Offering Memorandum

Single-Tenant NNN Investment

4805 N. LEAVITT RD. | LORAIN, OH 44053



9.25% Cap | ±3,000 SF

PRESENTED BY

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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

Financials

verizon

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Sale Price: $1,700,000

CAP Rate: 9.25%

SF: ±3,000

Land: ±0.77 Acres

Year Built: 2016

Lease End Date: 1/31/2029

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% February 2029

Current Annual Base Rent: $156,911

Base Rent PSF: $52.30

- Tenant operates 840 stores across 43 states within the U.S.





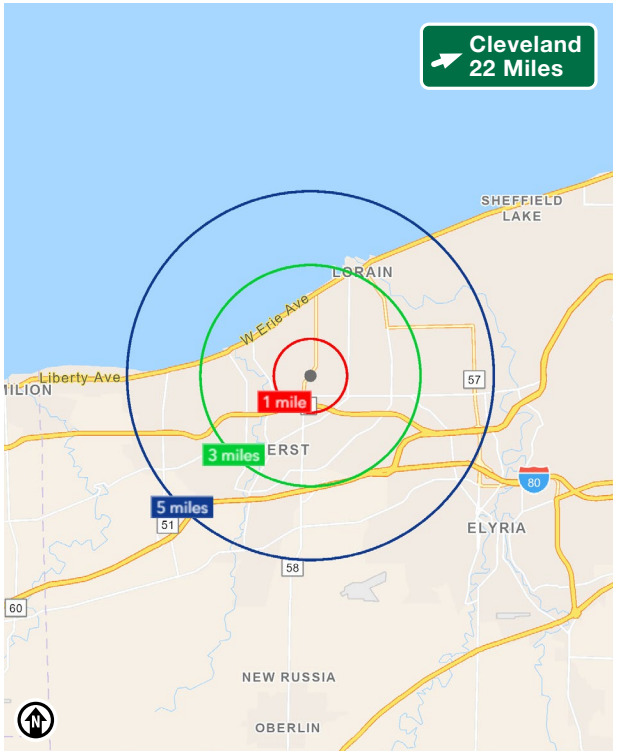
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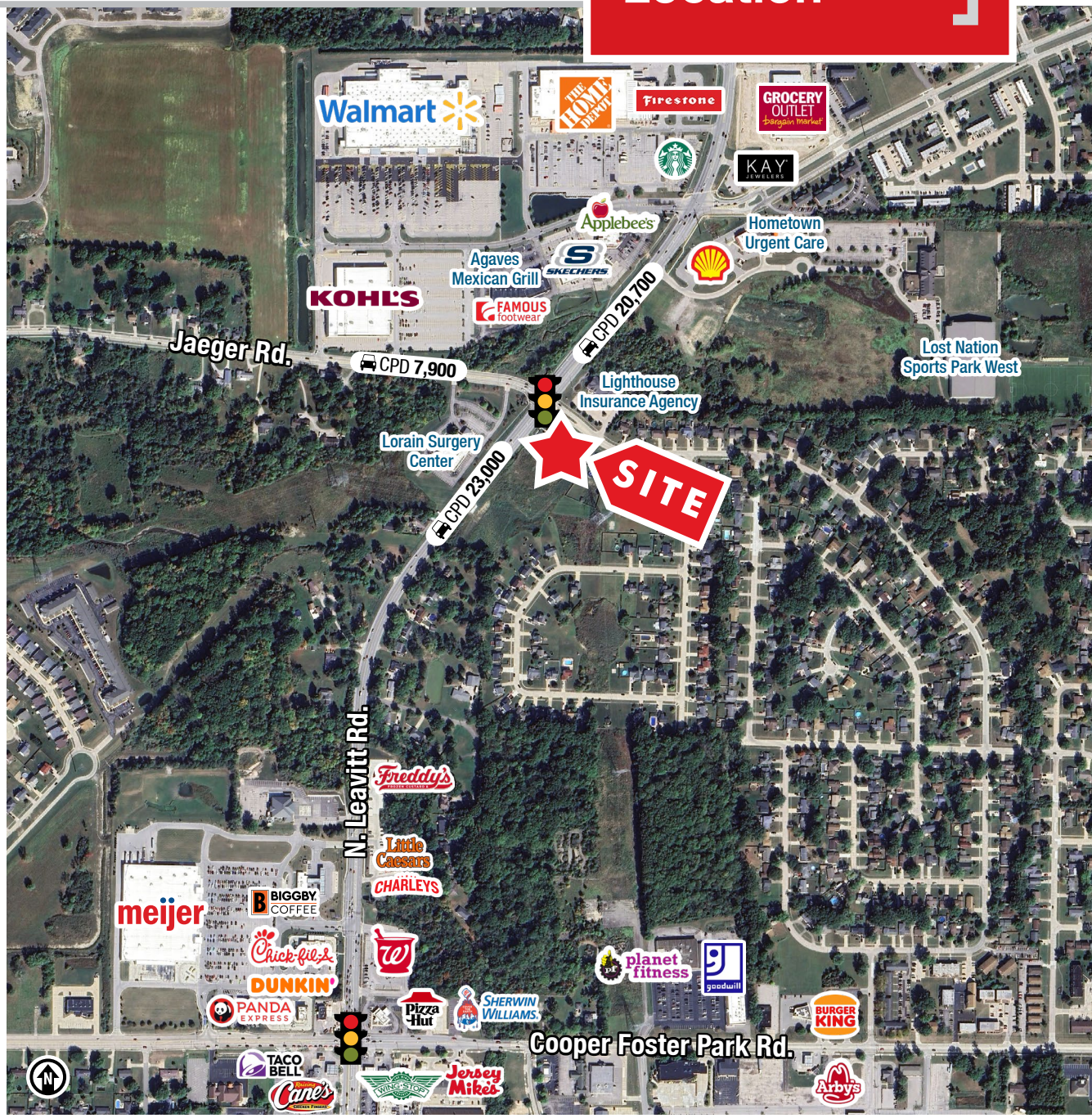
verizon

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,043	60,181	95,497
Average HH Income	$85,897	$85,417	$82,668
Daytime Employment	3,457	16,622	27,963

2025 Forecasted by Esri







OFFERED EXCLUSIVELY BY:

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