



# 9145 CHILLICOTHE RD

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KIRTLAND, OH 44094

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$225,000
Cap Rate:	11.2%
NOI:	\$25,200
Lot Size:	0.53 Acres
Year Built:	1910
Building Size:	2,100 SF
Renovated:	2012
Zoning:	B-2
	\$107.14

## PROPERTY OVERVIEW

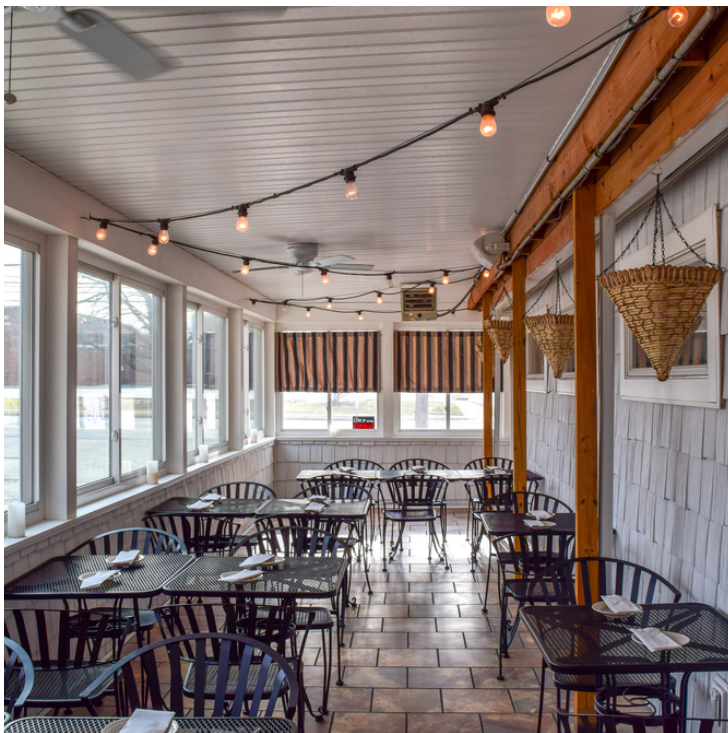
Investment opportunity, with the sale of 2,392 SF building that sits on two commercial lots at 0.53 acres. This building hosts a thriving Wood Fired Pizzeria that has [NNN] lease term in place till April 2023. This property is great for a first time investor.

## PROPERTY HIGHLIGHTS

- Established Pizzeria locally owned and operated
- Long term lease in place
- Renovated in 2012
- New roof in 2012



# Additional Photos



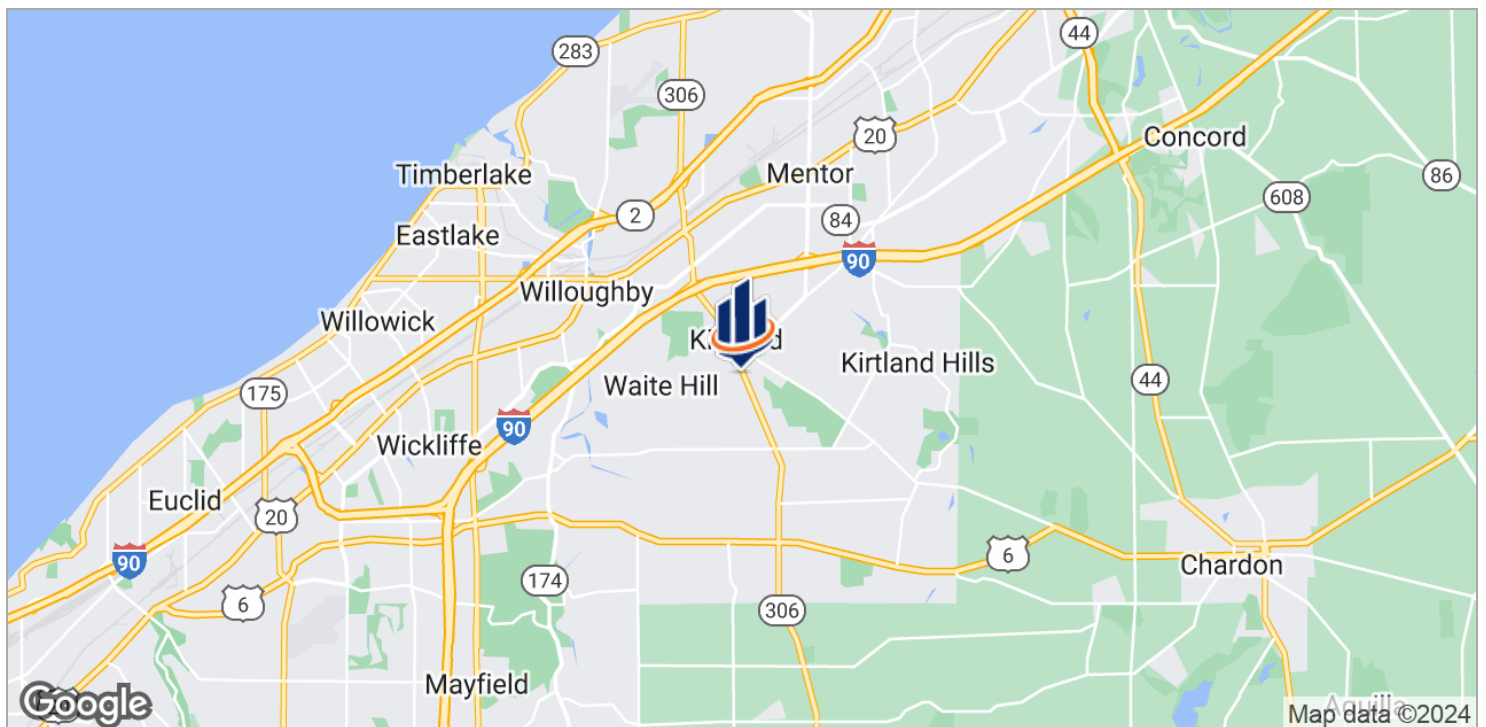
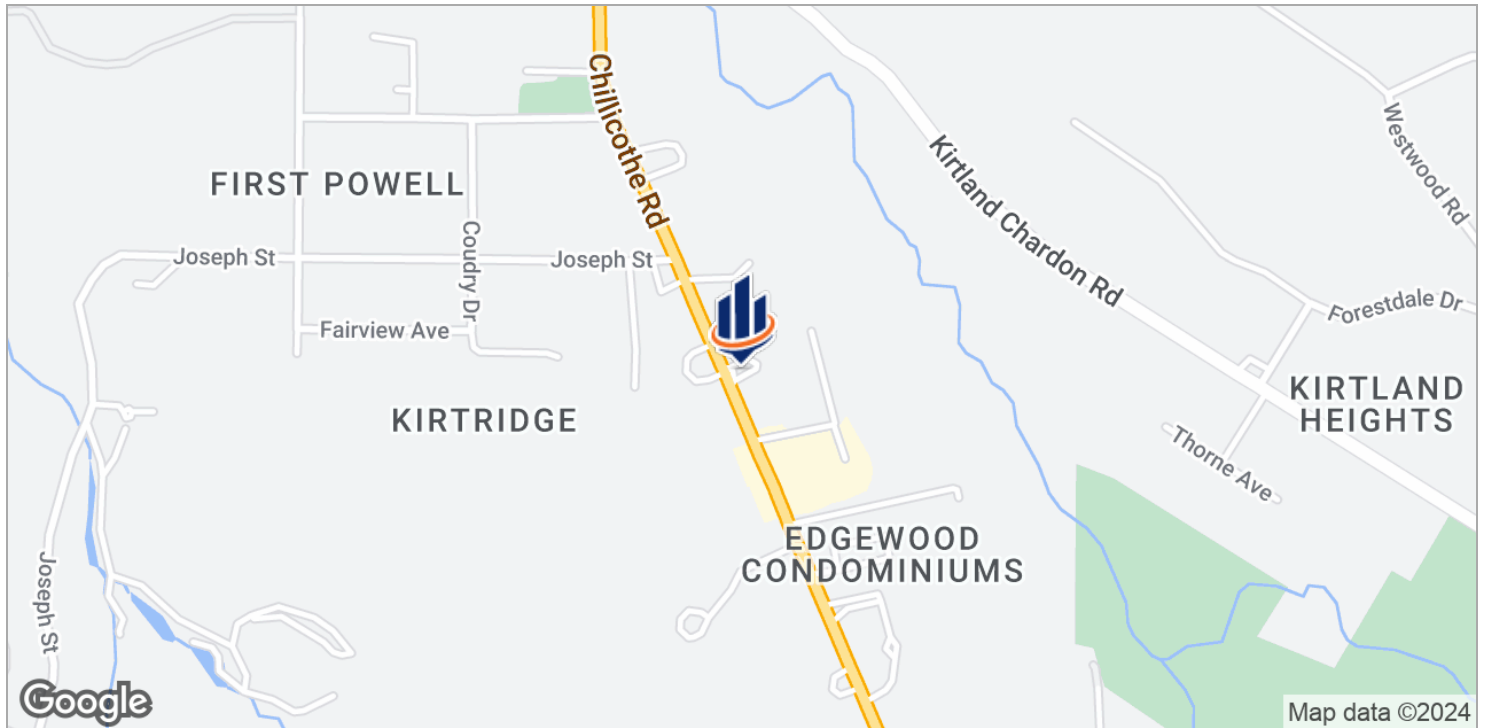


# Additional Photos



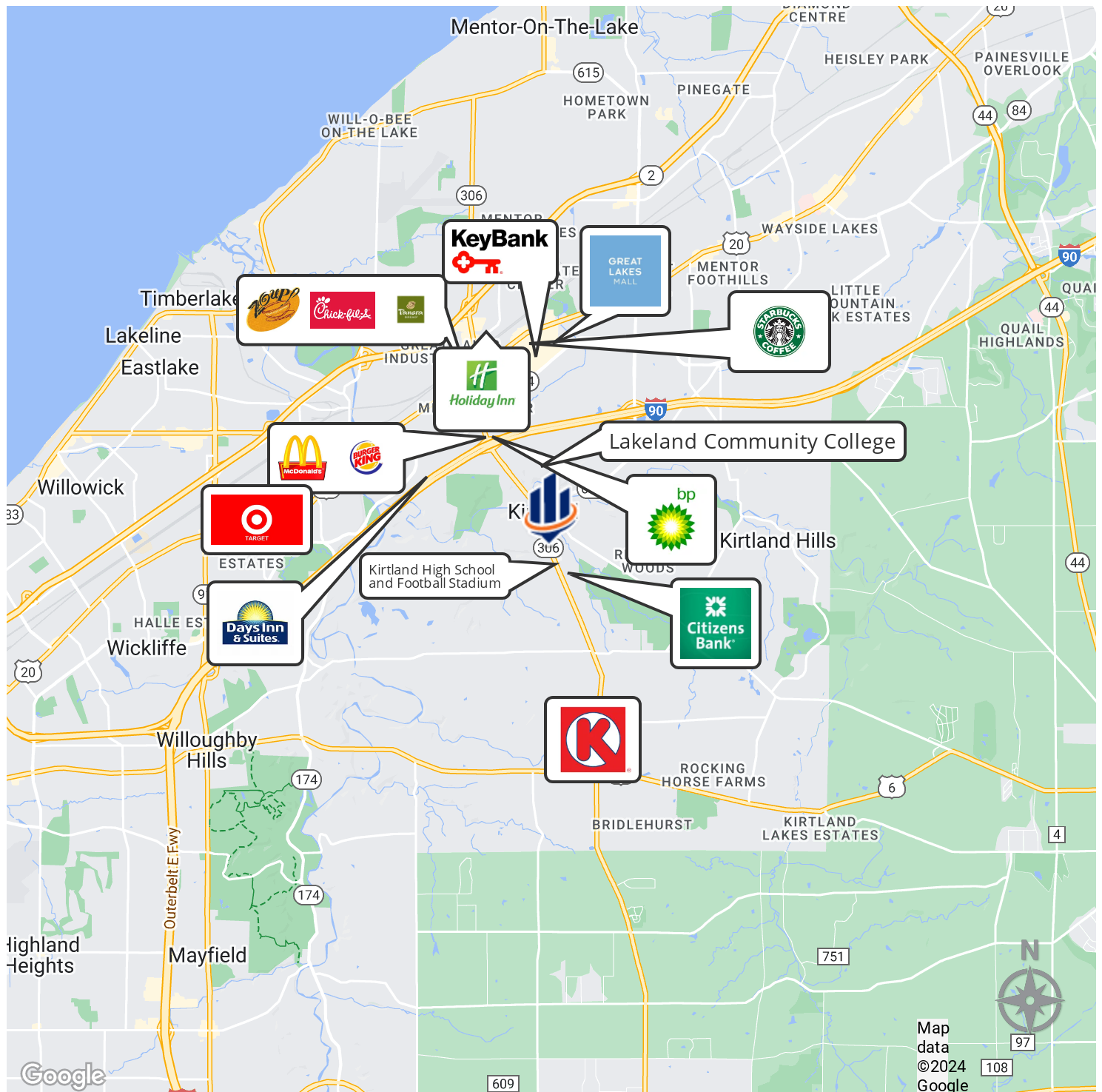


# Location Maps

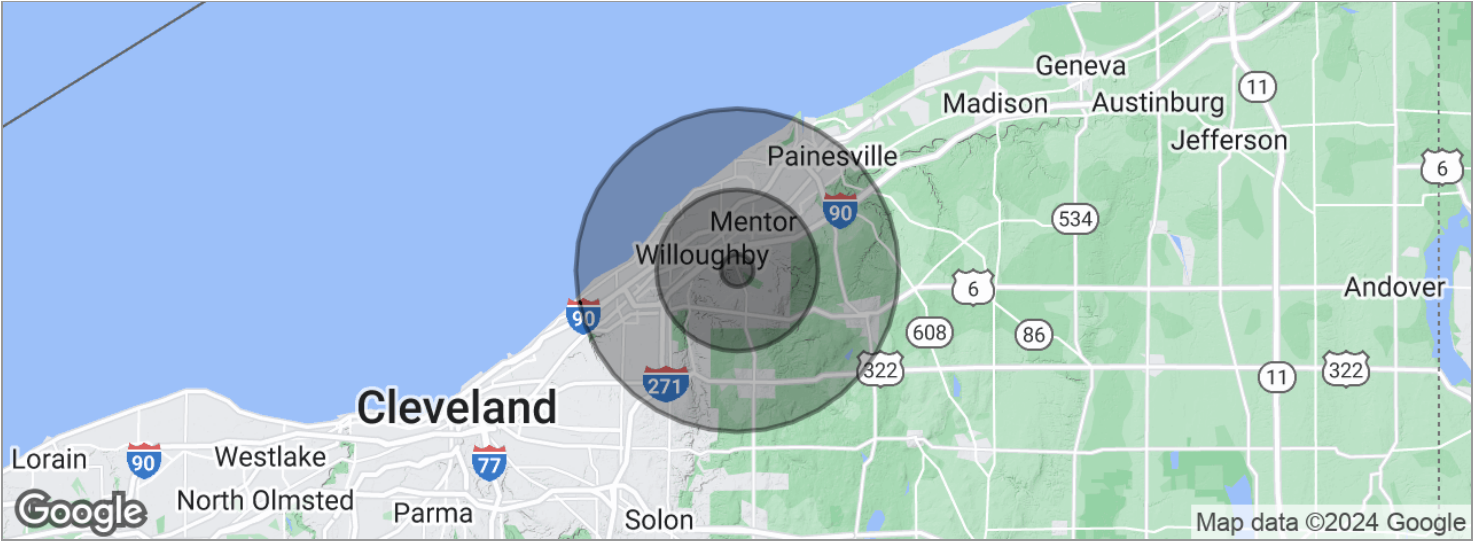




# Retailer Map



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	971	71,540	300,282
Median age	47.3	44.2	42.8
Median age [Male]	49.8	43.2	41.6
Median age [Female]	46.5	45.6	44.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	365	29,662	126,562
# of persons per HH	2.7	2.4	2.4
Average HH income	\$109,462	\$75,935	\$71,861
Average house value	\$381,095	\$228,343	\$224,303

\* Demographic data derived from 2020 ACS - US Census