

FOR SALE

FORMER NOTRE DAME COLLEGE

4545 College Rd, South Euclid, OH 44121



Hanna Commercial Real Estate

1350 Euclid Avenue, Suite 700, Cleveland, OH 44115

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PROPERTY OVERVIEW

Hanna Commercial is pleased to present a rare opportunity to acquire the former Notre Dame College located at 4545 College Road in South Euclid, Ohio. The property is situated on 48 Acres in a densely populated, heavily built out community on the near east side of Cleveland, Ohio. The property is comprised of 14 buildings, totaling more than 470,000 square feet. The property features the English Tudor Gothic style administration building, which is listed on National Register of Historic Places. Other buildings house updated athletic facilities, renovated classrooms, and residence halls that accommodate more than 650 beds. Open spaces include sports fields for baseball, football and track & field, and parking to accommodate up to 800 vehicles.

PROPERTY INFORMATION

Property Address	4545 College Rd, South Euclid, OH 44121
Sale Process	Call For Offers
Year Built	1928-2009
Number of Buildings	14
Gross Building Area	470,000+ SF
Land Area	48+ Acres
Accessor Parcel Number	703-17-017, 703-18-001, 703-19-016, 703-17-019, 703-17-028
Zoning	R-75



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OFFERING INFORMATION

Extensive property information will be available in the CoStar/LoopNet data room beginning on May 6th, 2024.

Campus Tours will be held on May 16th and 22nd in the afternoon as well as May 29th in the morning. Please contact Hanna Commercial to RSVP and for more details.

Offers must be submitted on or before June 21st, 2024.

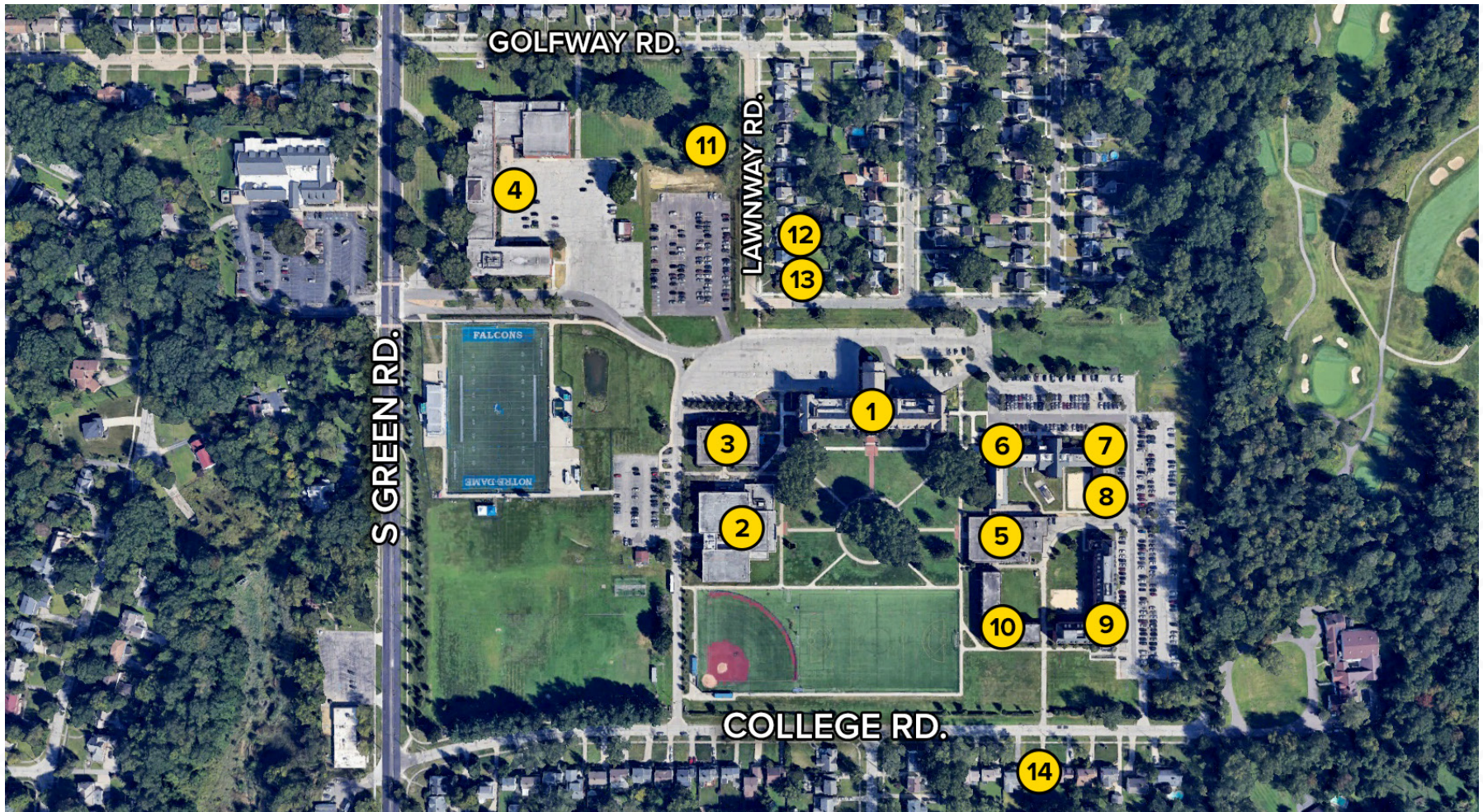
BID REQUIREMENTS

We recommend that any bid for the property include the following:

- Purchase Price
- \$100,000 Non-Refundable Earnest Money Deposit
- List of Contingencies and Closing Date
- Concept Plan and Proposed Use
- Consultation with City regarding Proposed Use
- Request for Buyer's Broker Fee (if to be paid from proceeds)



CAMPUS MAP

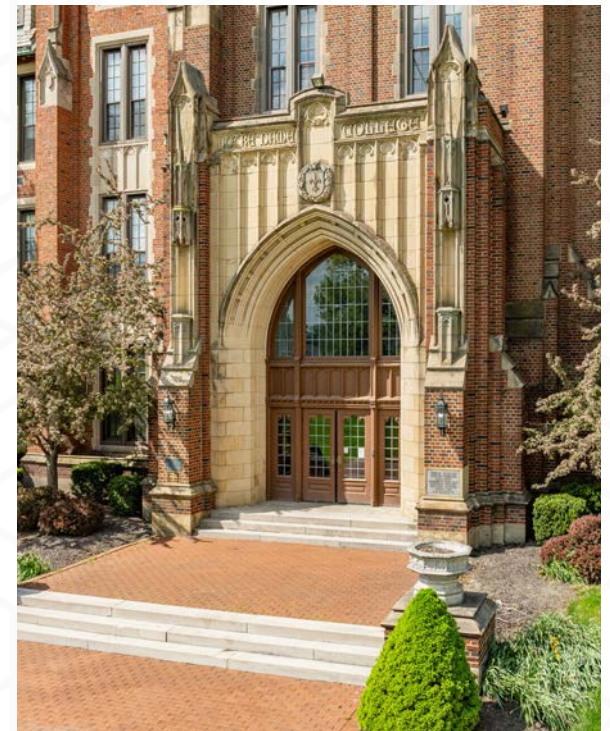


BUILDING LEGEND

1	ADMINISTRATION BUILDING	6	HARKS HALL	11	FACULTY HOUSING
2	JOSEPH E. KELLER CENTER	7	NORTH HALL	12	1887 LAWNWAY RD
3	CLARA FRITZSCHE LIBRARY	8	PROVIDENCE HALL	13	1899 LAWNWAY RD
4	REGINA COMPLEX	9	SOUTH HALL	14	4602 COLLEGE RD
5	CONNELLY CENTER	10	PETERSON HALL		

ADMINISTRATION BUILDING

The English Tudor Gothic style Administration Building, which is listed on the National Register, houses classrooms, labs and offices across six stories. The original portion of the building was constructed for the school in 1928, with a seamless addition in 1960.



JOSEPH E. KELLER CENTER

The Joseph E. Keller Center was built in 1985 and houses the school's primary athletic facilities. The building includes a large swimming pool, weight room, gym and training facilities. The Keller Center also houses athletic offices and trainers. The facility underwent renovations in 2003.



CLARA FRITZSCHE LIBRARY BUILDING

The Clara Fritzsche Library houses the Falcon Café as well as the school's collection of more than 95,000 volumes. Built in 1975, the library was newly renovated in spring and summer of 2005 and the second floor was renovated again in 2008 to allow for more classroom space.



REGINA HALL

The former Regina Girls High School houses classrooms, offices, labs, an auditorium and a gym. The school, opened in 1953, was purchased by Notre Dame college in 2011. Portions of Regina Hall have been renovated in the past few years.



CONNELLY CENTER

The Connelly Center houses the school's dining facility as well as a few other functions. The facility is over 16,000 square feet and was originally constructed in 1975.

HARKS HALL

89 STUDENT CAPACITY

Harks Hall is traditional-style hall and provides housing to upperclassmen students. Rooms are set up with two double rooms sharing a bathroom in-between. There is a large social lounge on the first floor with a TV, and large study lounge on the second floor – both which overlook the center of campus. Snack and drink vending machines are available on the first floor of the building while laundry is available on the second floor. Harks Hall is named after Mother Mary Evarista Harks, who was the first president and a founder of the College.

Room Dimensions: 11' x 16'

NORTH HALL

79 STUDENT CAPACITY

North Hall opened in January 2009 and offers apartment-style housing in the form of four bedroom, two bathroom suites. North Hall is the most relaxing residence hall, and features a kitchenette in each the four-bedroom apartments. A laundry room is available on the ground level of the building.

Room Dimensions: 11.5' x 14.5'



PROVIDENCE HALL

139 STUDENT CAPACITY

Providence Hall is our second first-year residence hall. Like Petersen, the majority of rooms in this building set up with two double rooms sharing a bathroom in-between, with a handful of rooms designed to be triple rooms. There are lounges on both the ground floor and first floor, snack and drink vending machines, and laundry rooms on the ground and second floors. Providence Hall used to house the Sisters of Notre Dame, but was later remodeled to house undergraduate students.

Room dimensions: 11' x 16'

SOUTH HALL

208 STUDENT CAPACITY

South Hall is the largest residential building on campus. It offers two bedroom, one bathroom suites that each have a living area and a kitchenette with a refrigerator, freezer and microwave. Snack and drink vending machines are available throughout the building, and laundry rooms are available on every floor. There are two large lounges – one on the third floor and one on the fourth floor.

Room Dimensions: 11' x 18'

PETERSEN HALL

170 STUDENT CAPACITY

Petersen Hall is the largest of the first-year residence halls. It is a traditional-style hall, with most rooms in this building set up with two double rooms sharing a bathroom in-between. There is a lounge on the first floor with a TV and vending machines. There is also a laundry room on each of the three floors in the building. Petersen Hall was formerly named Alumnae Hall after all of the graduates from Notre Dame College. In 2003, the Board of Directors renamed the hall after Helen Foose Petersen.

Room dimensions: 10' x 16.5'



RESIDENTIAL HOUSES AND FACULTY HOUSING

Faculty housing – Apart of Regina Hall Parcel



1899 Lawnway Rd, South Euclid, OH 44121



1887 Lawnway Rd, South Euclid, OH 44121



4602 College Rd, South Euclid, OH 44121



MARKET AERIAL



LOCATION MAP & DEMOGRAPHICS



2023 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	12,748	113,605	280,718
Households	4,869	47,577	126,626
Daytime Population	5,900	45,062	146,506

2023 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$127,055	\$136,200	\$107,478
Median Income	\$82,684	\$92,821	\$76,040

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DISCLAIMER

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Hanna Commercial Real Estate ("Hanna"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Hanna Commercial. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Hanna Commercial.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Reliance on the content of this memorandum is at your own risk. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hanna nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.