

GLOBAL PERSPECTIVE

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Real Estate Advisors Inc.
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Spring 2025



Market Trends: What's happening in Lake County

According to Moody's analytics, Mentor and Painesville saw the most commercial deals in Lake County for 2024. Retail topped sales followed by land and office space. Continue reading on page 2 for a more detailed breakdown.

Top News

Market Trends
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Featured Listing

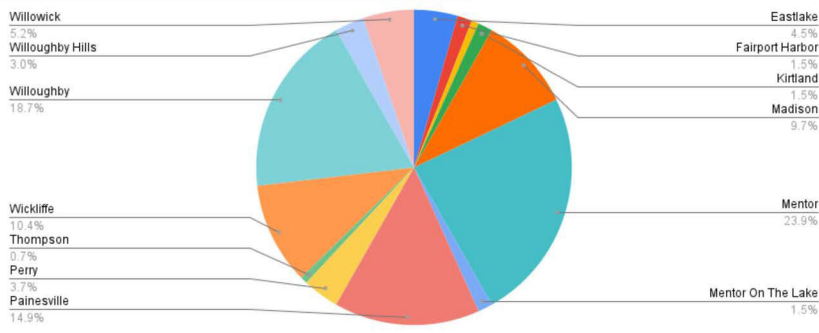
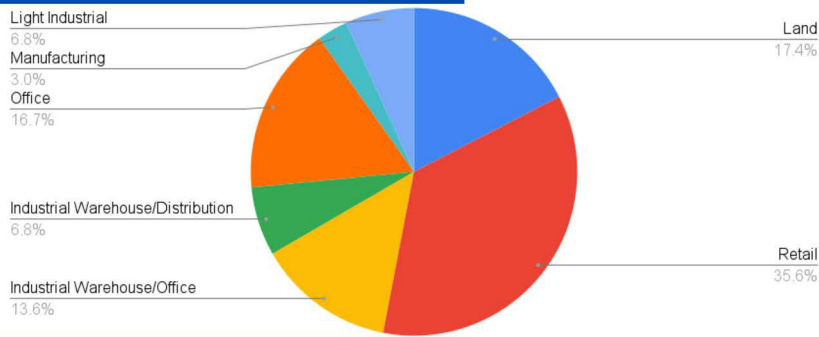
Agent Spotlight

David Sigg, looking forward to 2025.



Featured Listing
37877 & 37941 Elm Street
Willoughby, OH

01/04



Market Trends 2024

Smaller retail transactions lead the way in 2024 due to the retail sector being occupied by office users. Industrial, manufacturing and warehouse distribution transactions absorbed most of the available space in the market, leaving a void in availability of these disciplines. Land sales are making a comeback due to the lack of inventory in Lake County.

Advantages of Industrial Sale Lease Back Opportunities

A Sale-Leaseback transaction for industrial property owners involves selling their property to an investor or a financial institution while simultaneously entering into a long term lease agreement to continue occupying and using the property. This structure allows the property owner to *free up capital tied up in the real estate asset*, which can then be re-invested in their core business activities, debt reduction or other ventures.

Key benefits:

1. Liquidity
2. Operational Continuity
3. Off- Balance Sheet Financing
4. Tax Advantages
5. Depreciation

***Please consult your accountant for any application of the benefits a sale lease back has on your financial statement.

Agent Spotlight Dave Sigg



Dave joined the Global team in 2010 and obtained his brokers license in 2014. He is looking forward to a fresh start in 2025. He would like to work on managing challenging situations effectively and helping organizations through service. In his free time he enjoys traveling and “working out” as he puts it or slowing down the aging process.

Featured Listing

37877 & 37941 Elm Street
53,438± SF Industrial Facility For Sale
Willoughby, Ohio 44094



37941 Elm St

37,764± SF Warehouse

Four (4) OHD

Bus Duct

Twenty Seven (27) Multiple Cranes

Monorail Runs the Length of the

Building

Heavy Power:

800Amps, 480Volt, 3-Phase

Radiant Heat

LED Lighting

Variable Speed Compressor



37877 Elm St

53,438± SF Total Two-Building Facility

1.88± Acres

One (1) Drive-in Door 12' x 10'

10' Ceiling Height Under the Joists

One (1) ½ -Ton Crane in Warehouse

Heavy Power:

800Amps, 480Volts, 3-Phase

Two New Concord Gas-Fired Furnaces

in Warehouse



Situated on the Corner of Elm St and
Church St

Located off Vine Street and

Erie Street

Easy Access to Vine St (US Route 20)
and State Route 2

Call for Pricing

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DID YOU KNOW?

Global Real Estate Advisors INC. is the leader in commercial, industrial, retail, investment, office and land real estate services in Lake and Ashtabula Counties.



SALE LEASE BACK OPPORTUNITIES



**BUSINESS SALES IN PARTNERSHIP WITH
TRANSWORLD BUSINESS ADVISORS**



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INVESTMENT AND 1031 REPLACEMENT PROPERTIES



HOW CAN WE HELP YOU? CONTACT GLOBAL TODAY!



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