



OFFERING MEMORANDUM



STARBUCKS NET LEASE INVESTMENT

27178 Lorain Rd, North Olmsted, OH 44070

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

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Hanna Commercial is pleased to exclusively present the opportunity to acquire a single-tenant, net-leased Starbucks property located at 27178 Lorain Road in North Olmsted, Ohio. The offering is priced at \$2,150,000, representing a price per square foot of approximately \$977/SF – consistent with market pricing for investment-grade, credit-tenanted quick-service retail assets in the Greater Cleveland market.

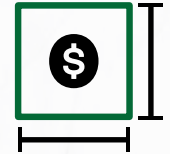
The property consists of a 2,200 square foot, all-brick, purpose-built Starbucks building situated on 0.753 acres (Parcel No. 232-25-058) at the signalized corner of Lorain Road and Dover Center Road. The site benefits from over 30,000 vehicles per day and features a drive-thru – a critical operational component for Starbucks and a key driver of long-term tenancy. The lease through May of 2032 carries the corporate guarantee of Starbucks Corporation (S&P rated: BBB+), one of the most recognized and financially stable retail tenants in the world, providing investors with a reliable, passive income stream backed by an investment-grade credit covenant

North Olmsted is a southwest suburb of Cleveland anchored by the 1.2 million square foot Great Northern Mall, with national co-tenants including Target, Walmart, Home Depot, Giant Eagle, TJ Maxx, Dick's Sporting Goods, Best Buy, and Ulta nearby. The city's Interstate 480 access and proximity to Cleveland Hopkins International Airport – just 2 miles west – make North Olmsted the dominant retail destination on Cleveland's West Side, drawing shoppers and employees from across the region. This offering represents a rare opportunity to acquire a passive, fee-simple interest in a high-visibility, drive-thru Starbucks asset with an investment-grade tenant and an irreplaceable position within one of Greater Cleveland's premier retail corridors.

INVESTMENT HIGHLIGHTS



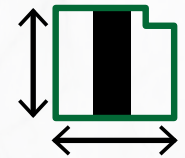
OFFERING PRICE:
\$2,150,000



PRICE PER SF:
\$977



ANNUAL RENT:
\$125,840
*5% increase 6/1/27



GLA:
2,200 SF





SITE OVERVIEW

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MARKET DEMOGRAPHICS

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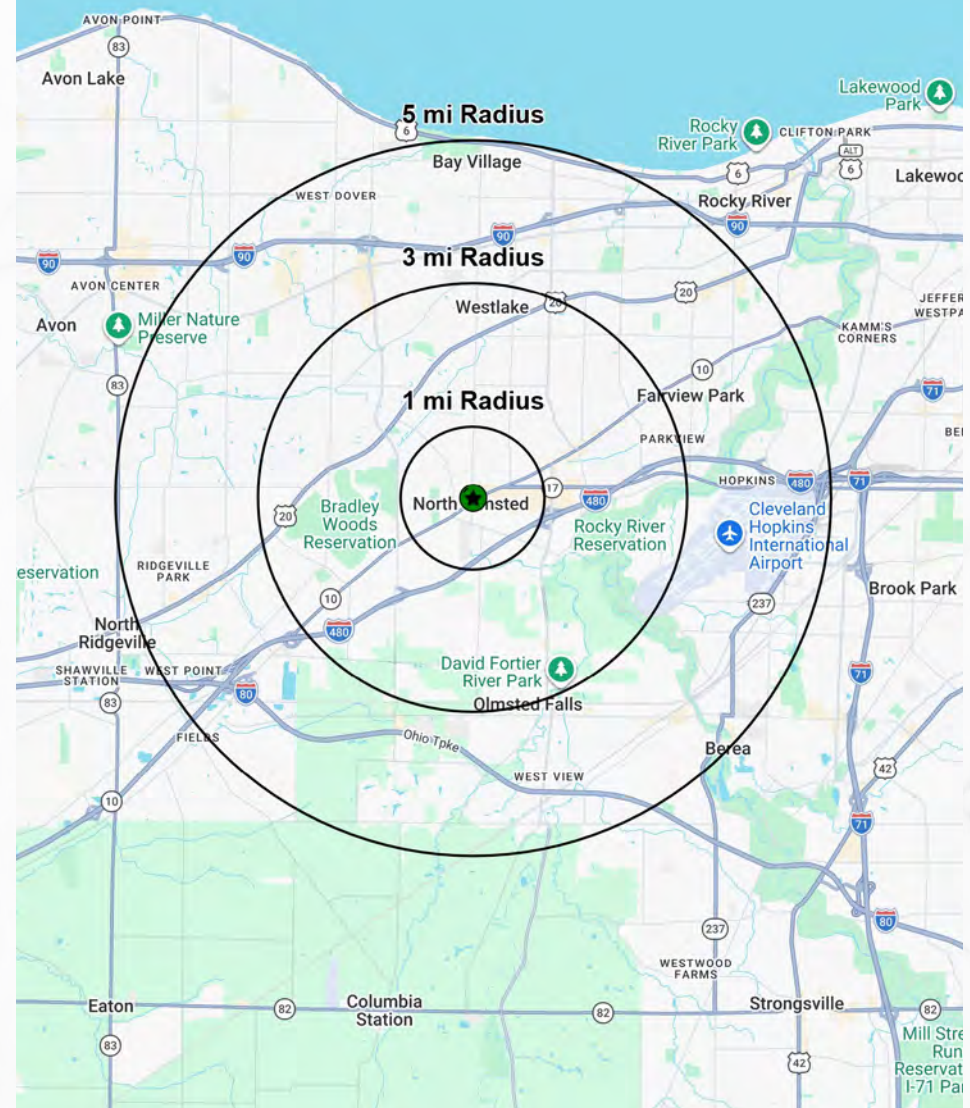
DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	8,813	59,515	161,024
HOUSEHOLDS	3,724	25,782	70,097
AVERAGE HH INCOME	\$130,338	\$138,015	\$137,416
MEDIAN HH INCOME	\$92,376	\$103,406	\$103,956
DAYTIME POPULATION	8,292	44,788	128,789

The demographics surrounding 27178 Lorain Road, North Olmsted, OH present a compelling environment for retail and commercial success within a 1, 3, and 5 mile radius. Within a 1-mile radius, the area supports a population of 8,813 across 3,724 households, with an average household income of \$130,338 and a median household income of \$92,376, reflecting a strong and affluent immediate consumer base. The 3-mile radius expands significantly to over 59,515 residents across 25,782 households, with income metrics remaining robust, including an average household income of \$138,015 and a median of \$103,406. Expanding to 5 miles, the population reaches 161,024 across 70,097 households, with an average household income of \$137,416 and a median of \$103,956 – demonstrating remarkable income consistency across all radii.

Daytime population counts further underscore the property's commercial appeal, rising from 8,292 within 1 mile to 44,788 within 3 miles and over 128,789 within 5 miles, reflecting the dense employment activity and high daily traffic volumes that make this Lorain Road corridor one of the most productive retail trade areas on Cleveland's West Side.

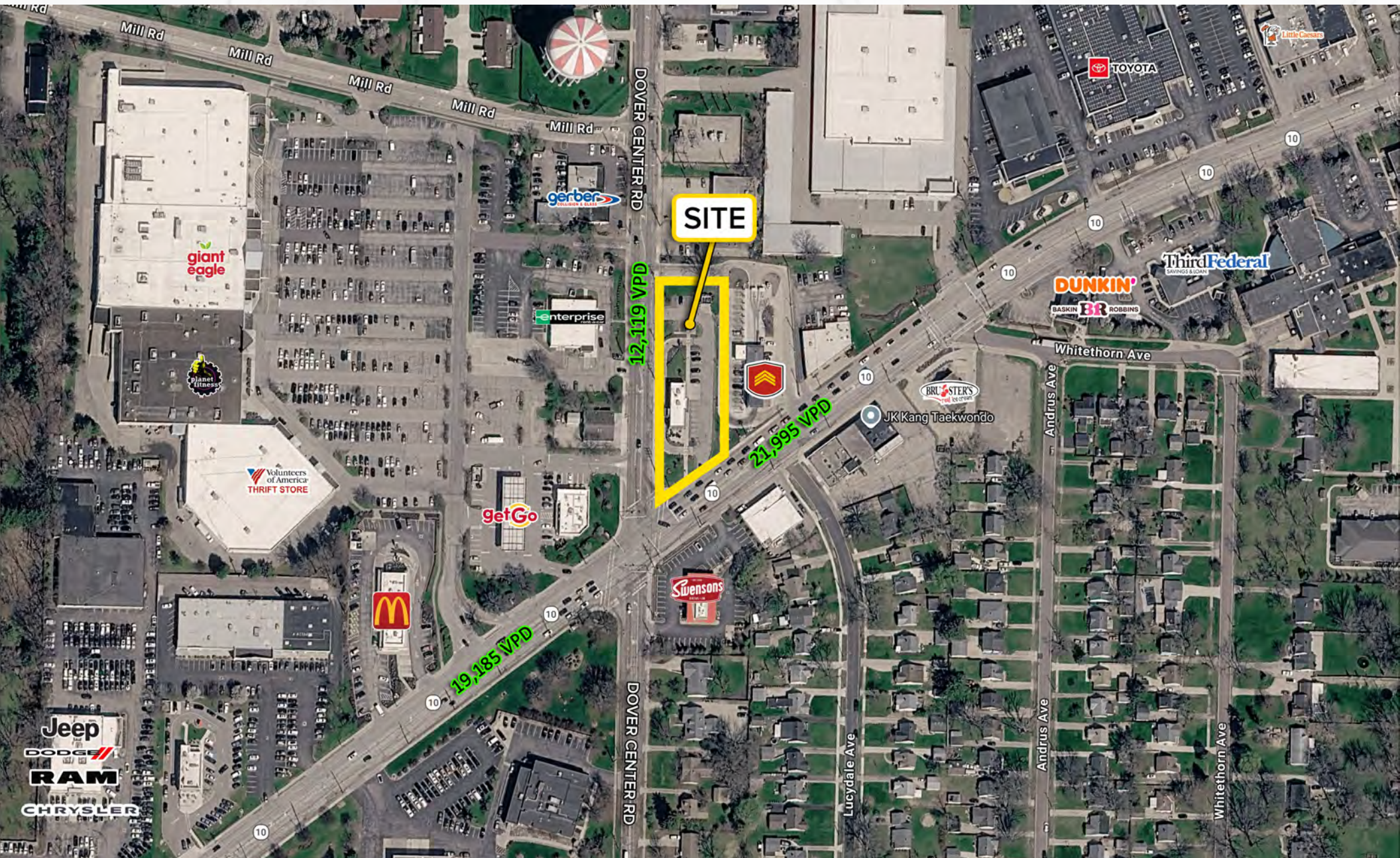
CLICK HERE FOR
GOOGLE MAPS VIEW



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MICRO AERIAL



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PHOTOS





CONFIDENTIALITY & DISCLAIMER

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The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance

or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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