

## EVENT CENTER FOR SALE

# NOAH'S EVENT VENUE

8200 Norton Parkway, Mentor, OH 44060



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$650,000
<b>BUILDING SIZE:</b>	10,106 SF
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Mentor
<b>PRICE / SF:</b>	\$64.32

### PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY - 11.20 % of ownership is being sold with existing partnership. 20-year lease is between Rockwell Debt-Free Properties, Inc. and Noah Corporation. Rent commencement began 10/1/2018 and has 2% annual rent escalations during the term. Noah Corporation pay 100% of all expenses. Check out <https://www.noahseventvenue.com/ohio/traditional/mentor/> for full details of building and photo gallery.

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
[rick.osbornejr@kw.com](mailto:rick.osbornejr@kw.com)  
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

## EVENT CENTER FOR SALE

# NOAH'S EVENT VENUE

8200 Norton Parkway, Mentor, OH 44060



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

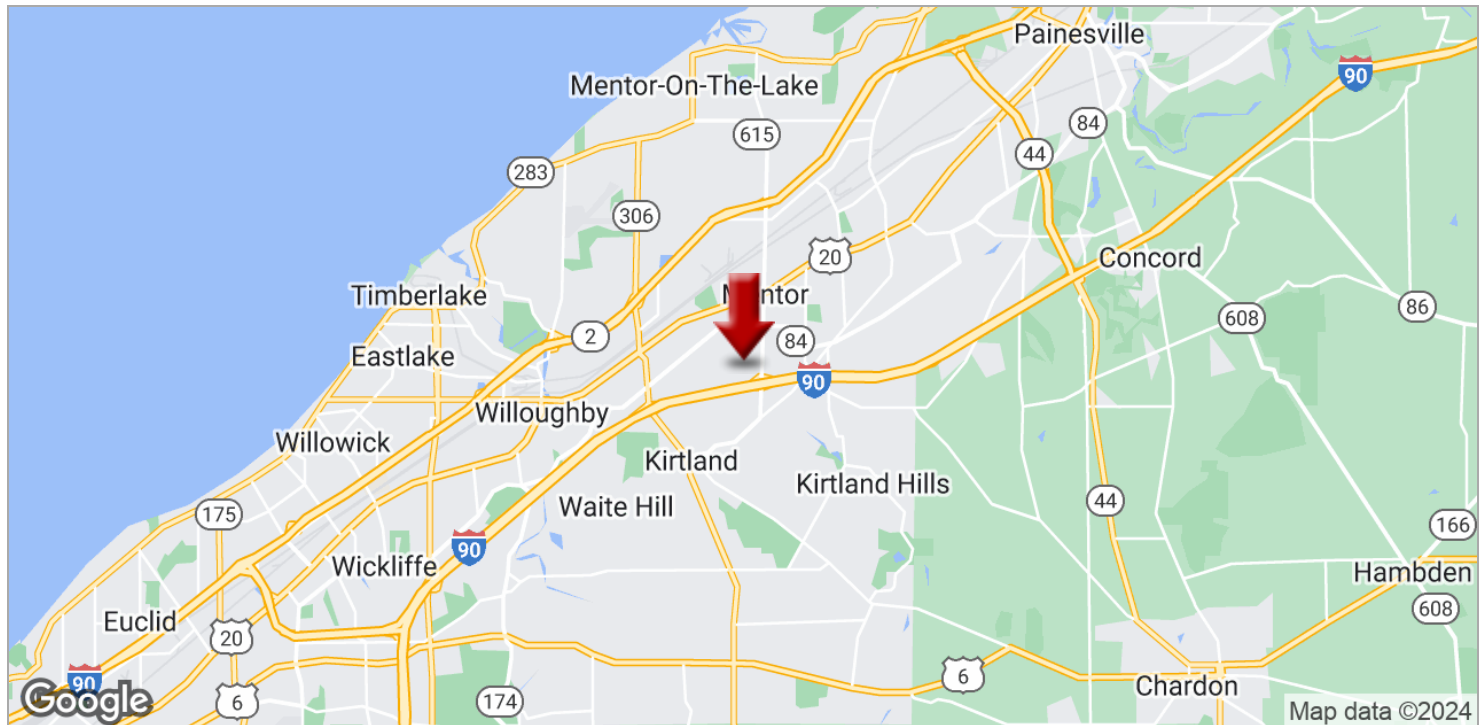
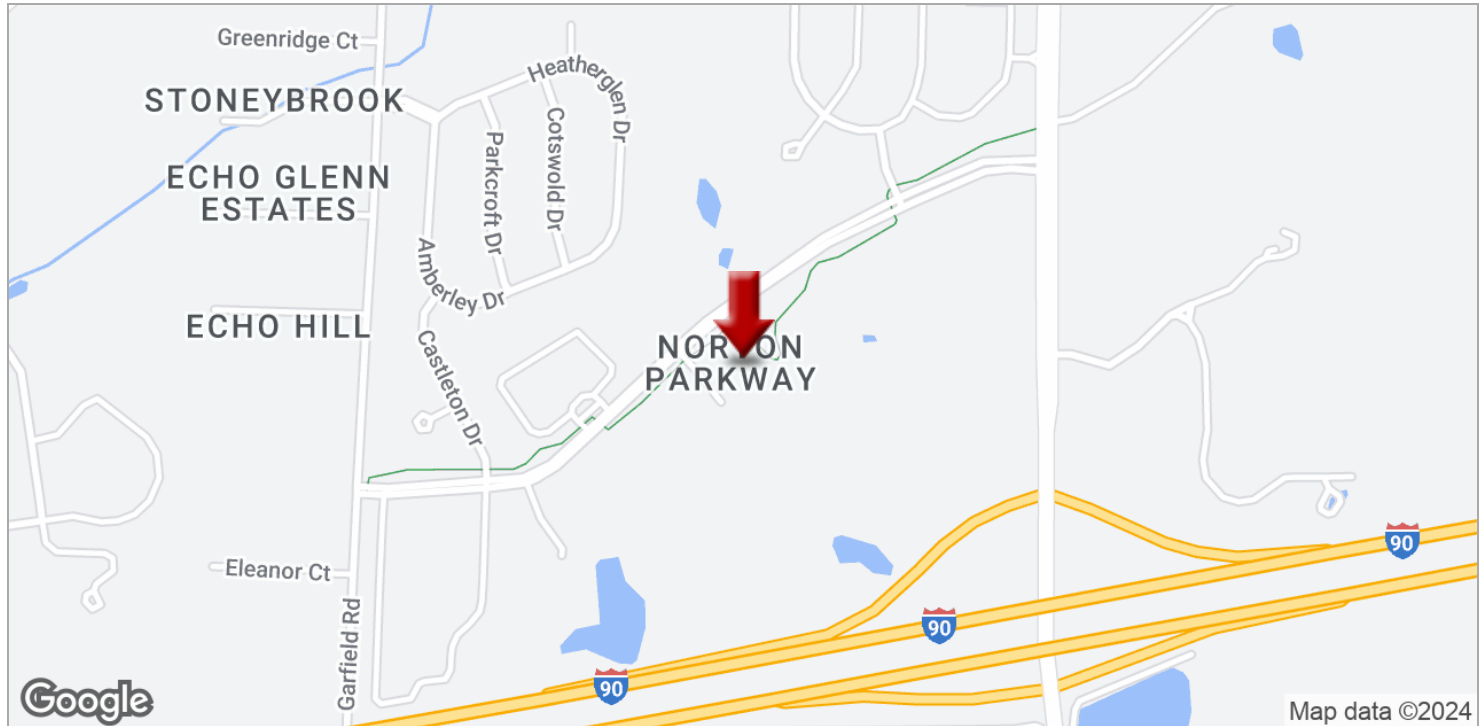
**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [osbornegroupohio.com](http://osbornegroupohio.com)

# NOAH'S EVENT VENUE

8200 Norton Parkway, Mentor, OH 44060



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

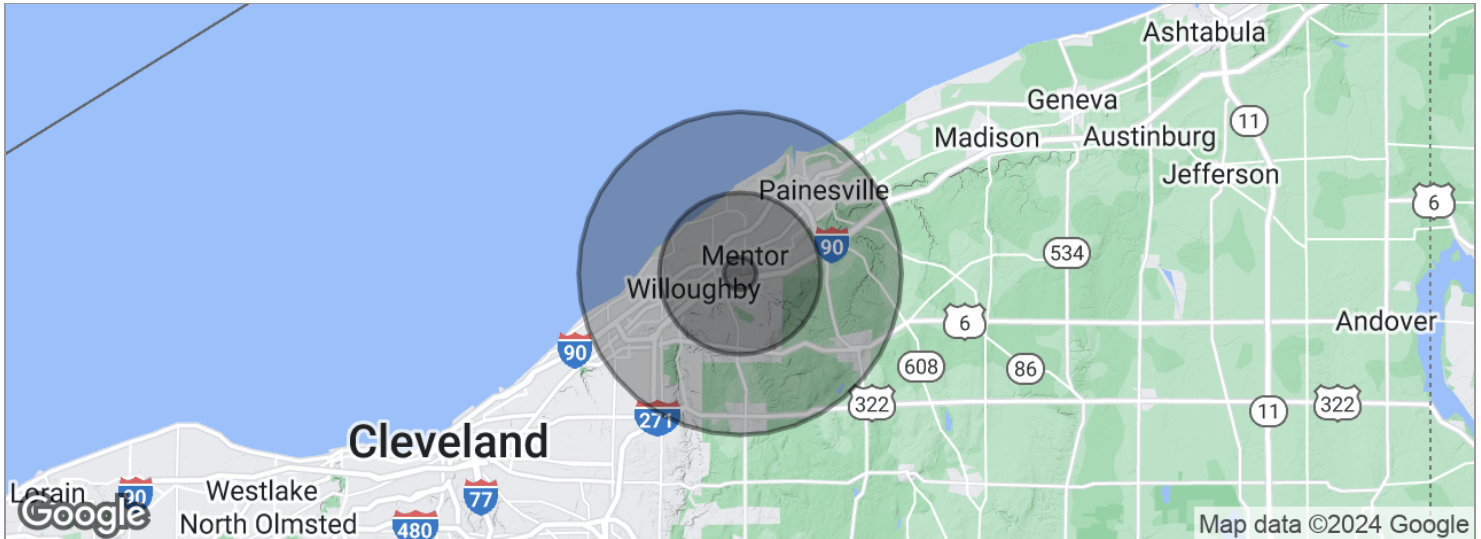
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [osbornegroupohio.com](http://osbornegroupohio.com)

## EVENT CENTER FOR SALE

# NOAH'S EVENT VENUE

8200 Norton Parkway, Mentor, OH 44060



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,717	98,544	275,956
Median age	43.5	43.7	42.6
Median age (male)	42.6	42.6	41.7
Median age (Female)	44.5	45.0	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,133	40,726	114,273
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,533	\$74,581	\$70,930
Average house value	\$210,638	\$209,017	\$215,899

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [osbornegroupohio.com](http://osbornegroupohio.com)