



10,602 SF Medical Office
NNN Investment
26151 Euclid Ave. (Rt. 20)
Euclid, OH 44132

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SEQUOIA REALTY CORP.
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SUMMARY

26151 Euclid Ave, Euclid, OH 44132

AVAILABLE

- **For Sale at \$975,000**
- **CAP Rate: 8.0%, NOI: \$78,000**
- NNN Investment Opportunity with a Sale Leaseback
- 5 Year, Sale Leaseback with a Credited Regional Medical Tenant, NOMS Healthcare, Starting on the Date of the Sale
- True NNN Lease with No Landlord Responsibilities
- Stable Investment Opportunity with Secured Rental Income
- 10,602 Sq. Ft. Medical Office Building
- 100% Occupied with New Roof, New HVAC & New Windows
- Large on-site Parking Area in Rear with Access off of Euclid Ave & E 261st St.
- ADA-Accessible Building with Convenient Entry Points for Clients, Patients, and Employees
- Prominent Euclid Avenue Frontage with Outstanding Visibility along a Heavily Traveled Corridor seeing over 13,500 VPD
- Convenient Access to I-90 & SR-2
- Easy Access to Public Transportation and Major Commuter Routes
- Located Minutes from Downtown Cleveland, University Circle, and Major Regional Healthcare and Employment Hubs

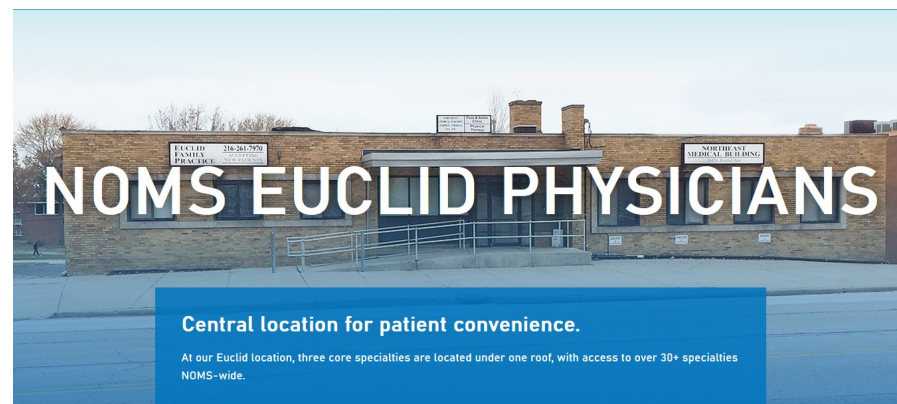


SALE LEASEBACK

NOMS Healthcare

26151 Euclid Ave., Suite 201
Euclid, OH 44131

- 5 Year, Sale Leaseback with a Credited Regional Medical Tenant, NOMS Healthcare, Starting on the Date of the Sale
- Established, physician-owned healthcare organization serving Northern Ohio since 2000.
- One of the region's largest independent multi-specialty medical groups with 200+ providers and 140+ locations across Ohio and Pennsylvania.
- Long-standing reputation for quality patient care with a focus on value-based healthcare and patient outcomes.
- Comprehensive healthcare network offering primary care, orthopedics, physical therapy, podiatry, imaging, surgery, and numerous medical specialties.
- Strong regional brand recognition throughout Northeast and Northern Ohio with an established patient base.
- Physician-led organization focused on long-term community healthcare and continued expansion.
- Integrated healthcare model provides convenient, coordinated care across multiple specialties.
- <https://nomshealthcare.com/noms-euclid-physicians/>



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PHOTOS

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AERIAL PHOTO

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AERIAL PLAT

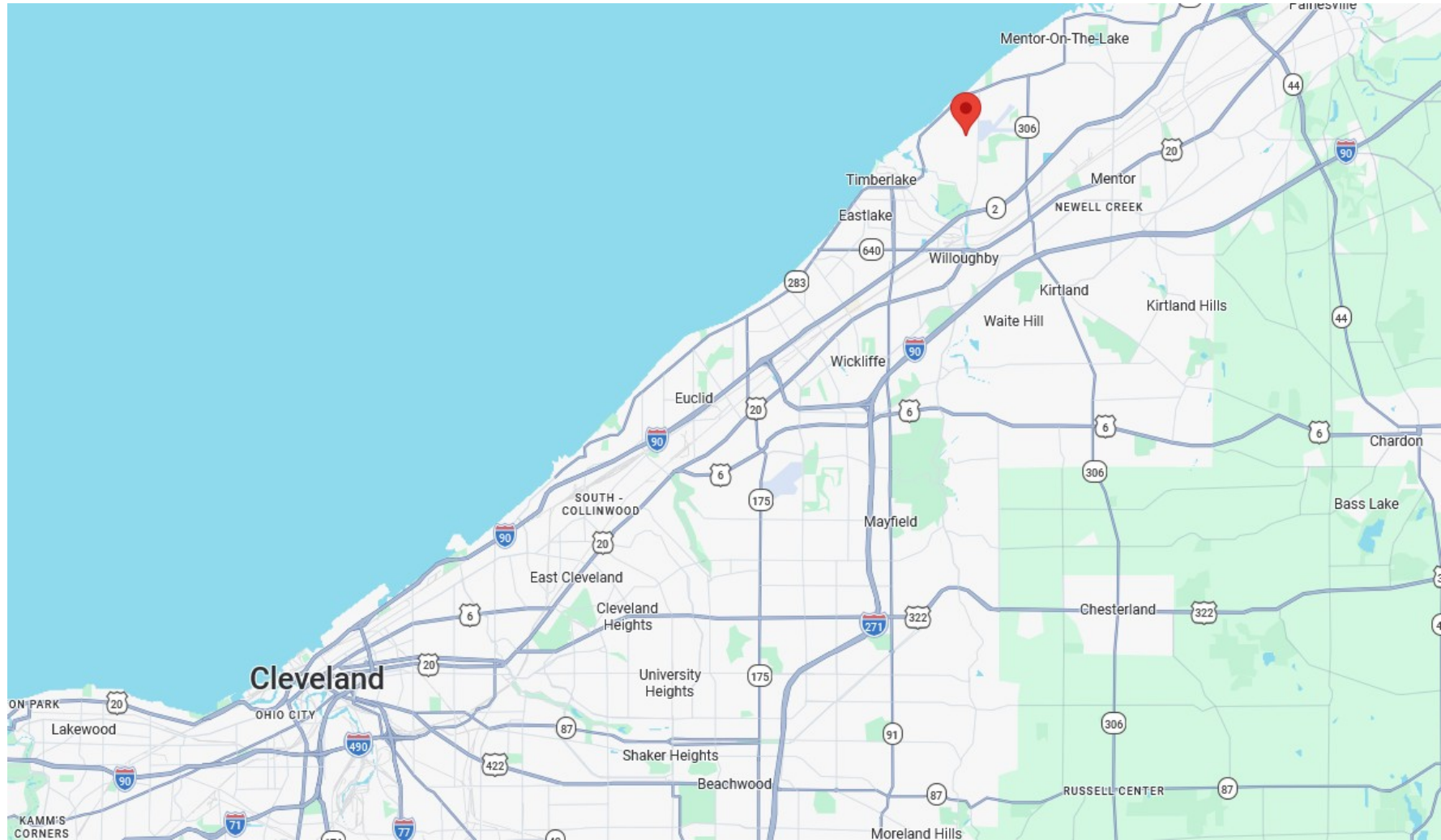
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ROAD MAP

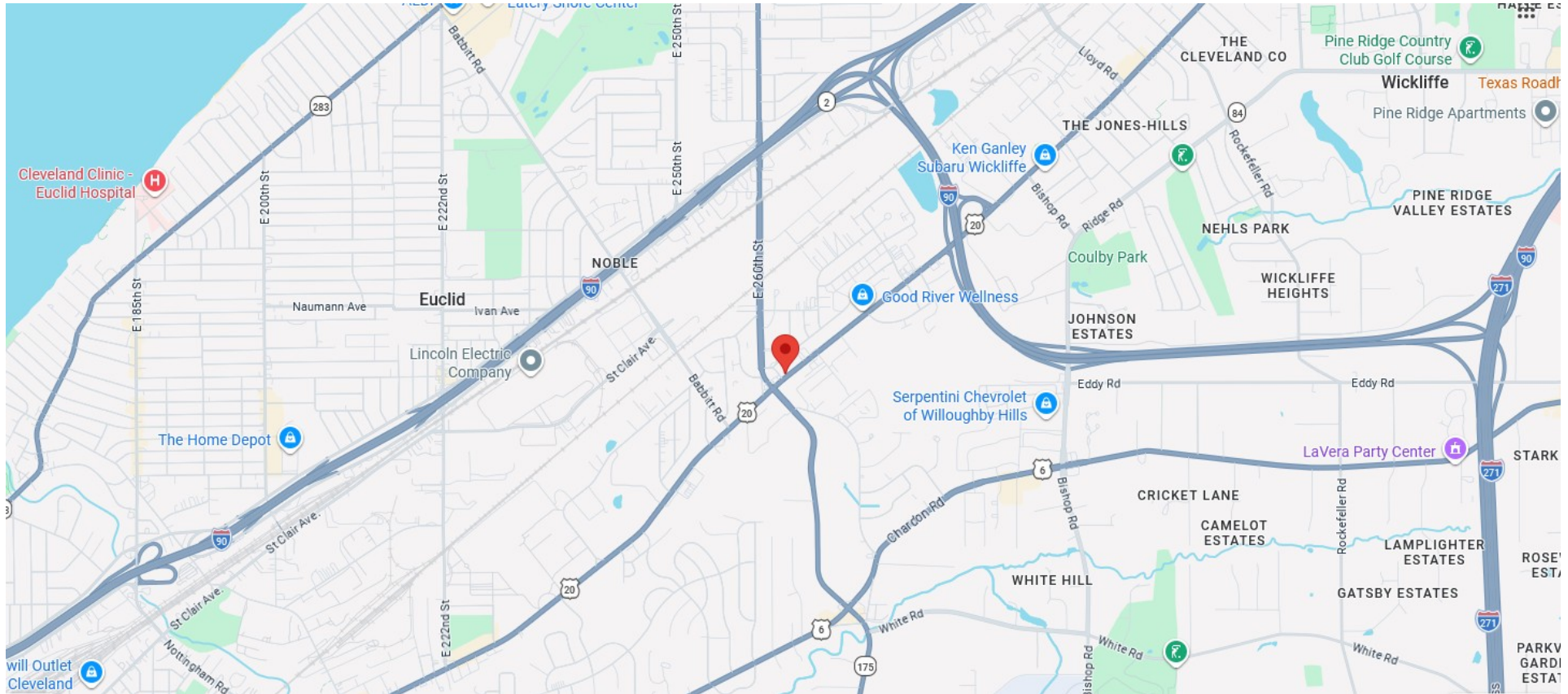
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LOCAL ROAD MAP

26151 Euclid Ave, Euclid, OH 44132



DEMOGRAPHICS

26151 Euclid Ave, Euclid, OH 44132

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	15,275		84,952		184,204	
2025 Estimate	14,882		84,852		184,543	
2020 Census	13,066		83,840		184,860	
Growth 2025 - 2030	2.64%		0.12%		-0.18%	
Growth 2020 - 2025	13.90%		1.21%		-0.17%	
2025 Population by Hispanic Origin	258		2,108		4,838	
2025 Population	14,882		84,852		184,543	
White	3,475	23.35%	37,530	44.23%	88,085	47.73%
Black	10,332	69.43%	40,919	48.22%	81,756	44.30%
Am. Indian & Alaskan	11	0.07%	101	0.12%	237	0.13%
Asian	172	1.16%	1,199	1.41%	3,323	1.80%
Hawaiian & Pacific Island	3	0.02%	13	0.02%	33	0.02%
Other	889	5.97%	5,091	6.00%	11,109	6.02%
U.S. Armed Forces	0		19		49	
Households						
2030 Projection	7,424		38,966		84,375	
2025 Estimate	7,228		38,891		84,506	
2020 Census	6,324		38,282		84,532	
Growth 2025 - 2030	2.71%		0.19%		-0.16%	
Growth 2020 - 2025	14.29%		1.59%		-0.03%	
Owner Occupied	1,810	25.04%	20,697	53.22%	47,394	56.08%
Renter Occupied	5,418	74.96%	18,193	46.78%	37,113	43.92%
2025 Households by HH Income	7,229		38,889		84,507	
Income: <\$25,000	2,309	31.94%	7,961	20.47%	17,627	20.86%
Income: \$25,000 - \$50,000	2,205	30.50%	9,881	25.41%	19,960	23.62%
Income: \$50,000 - \$75,000	1,352	18.70%	7,773	19.99%	16,053	19.00%
Income: \$75,000 - \$100,000	467	6.46%	4,303	11.06%	9,344	11.06%
Income: \$100,000 - \$125,000	354	4.90%	3,084	7.93%	7,155	8.47%
Income: \$125,000 - \$150,000	152	2.10%	1,825	4.69%	4,256	5.04%
Income: \$150,000 - \$200,000	255	3.53%	2,197	5.65%	5,578	6.60%
Income: \$200,000+	135	1.87%	1,865	4.80%	4,534	5.37%
2025 Avg Household Income	\$53,346		\$74,534		\$77,674	
2025 Med Household Income	\$41,518		\$54,521		\$56,642	



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