

INVESTMENT PROPERTY FOR SALE

6,050 SF on 1.01 ACRE

7801 First Place, Oakwood Village, OH 44146



CONTACT US:

David Stover

davidstover@hannacre.com

216.839.2012

 **HANNA**
COMMERCIAL REAL ESTATE

AVAILABLE FOR SALE

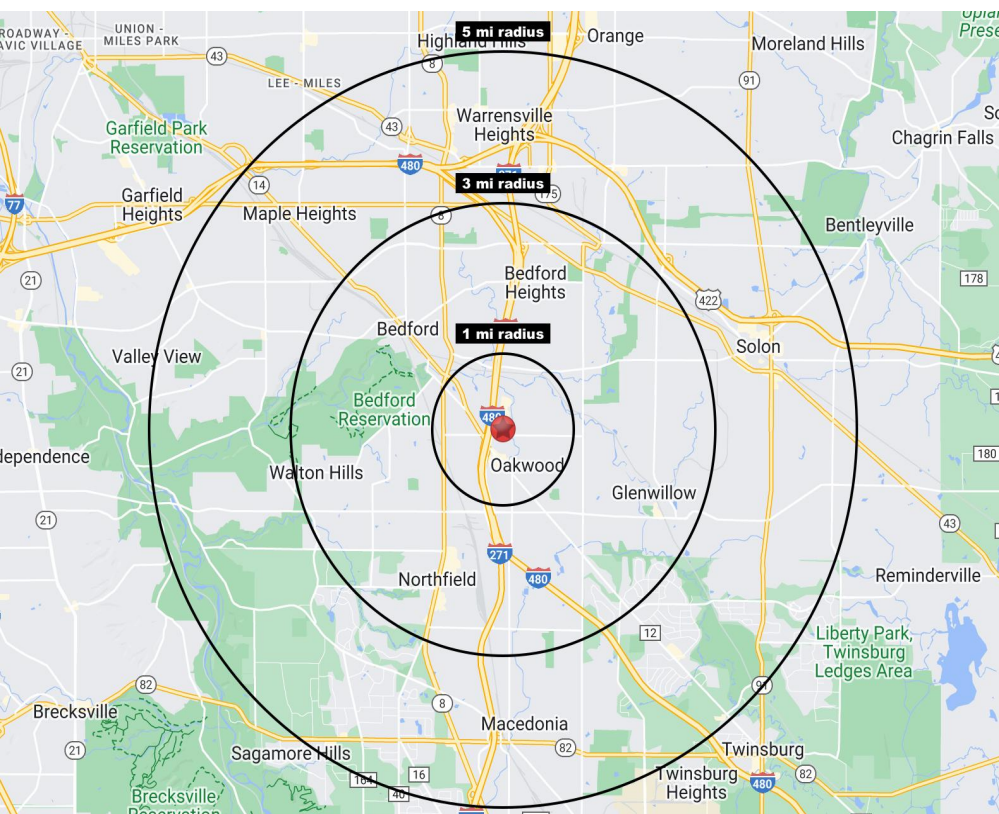
7801 First Place, Oakwood Village, OH 44146

PROPERTY OVERVIEW



PROPERTY OVERVIEW

- Investment Property 10% Cap Rate
- Office Building with long-term Food Service Tenant
- 6,050SF Total
- 12' clear
- Masonry Construction built in 1989.
- 1.01 Acre
- Offered at \$695,000



2023 DEMOGRAPHICS

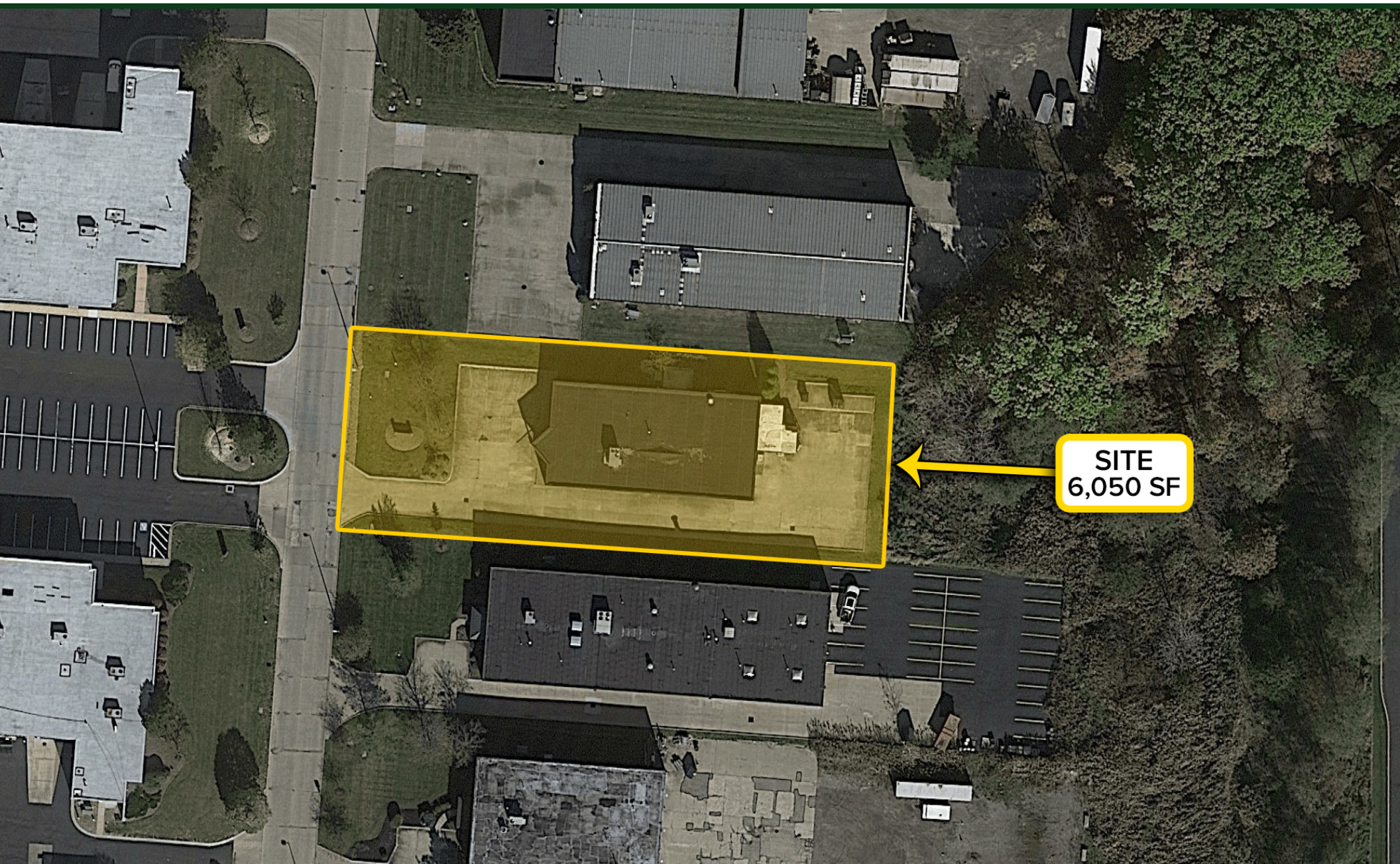
	1 Miles	3 Miles	5 Miles
Population	3,918	38,219	132,072
Households	1,730	17,535	56,500
Median HH Income	\$69,727	\$67,611	\$76,782
Average HH Income	\$91,721	\$89,970	\$106,892
Daytime Population	3,236	34,330	91,340

[View in Google Maps](#)

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MICRO AERIAL



SITE
6,050 SF

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MACRO AERIAL



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TENANT INFORMATION

7801 First Place

Oakwood Village, OH 44146

PP# 795-46-001

6,050 SF on 1.02 Acres

Tenant: KeyImpact Sales & Systems Inc.

TENANT INCOME (MONTH)

KeyImpact: 6,050 SF Years 1 & 2: \$7,220 Lease Expiration: 4/1/29

Years 3 & 4: \$7,445

Year 5: \$7,598

LANDLORD EXPENSES (MONTH)

Real Estate Taxes \$1,085

Insurance \$ 200

CAM \$ 300

\$1,585 Total Expenses

\$5,800/Month, Net

\$69,607/Year, Net

10% Cap Rate

Sale Price \$695,000