



RIDGE PARK SQUARE



DOLLAR TREE



ASHLEY



CHIPOTLE



386,754 SF DUAL-GROCERY ANCHORED ASSET | FIRST TIME TO MARKET IN 35 YEARS | CLEVELAND MSA

REGIONALLY DOMINANT SHOPPING CENTER

6.1M VISITORS ANNUALLY

94% NATIONAL TENANCY

MULTIPLE VALUE CREATION OPPORTUNITIES

SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES
SUB 6% AVERAGE RETAILER HEALTH RATIO

10 SINGLE TENANT & MULTI-TENANT OUTLOTS
12 SEPARATE BUILDINGS | 16 UNIQUE TAX PARCELS

THE OFFERING

YEAR 1 NOI:

► **\$4,688,470**

OCCUPANCY:

► **95.17%**

5-YEAR CAGR

5.2%

WALT:

- 6 Years

WTD. AVG. TENURE:

► **16 Years**

PROPERTY LOCATION:

► **I-480 & Ridge Road
Brooklyn, OH 44144**

PROPERTY SIZE (GLA/ACRES):

▶ **386,754 / 35**

BUILDINGS:

12

OF TAX PARCELS:

16

INGRESS / EGRESS:

► 13

PARKING SPACES / RATIO:

► 1,986 / 5.13

YEAR DEVELOPED:

- ▶ **1988 (North Center)**
- ▶ **Applebee's Building (1995)**
- ▶ **FedEx Building (1999)**
- ▶ **Marc's Building (2001)**
- ▶ **Ashley Building (2004)**



MARKET DOMINANT DUAL-GROCERY ANCHORED REGIONAL SHOPPING CENTER 6.1M ANNUAL VISITORS



INVESTMENT HIGHLIGHTS

RARE DUAL GROCERY ANCHORED SHOPPING CENTER

Marc's
GROCERY
OUTLET
bargain market

ABILITY TO BIFURCATE | EXIT FLEXIBILITY

- Ridge Park Square currently operates as two separate shopping centers separated by Northcliff Ave, providing next investor exit flexibility
- The asset features 12 separate buildings and 16 separate tax parcels, including the following separately parceled tenants:



DUNKIN'

CHIPOTLE



DollarBank
Let's get you there.

KINTARO

GENERATIONAL BUYING OPPORTUNITY

- Ridge Park Square is being marketed for the first time since the asset's original development in 1989





EXCEPTIONAL LEASING MOMENTUM | 5 NEW DEALS ACROSS ALMOST 50,000 SF

- New 15-year build to suit lease with Chipotle (includes "Chipotlane")
- New 15-year lease with Grocery Outlet **JUST OPENED**
- New 10-year lease with Dollar Tree
- New 10-year lease Sarku Japan
- New 10-year lease with Brooklyn Nail Bar

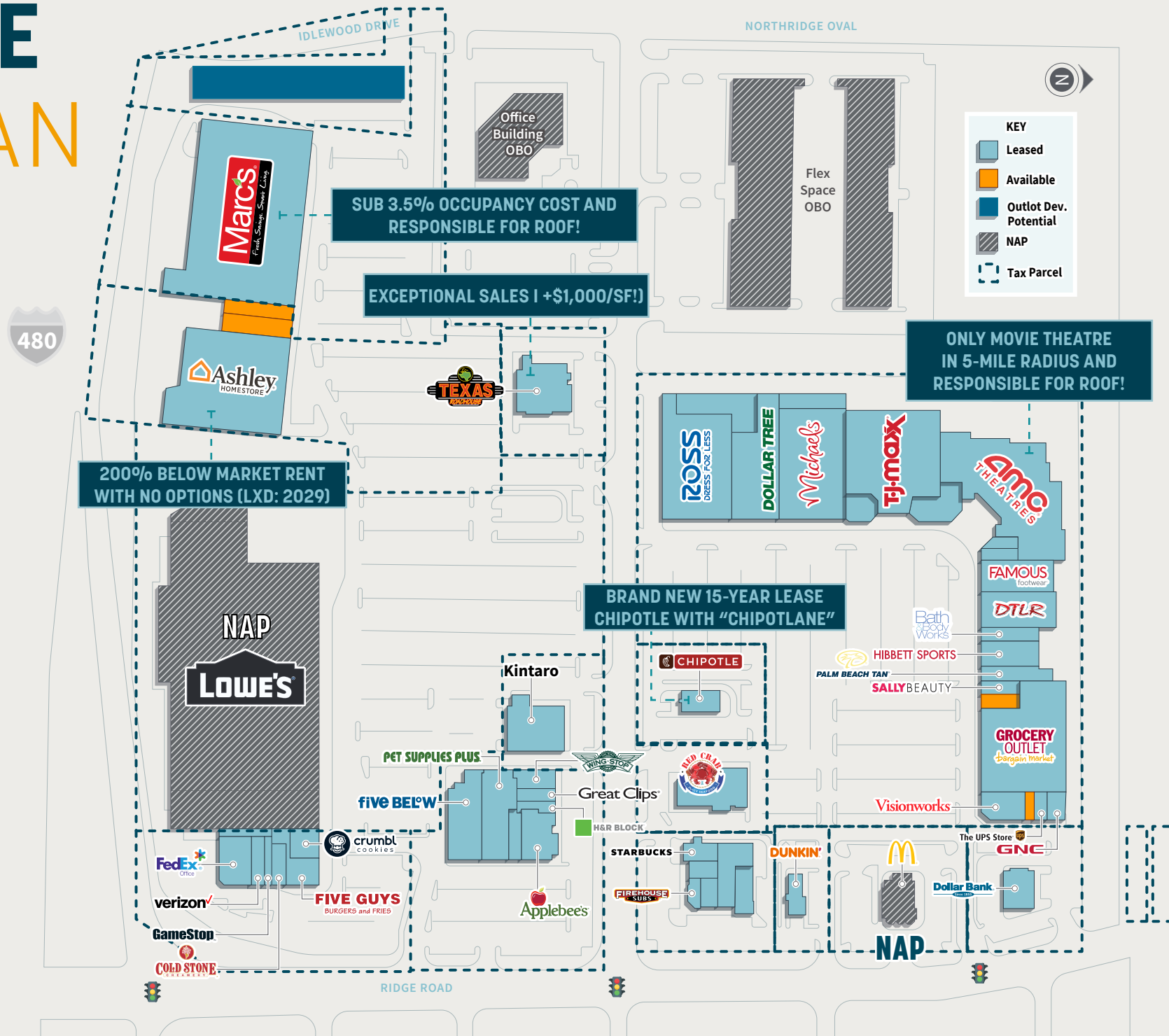
TREMENDOUS INSIGHT INTO HIGH PERFORMING RETAILERS

- Weighted-Average Health Ratio of sub 5%
- Every reporting retailer operates at a sub 10% health ratio
- Over 50% of GLA required to report sales

REGIONALLY DOMINANT CENTER WITH UNMATCHED FRONTAGE AND VISIBILITY

- Over 6.1M Annual Visitors
- Located directly off I-480 (VPD:128,284) with pylon visibility!

SITE PLAN



TENANT ROSTER

TENANT	SUITE	SF
Dollar Tree	P01	15,012
Michaels	P01B	25,131
Ross Dress for Less	P01D	25,000
Bath & Body (storage)	P02	2,767
TJ Maxx	P03	27,261
Tier O	P05	5,169
AMC Theatres	P06	32,639
Nail Pros	P07	1,071
DTLR	P10	8,383
Bath & Body Works	P11	2,500
Hibbett Retail	P12	4,504
Famous Footwear	P13	6,926
Sally Beauty	P14	1,620
Vacant	P15	1,652
Palm Beach Tan	P16	2,650
Grocery Outlet	P17	26,486
Vision Works	P18	3,752

TENANT	SUITE	SF
Vacant	P21	806
GNC	P22	1,650
Dollar Bank	P23	4,000
Dunkin Donuts	P25	2,135
Sarku Japan	P26	2,998
Brooklyn Nail Bar	P27	4,647
Pulp Juice and Smoothie Bar	P28	1,593
Firehouse Subs	P29	1,200
Mr. Hero	P30	1,593
Starbucks	P31	2,051
Red Crab Juicy Seafood	P32	7,125
Love Threading Bar	P35	1,413
UPS	P36	1,200
RESIDUAL (Dollar Tree)	RES	9,355
Kintaro (PAD)	K01	7,819
Texas RoadHouse (PAD)	TR01	6,750
Marc's	M01	50,779

TENANT	SUITE	SF
Crumbl Cookie	C4A	1,685
Five Guys	C4	2,500
FedEx Kinko	C3	5,121
Verizon Wireless	C2	2,277
Coldstone	C06	1,283
Game Stop	C05	1,793
Great Clips	A07	1,302
Wingstop	A06	1,860
H&R Block	A05	1,030
Five Below	A04	8,577
Pet Supplies Plus	A03	8,920
Penn Station Subs	A02A	1,821
Applebee's	A01	5,584
Vacant	3	2,581
Vacant	2	4,292
Ashley	1	34,116
Chipotle	CHIP	2,325

Total Owned GLA

386,754



TENANT PERFORMANCE -

OUTPERFORMING THE COMPETITIVE SET

TENANT	ANNUAL PLACER VISITS	PLACER STORE RANKINGS	TENANT PERFORMANCE
	590K	Most trafficked Lowe's in 10-mile radius (3 locations)	5th Highest Performer in District (14 locations)
	560K	Top 20% of all Marc's store locations (60 total) and #1 within 5-mile radius	+\$22M annual sales, sub 3.5% health ratio
	460K	#1 Most visited location in Ohio and #18 in the Nation (1,100 stores)	Anecdotal 2024 Sales are up 8%
five BELOW	375K	#4 Most trafficked location in Ohio	Anecdotal sales of \$2.4M, sub 8% health ratio
	300K	#2 Most trafficked location in Ohio (75 Locations)	+\$3.5M, +\$640/sf, sub 6.0% health ratio
	220K	#4 Most visited location in Ohio and #1 within 15-mile radius	Anecdotal \$10M store in 2023 and highest trafficked location of 7 in District!
	160K	Only theatre in 5-mile radius	Over \$3.7M annual sales, 13% health ratio 8 Screens, \$467,000 / screen

PROVEN TENANT PERFORMANCE - NO RETAILER WITH OVER 10% HEALTH RATIO!

TJ-maxx

+\$9M, SUB 4.0%
HEALTH RATIO



+\$7.8M, +\$1,000/SF, SUB
3.0% HEALTH RATIO

KINTARO

APPROX. \$3.0M, SUB
5.0% HEALTH RATIO

PET SUPPLIES PLUS.

+\$4M, +\$450/SF, SUB
5.0% HEALTH RATIO

DTLR

APPROX. \$3.0M, SUB
6.0% HEALTH RATIO



+\$2M, SUB 7.0%
HEALTH RATIO

 **ASHLEY**

ESTIMATED +\$5M IN
SALES, SUB 8.0%
HEALTH RATIO

ADDITIONAL TENANTS WITH SUB 10% OCCUPANCY COST

HIBBETT
SPORTS

Pulp Juice and
Smoothie Bar

FIREHOUSE
SUBS

NAIL PROS

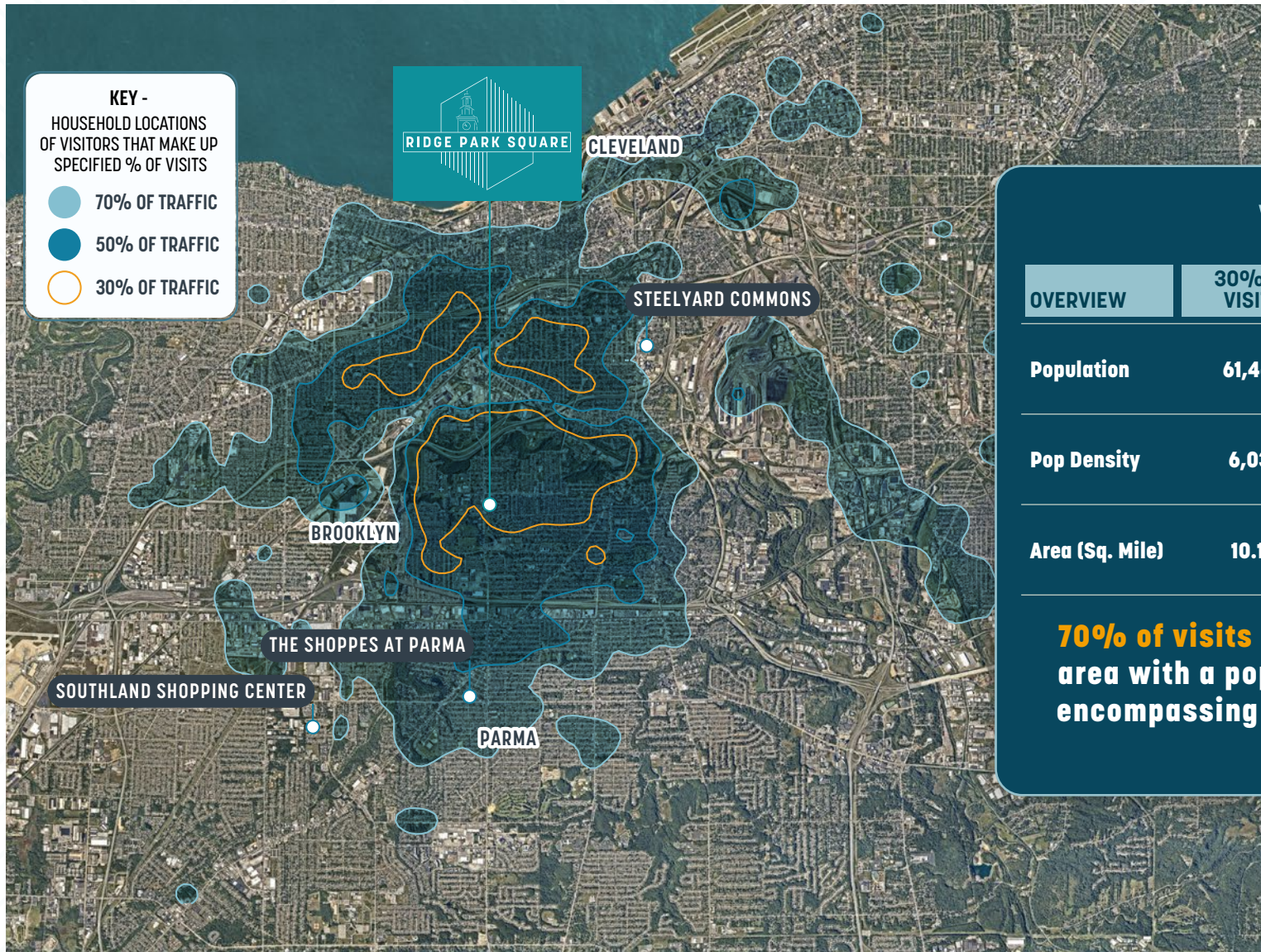


MR. HERO

FAMOUS
footwear

MARKET DOMINANT, REGIONAL SHOPPING CENTER POSITIONED FOR LONG-TERM SUCCESS

RIDGE PARK SQUARE IS EXCEPTIONALLY WELL LOCATED WHEN COMPARED TO OTHER COMPETITIVE CENTERS TO TAKE ADVANTAGE OF SURROUNDING POPULATION DENSITY



VISITS

OVERVIEW	30% OF VISITS	50% OF VISITS	70% OF VISITS
Population	61,464	149,134	340,345
Pop Density	6,031	6,578	5,580
Area (Sq. Mile)	10.19	22.67	60.99

70% of visits are coming from a trade area with a population of **340,345** and encompassing **nearly 60 square miles**.

LAKE ERIE

5 MILES
331,984
150,267
\$77,514
+\$11.5B
75%

RIDGE PARK SQUARE

AMC THEATRES

GROC OUTLET

ROSS DRESS FOR LESS

TJ-MAXX

DOLLAR TREE

MARCS

ASHLEY

TEXAS ROADHOUSE

MENARDS

VCF VALUE CITY FURNITURE

CLEVELAND HOPKINS INTERNATIONAL AIRPORT
5 MILES AWAY

Walmart
sam's club
0.25 MILES WEST

THE HOME DEPOT



**CLEVELAND
BROWNS**

**RECENTLY PURCHASED
176-ACRE SITE FOR
NEW STADIUM AND
ENTERTAINMENT
DISTRICT
APPROXIMATELY
5 MILES AWAY IN
BROOK PARK**

**+\$2.5B PLANNED
INVESTMENT**

10



WHY CLEVELAND?

AVERAGE COST OF LIVING IS
9% BELOW NATIONAL AVERAGE

LEADING HOSPITAL SECTOR IN THE UNITED STATES BOLSTERED BY THE CLEVELAND CLINIC

#2 BEST HOSPITAL IN THE WORLD RANKING FOR THE 6TH CONSECUTIVE YEAR. ALSO RANKED **#1 IN CARDIAC FOR OVER 20 YEARS**

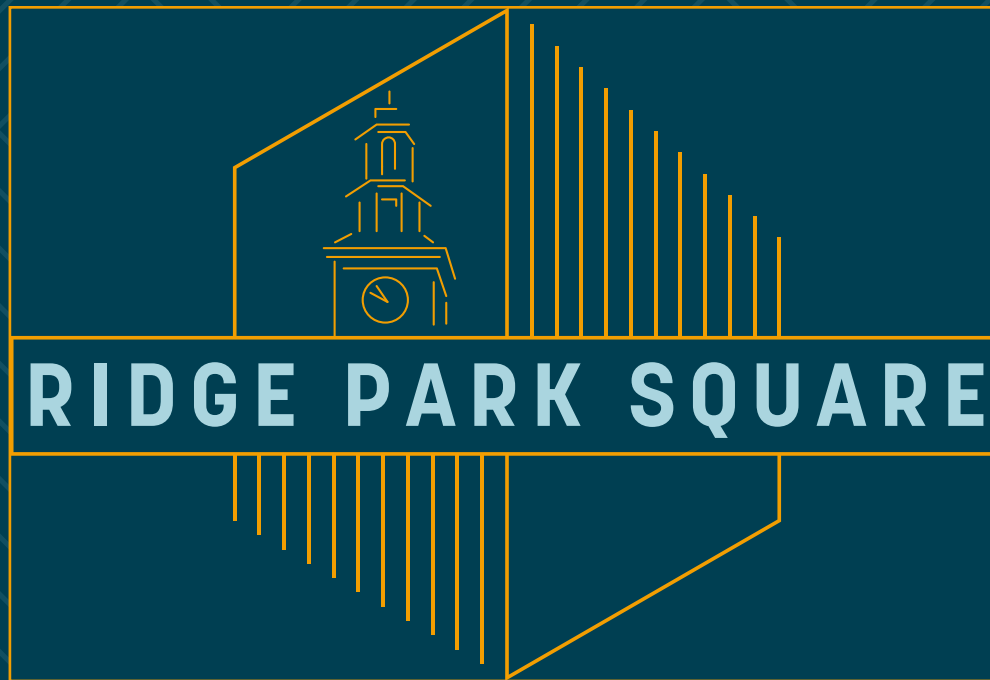
HOME TO FORTUNE 500 COMPANIES

PROGRESSIVE **GOODYEAR** **SHERWIN WILLIAMS**

CLIFFS **FirstEnergy** **Parker**

NEARLY 50% OF THE US POPULATION IS WITHIN 500 MILES OF CLEVELAND

A "CLEVELAND INDEX" OF ALL PUBLICLY TRADED COMPANIES OUTPERFORMS THE S&P 500 SINCE 2010 AND ESPECIALLY SINCE 2020



MIDWEST ADVISORY

MICHAEL NIEDER
SENIOR DIRECTOR
+1 312 300 7291
MICHAEL.NIEDER@JLL.COM

BRIAN PAGE
DIRECTOR
+1 630 234 8664
BRIAN.PAGE@JLL.COM

NET LEASE

MOHSIN MIRZA
DIRECTOR
+1 312 228 2867
MOHSIN.MIRZA@JLL.COM

MID-ATLANTIC ADVISORY

JAMES GALBALLY
SENIOR MANAGING DIRECTOR
+1 215 988 5551
JAMES.GALBALLY@JLL.COM

PATRICK HIGGINS
DIRECTOR
+1 484 532 4181
PATRICK.HIGGINS@JLL.COM

DEBT AND FINANCE

CHRISTOPHER KNIGHT
MANAGING DIRECTOR
+1 312 980 3603
CHRISTOPHER.KNIGHT@JLL.COM

MATT MAKSYMEC
DIRECTOR
+1 312 957 4826
MATT.MAKSYMEC@JLL.COM

OH LICENSEE

BILL POFFENBERGER
MANAGING DIRECTOR
LICENSE #: OH - 352247
+1 513 252 2107
BILL.POFFENBERGER@JLL.COM



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