PSF/YR
CAM	\$59,935.14	\$1.02 PSF/YR
	\$121,406.80	\$2.47 PSF/YR



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Randy Markowitz

216.496.4445

RandyMarkowitz@hannacre.com

FOR LEASE

Former KMart Building

8560 Tanglewood Square, Chagrin Falls (Bainbridge Twp.), OH 44023



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Randy Markowitz

📞 216.496.4445

✉️ RandyMarkowitz@hannacre.com

FOR LEASE

Former KMart Building

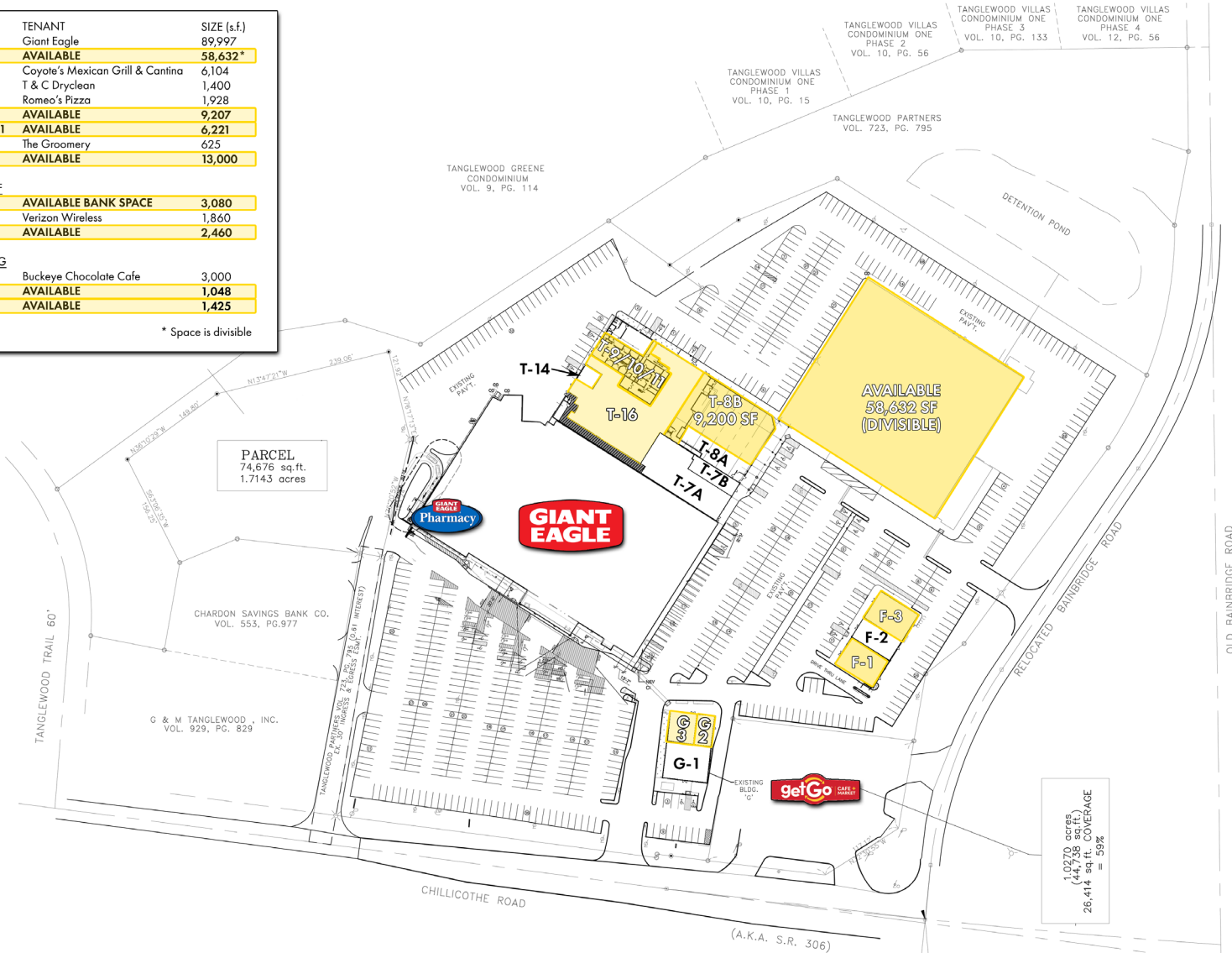
8560 Tanglewood Square, Chagrin Falls (Bainbridge Twp.), OH 44023

SPACE	TENANT	SIZE (s.f.)
--	Giant Eagle	89,997
B-1	AVAILABLE	58,632*
T-7A	Coyote's Mexican Grill & Cantina	6,104
T-7B	T & C Dryclean	1,400
T-8A	Romeo's Pizza	1,928
T-8B	AVAILABLE	9,207
T-9-10-11	AVAILABLE	6,221
T-14	The Groomery	625
T-16	AVAILABLE	13,000

Building F		
F-1	AVAILABLE BANK SPACE	3,080
F-2	Verizon Wireless	1,860
F-3	AVAILABLE	2,460

Building G		
G-1	Buckeye Chocolate Cafe	3,000
G-2	AVAILABLE	1,048
G-3	AVAILABLE	1,425

* Space is divisible



REV. DATE

LS ARCHITECTS
 28207 CENTER RIDGE ROAD
 WESTLAKE, OH 44122
 PHONE: 216-493-9551 FAX: 440-885-8904

TANGLEWOOD SQUARE

DATE: 2018 OCT 23
 SCALE:
 DRAWN BY:
 JOB NO:
 SHEET
SD-1
 OF SHEETS

RK RICHARD KATZ REALTY
 TANGLEWOOD PARTNERS • TANGLEWOOD MANAGEMENT

HANNA
 COMMERCIAL REAL ESTATE

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

SITE PLAN
 SCALE: 1"=60'-0"

Randy Markowitz

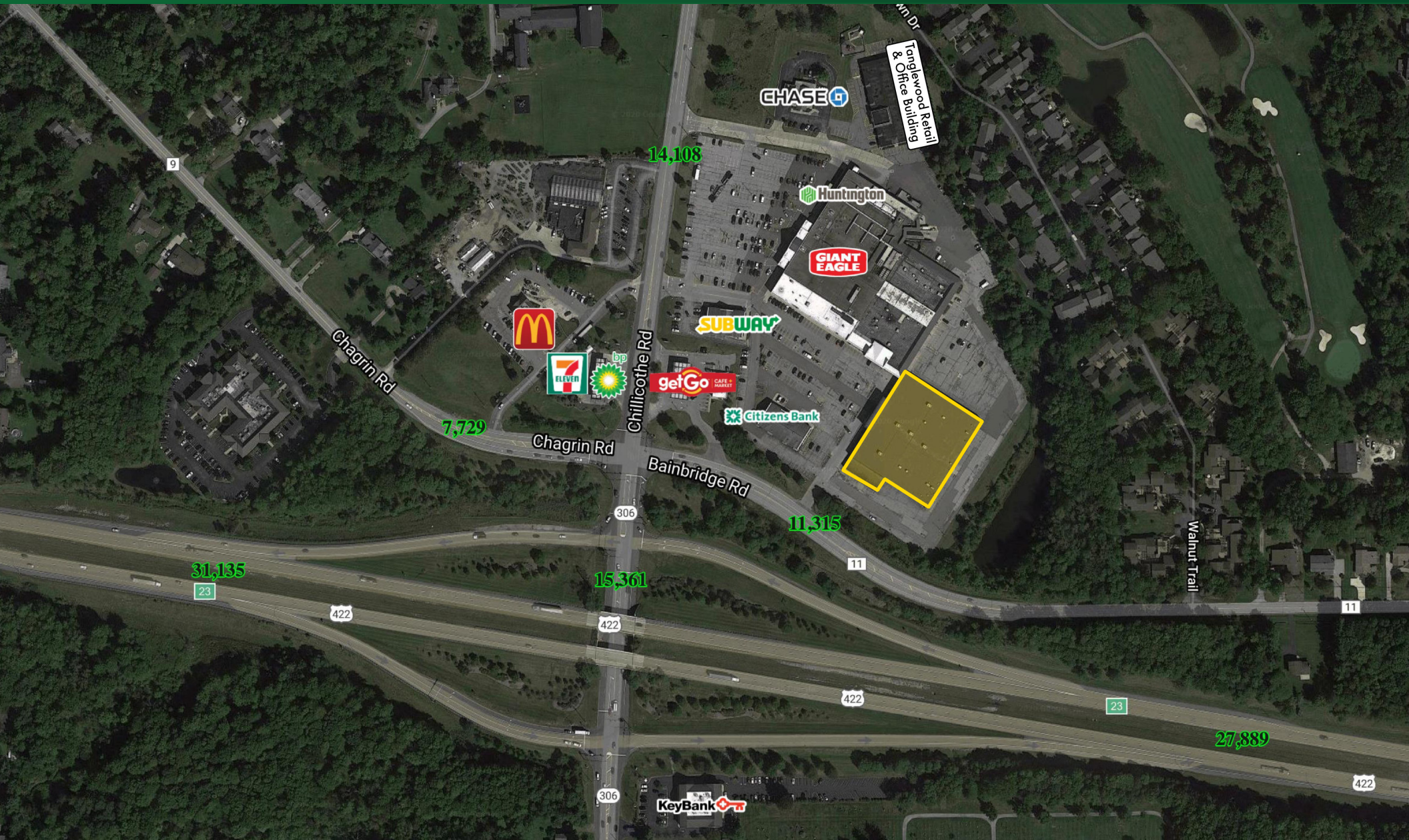
216.496.4445

RandyMarkowitz@hannacre.com

FOR LEASE

Former KMart Building

8560 Tanglewood Square, Chagrin Falls (Bainbridge Twp.), OH 44023



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Randy Markowitz

216.496.4445

RandyMarkowitz@hannacre.com