



65%+ LEASED VALUE-ADD NEIGHBORHOOD RETAIL CENTER

FOREST HILLS SHOPPING CENTER

13520 Euclid Avenue | East Cleveland, Ohio 44112

PRICE: \$3,400,000 | CAP RATE: 10.46%

DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

NON-ENDORSEMENT

Anchor Cleveland LLC dba Anchor Retail is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with or sponsorship or endorsement by said corporation of Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



TABLE OF CONTENTS

1 INVESTMENT
OVERVIEW

2 FINANCIAL
ANALYSIS

3 MARKET
OVERVIEW

4 MEET
THE TEAM



INVESTMENT OVERVIEW

01



VITAL DATA

NET OPERATING INCOME
\$355,557

CURRENT OCCUPANCY
67%

GROSS LEASABLE AREA (GLA)
66,515 SF

LOT SIZE
4.04 ACRES

YEAR BUILT
1981

MAJOR AREA EMPLOYERS (APPROX. 15-MILE RADIUS)

- Cleveland Clinic - Main Campus & Associated Facilities**
Cleveland’s largest employer, with tens of thousands of caregivers regionally. ±1,400 beds; ±3,500 physicians; ±35,000 staff members.
- University Hospitals - Cleveland Medical Center**
Flagship location and related campuses in University Circle. 1,000+ beds; ±1,800 physicians; ±7,200 staff members. Main teaching hospital for Case Western Reserve University.
- Case Western Reserve University**
Major research university anchoring University Circle with ±4,700 faculty and staff, ±6,200 undergrad students, and ±6,100 graduate/professional students
- Louis Stokes Cleveland Department of Veterans Affairs Medical Center**
Flagship of one of the largest, most comprehensive VA networks in the Midwest, serving 24 Ohio counties. ±670 beds; ±physicians; ±3,500 staff members
- Within the broader east Cleveland inner-ring corridor**
Progressive Insurance and other east side corporate headquarters and professional-services firms

NOTABLE NEARBY TENANTS (IMMEDIATE TRADE AREA)

- Cleveland Clinic - Stephanie Tubbs Jones Health Center**
Three-story, ±50,000 SF outpatient and urgent-care facility serving East Cleveland and surrounding communities.
- Multiple neighborhood-serving QSR and convenience retailers along Euclid Avenue (e.g., McDonald’s, Dollar General, Dollar Tree, AutoZone, Walgreens, Family Dollar) that generate consistent daily traffic



PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively offer for sale Forest Hills Shopping Center. It is a high-visibility neighborhood center strategically positioned at the heavily-traveled signalized intersection of Euclid Avenue and Superior Avenue in East Cleveland. The property offers over 66,000 square feet of single-story retail on four (4) acres with abundant front and rear parking, multiple access points, and new signage, creating a convenient and highly accessible shopping environment. The center draws consistent traffic from a dense urban trade area of more than 140,000 residents within three (3) miles, and benefits from a strong mix of national, regional, and local tenants serving everyday needs. Located just minutes from University Circle, the Cleveland Clinic Main Campus, University Hospitals, and Forest Hill Park, the asset is well-positioned to capture both neighborhood shoppers and substantial commuter and visitor flows. With meaningful upside from existing vacancy, excellent transit access via on-site bus stops and proximity to the RTA Superior Rapid Station, and continued institutional investment in Greater Cleveland’s east side employment and cultural hub, Forest Hills Shopping Center offers compelling long-term growth potential.



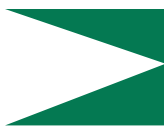
INVESTMENT HIGHLIGHTS

- 66,515 SF Neighborhood strip center
- Offered at \$51.12/SF, well below replacement cost
- 33% Vacancy (21,800 SF) creates immediate upside
- Major urban corridor location near University Circle
- Demographic Density: 300K+ within 5 miles

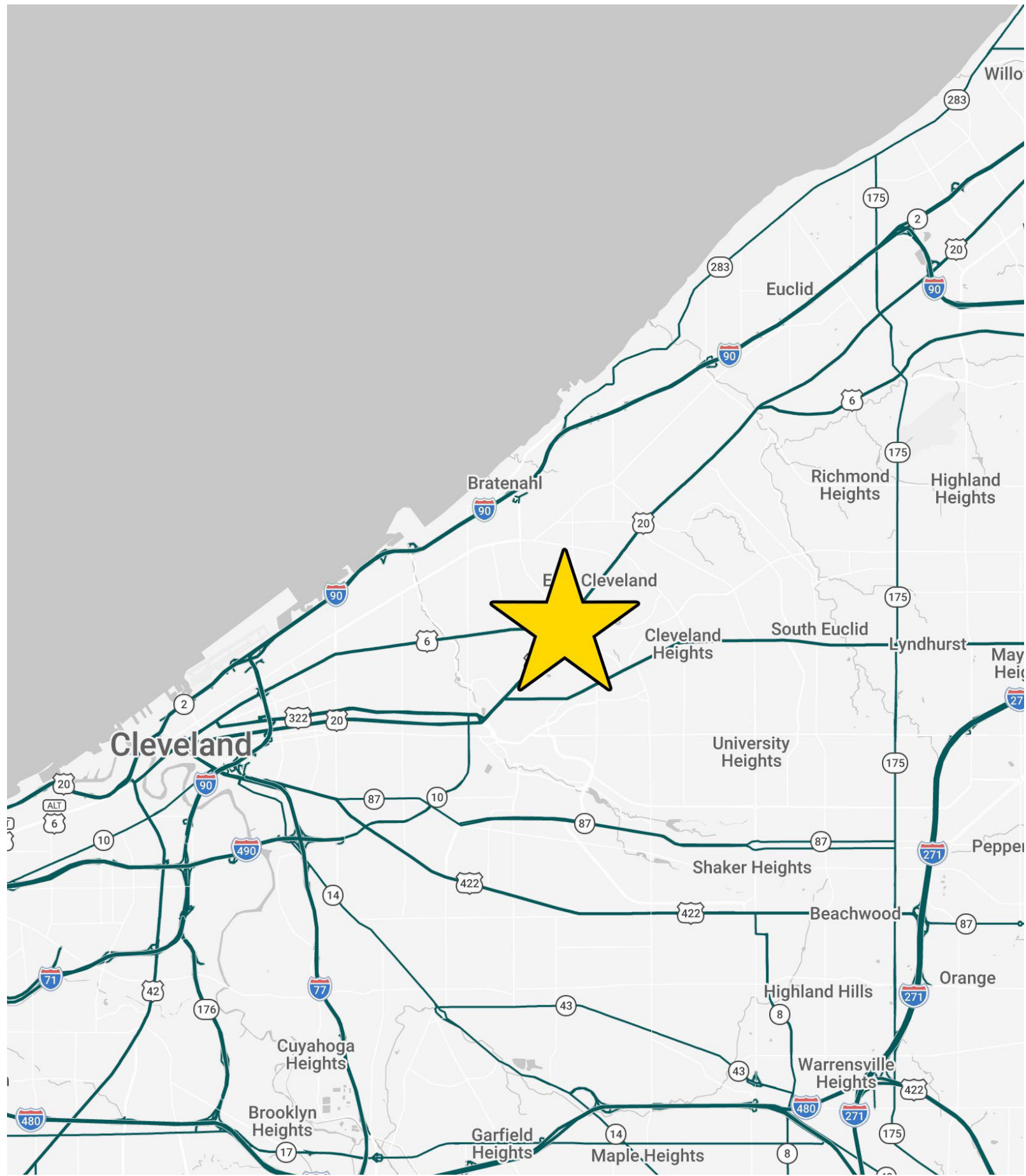
LIST PRICE: \$3,400,000

NOI: \$355,557

CAP: 10.46%

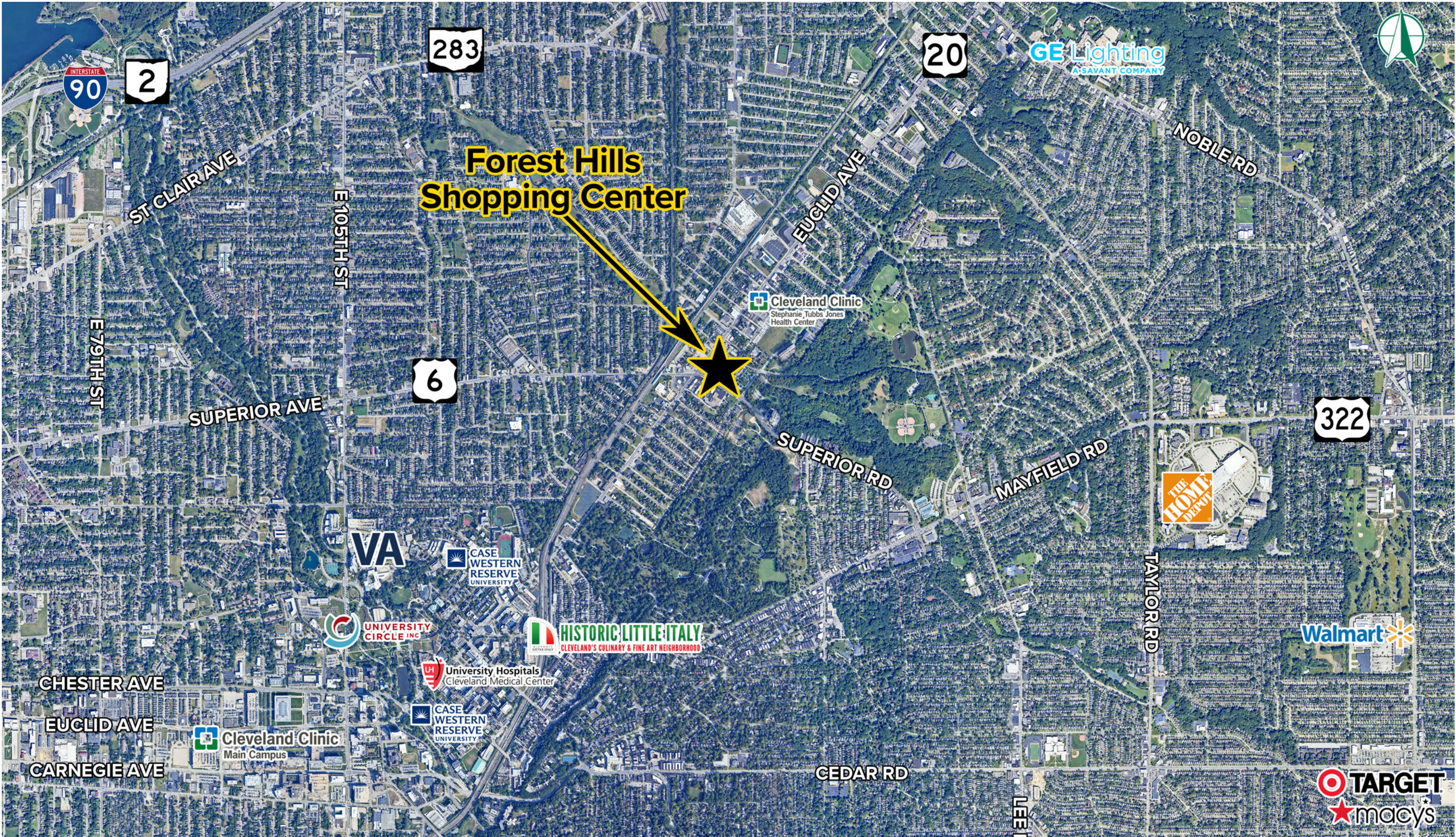


INVESTMENT OVERVIEW: Regional Map



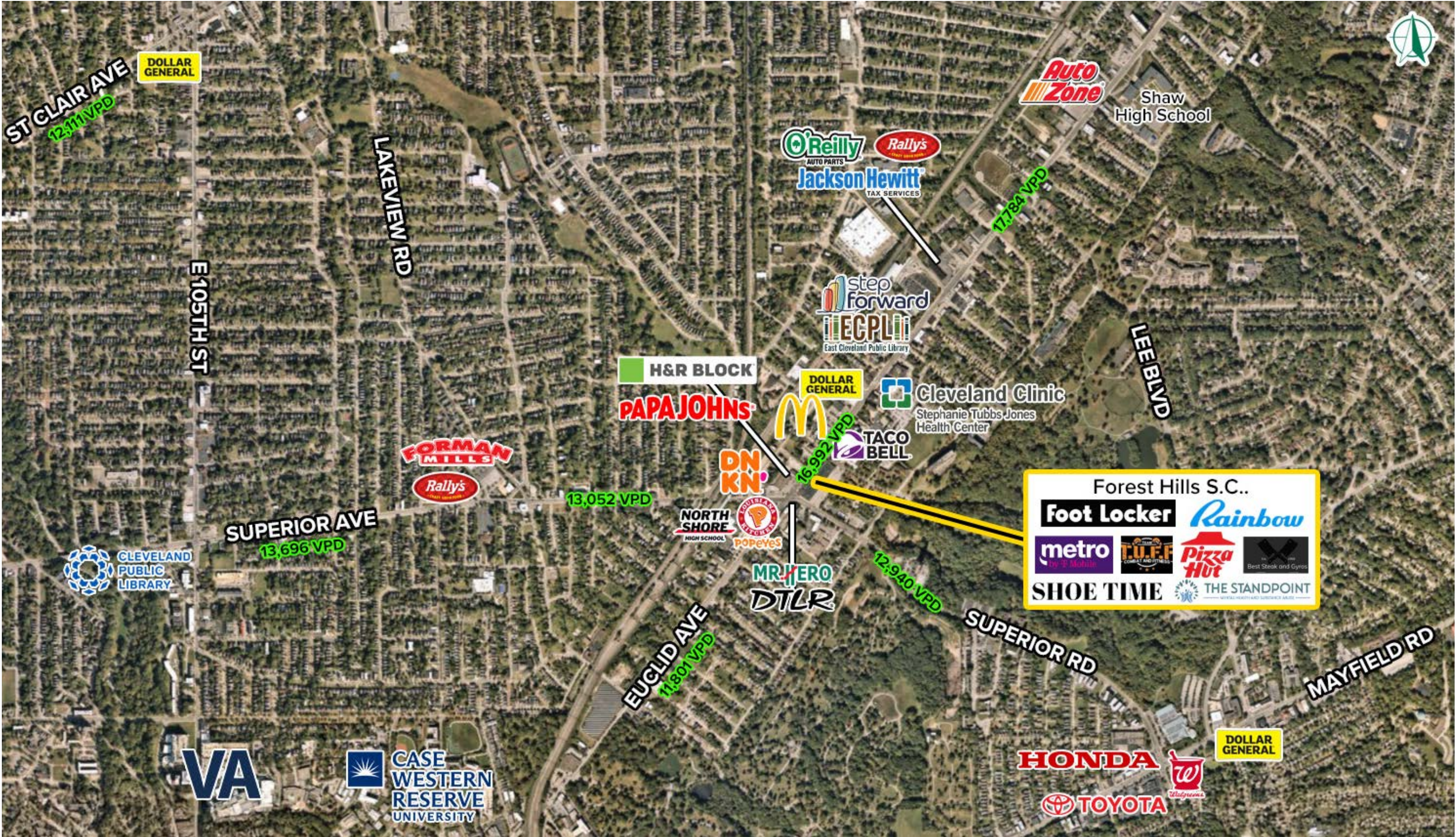


INVESTMENT OVERVIEW: Market Aerial





INVESTMENT OVERVIEW: Near Vicinity Aerial







INVESTMENT OVERVIEW: Property Photos





INVESTMENT OVERVIEW: Property Photos





LOCATION

Address	13618 Euclid Avenue East Cleveland, Ohio 44112
Neighborhood	Between Superior Rd & Forest Hill Blvd Contains easement to city of E Cleveland

PARCEL

Parcel ID	672-19-001
Tax District	East Cleveland
Land Use	4250 - STRIPCNTR 4+U>7500SF

BUILDING

Square Feet	66,915
Stories	1
Year Built	1940
Basement Type	Full

LOT

Lot Square Feet	176,143
Lot Acres	4.044
Frontage	504.2 feet
Topography	Level

ZONING

Zoning	General Retail
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FINANCIAL ANALYSIS

02



FINANCIAL ANALYSIS: Rent Roll

Total Total Area
66,485.10

Total Monthly Rent
\$40,332.70

Total Monthly Charges w/CAM
\$72,273.16

Tenant	Unite #	Total Area	Status	End Date	Monthly Charges	Current Rent	Collection Status
PLS Check Cashers	13520B	2232.0	Occupied	08/31/2031	\$13,744.77	\$4,763.35	Up to Date
Fashion Gallery, Inc. DBA Rainbow	13550	9555.0	Occupied	01/31/2031	\$10,815.66	\$4,920.83	Up to Date
Best Steak N Gyro	13620	4160.0	Occupied	12/31/2029	\$9,889.14	\$6,748.30	Up to Date
Best Steak N Gyro	13618	3380.0	Occupied	12/31/2029	\$0.00	\$0.00	Up to Date
Foot Locker	13534	4160.0	Occupied	04/30/2026	\$6,889.40	\$4,506.67	MOVED OUT paying untill end of Lease
Shoe Time Cleveland Inc.	13612	7280.0	Occupied	03/31/2030	\$6,390.97	\$3,791.67	Other - See Notes
The Standpoint LLC	13560	4000.0	Occupied	03/31/2027	\$4,311.84	\$1,679.17	Up to Date
SPACE CADET 1 INCORPORATED DBA SPACE CADET	13546	3998.0	Occupied	01/31/2028	\$3,898.04	\$2,232.22	Up to Date
Metro by T-Mobile	13570	1453.0	Occupied	09/30/2031	\$2,425.16	\$1,574.08	Up to Date
Pizza Hut	13592A	1183.0	Occupied	12/31/2026	\$2,163.88	\$1,475.40	Waiting on a 10 Year extention back w increase
Team T.U.F.F. Combat and Fitness LLC	13520A	3295.0	Occupied	10/31/2026	\$1,705.16	\$1,705.16	Waiting to sign 3 year extention
Main Source Trading Corp. c/o Eminent Property Management_3	Parking Lot Bins	0.1	Occupied	09/30/2026	\$150.00	\$150.00	Up to Date
	13598 - Former Supermarket	12944.0	Vacant				
	13592B - Former Yoshi Hibachi	782.0	Vacant				
	13544 - Former US HAIR	4604.0	Vacant				
	13604 - Former Lady Blue	3459.0	Vacant				



FINANCIAL ANALYSIS: Income & Expenses

Income Statement Standard By Month - Consolidated

A 12-month summary of income and expense. This report is available for either cash or accrual accounting basis.

Report Period

07/01/2024 - 06/30/2025

Portfolio

Forest Hills BGME LLC

Accounting Basis : Cash

Income													
Account	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	Total
Bank Interest 4002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.39	\$0.73	\$0.58	\$0.47	\$0.33	\$2.50
Base Rent 4000	\$26,047.53	\$30,336.30	\$29,694.73	\$26,936.30	\$30,574.75	\$23,864.39	\$23,864.39	\$29,864.39	\$29,317.01	\$31,337.63	\$33,126.44	\$23,256.36	\$338,220.22
CAM - Repair Reimbursement 4045	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAM Income 4020	\$15,404.02	\$13,255.09	\$9,257.09	\$12,163.01	\$11,115.90	\$8,755.24	\$7,495.03	\$14,551.19	\$12,591.48	\$15,727.41	\$13,410.47	\$11,825.72	\$145,551.65
CAM Insurance 4030	\$274.32	\$96.70	\$430.55	\$883.49	\$532.73	\$187.35	\$249.78	\$445.95	\$456.30	\$1,430.72	\$627.85	\$529.86	\$6,145.60
CAM PY Reimbusement 4050	\$0.00	\$1,985.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,985.45
CAM Taxes 4040	\$4,187.59	\$2,281.74	\$5,074.23	\$12,939.70	\$5,160.50	\$3,437.79	\$6,994.75	\$7,195.08	\$4,947.81	\$10,101.18	\$6,700.59	\$5,891.05	\$74,912.01
Convenience Fee 4110	\$12.00	\$16.00	\$14.00	\$6.00	\$18.00	\$10.00	\$14.00	\$14.00	\$20.00	\$12.00	\$6.00	\$12.00	\$154.00
Fee For Returned Payment 4140	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$0.00	\$70.00
Late Fee 4120	\$957.72	\$800.00	\$100.00	(\$498.50)	\$876.09	(\$439.30)	\$1,310.70	\$416.40	\$0.00	\$0.00	\$0.00	\$766.28	\$4,289.39
License Fee 4013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,350.00
Total Income	\$46,883.18	\$48,771.28	\$44,570.60	\$52,430.00	\$48,277.97	\$36,265.47	\$40,078.65	\$52,637.40	\$47,483.33	\$58,829.52	\$54,021.82	\$42,431.60	\$572,680.82
Expense													
Account	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	Total
legal/professional 6972	\$0.00	\$0.00	\$42.96	\$48.30	\$0.00	\$48.30	\$565.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$705.10
CAM Reimbursable Expenses 5000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.94	\$0.00	\$0.00	\$0.00	\$0.00	\$31.94
Bulk Trash Removal 5100	\$625.00	\$0.00	\$1,062.50	\$625.00	\$0.00	\$500.00	\$0.00	\$250.00	\$500.00	\$0.00	\$0.00	\$0.00	\$3,562.50
Electric / Lighting 5120	\$0.00	\$0.00	\$0.00	\$1,125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,062.50	\$2,187.50
Exterior Sweeping & Cleaning 5155	\$1,050.00	\$1,225.00	\$1,475.00	\$1,193.75	\$1,381.25	\$2,500.00	\$2,500.00	\$5,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$26,325.00
Landscaping 5140	\$256.25	\$100.00	\$2,521.35	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$906.25	\$100.00	\$0.00	\$450.00	\$4,533.85
Maint- Roofing 5175	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00
Maint- Services 5180	\$438.75	\$4,184.19	\$438.75	\$1,708.66	\$674.01	\$438.75	\$438.75	\$845.00	\$438.75	\$626.25	\$465.08	\$465.08	\$11,162.02
Maint- Snow Removal 5190	\$0.00	\$0.00	\$0.00	\$0.00	\$5,680.40	\$5,680.40	\$5,680.40	\$5,680.40	\$5,680.40	\$0.00	\$0.00	\$0.00	\$28,402.00
Management Fees 5450	\$2,586.30	\$2,995.57	\$1,937.73	\$426.54	\$2,304.46	\$1,201.68	\$2,892.67	\$2,651.18	\$2,109.42	\$2,435.25	\$2,330.84	\$2,532.39	\$26,404.03
Parking Lot 5150	\$0.00	\$0.00	\$0.00	\$0.00	\$6,081.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,081.25
Property Insurance 5500	\$0.00	\$0.00	\$3,382.73	\$0.00	\$0.00	\$0.00	\$3,701.26	\$0.00	\$5,012.86	\$0.00	\$0.00	\$11,568.92	\$23,665.77
Property Taxes 5550	\$13,660.00	\$13,660.00	\$13,660.00	\$13,660.00	\$13,660.00	(\$52,731.20)	\$13,660.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,228.80
Seasonal Decor 5575	\$0.00	\$0.00	\$0.00	\$0.00	\$4,218.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,218.75
Security 5300	\$0.00	\$417.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$208.00	\$0.00	\$406.25	\$0.00	\$0.00	\$1,032.19
Utilities- Electric 5600	\$1,796.43	\$1,070.80	\$1,748.36	\$2,617.33	\$1,458.86	\$1,448.52	\$1,408.06	\$516.99	\$1,245.41	(\$849.41)	\$1,261.50	\$1,479.57	\$15,202.42
Utilities- Gas 5610	\$68.54	\$66.32	\$67.22	\$69.61	\$76.86	\$131.87	\$218.65	\$425.21	\$366.10	\$59.66	\$139.64	\$88.90	\$1,778.58
Utilities- Trash 5630	\$352.16	\$364.94	\$362.99	\$360.70	\$361.86	\$361.07	\$372.54	\$374.57	\$375.55	\$372.96	\$372.35	\$371.75	\$4,403.44
Utilities- Water 5640	\$454.47	\$407.42	\$529.52	\$666.13	\$112.10	\$853.48	\$811.13	\$499.20	\$461.26	\$576.35	\$524.65	\$992.01	\$6,887.72
Subtotal CAM Reimbursable Expense	\$21,287.90	\$24,492.18	\$27,229.11	\$22,601.02	\$36,109.80	(\$35,865.87)	\$28,547.74	\$16,482.49	\$24,096.00	\$6,227.31	\$7,594.06	\$21,511.12	\$200,312.86
Bank Fees 6150	\$40.00	\$40.00	\$40.00	\$58.00	\$40.00	\$0.00	\$58.25	\$58.00	\$85.00	\$58.25	\$108.00	\$58.32	\$643.82
Travel 6970	\$650.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$224.74	\$875.49
Vacant Utilities- Electric 6900	\$898.25	\$894.79	\$939.27	\$720.26	\$1,093.76	\$1,316.40	\$1,462.47	\$1,389.88	\$776.74	\$906.91	\$870.83	\$1,078.32	\$12,347.88
Vacant Utilities- Gas 6910	\$237.76	\$237.76	\$240.55	\$239.02	\$247.08	\$309.44	\$185.34	\$185.93	\$185.34	\$185.93	\$313.23	\$376.38	\$2,943.76
Subtotal Non-Reimburseable Expense	\$1,826.76	\$1,172.55	\$1,219.82	\$1,017.28	\$1,380.84	\$1,625.84	\$1,706.06	\$1,633.81	\$1,047.08	\$1,151.09	\$1,292.06	\$1,737.76	\$16,810.95
Total Expense	\$23,114.66	\$25,664.73	\$28,448.93	\$23,618.30	\$37,490.64	(\$34,240.03)	\$30,253.80	\$18,116.30	\$25,143.08	\$7,378.40	\$8,886.12	\$23,248.88	\$217,123.81
Net Operating Income	\$23,768.52	\$23,106.55	\$16,121.67	\$28,811.70	\$10,787.33	\$70,505.50	\$9,824.85	\$34,521.10	\$22,340.25	\$51,451.12	\$45,135.70	\$19,182.72	\$355,557.01



MARKET OVERVIEW

03

Cleveland®

- » Cleveland’s population stands at 372,624; the Cleveland MSA has a population of 2,185,825; and the CSA has 3,769,834 (2020 US Census)
- » Nearly 50% of the US population lives within a 4-hour drive from Cleveland
- » Home to a significant number of Fortune 500 and Fortune 1000 companies, including:
 - Sherwin-Williams
 - Parker-Hannifin
 - Progressive Corporation
 - TravelCenters of America
 - TransDigm Group
 - Lincoln Electric
 - Nordson
 - Swagelok
 - American Greetings
 - Nestlé
 - Eaton Corporation
 - Key Corp
 - Cleveland-Cliffs, Inc.
 - PolyOne
 - Medical Mutual of Ohio
- » Cleveland boasts three (3) major sports teams: Cleveland Browns (NFL), Cleveland Cavaliers (NBA), and Cleveland Guardians (MLB), as well as the Cleveland Monsters (AHL) and minor league basketball and baseball teams.
- » Tourism is a growing sector in Greater Cleveland. In 2023, the area attracted over 18 million visitors, generating nearly \$11 billion in total economic impact, and supporting over 68,000 local jobs.

THE ARTS

University Circle is a vibrant hub of cultural, educational, and medical institutions. The Cleveland Museum of Art has one of the nation’s largest permanent collections which is always free to the public. Severance Hall is the home of the Cleveland Orchestra. Case Western Reserve University is well-known for its research programs as well as engineering, medicine, and nursing.

FOOD

The once underrated food & dining scene has blossomed into a diverse culinary landscape fueled by local farms, innovative chefs, and the rich multicultural heritage of the region. Annual events in AsiaTown, Tremont, Shaker Square, Little Italy, and more showcase ethnic fare from all over the world. The beloved West Side Market, established in 1912, features about 70 vendors offering fresh produce, meats, dairy products, baked goods, and prepared foods.

EVENTS

Cleveland enjoys a plethora of events and festivities year-round, offering varied experiences for anyone of any age. From a St. Patrick’s Day parade with about 500,000 people to the Tri-C Jazz Fest. From the National Air Show to the IngenuityFest. From Parade the Circle to Brite Winter and Winterland.

OUTDOORS

Established in 1917, the Cleveland Metroparks is an extensive network of 18 reservations spanning over 25,000 acres. The “Emerald Necklace” encircles the city with diverse landscapes, over 325 miles of recreation trails, 9 golf courses, and the Toboggan Chutes, Ohio’s tallest and fastest refrigerated twin ice chutes at 700 feet long with a 70 foot vertical drop.

THEATRE & FILM

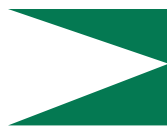
Playhouse Square is the largest performing arts center in the United States outside of New York City. Consisting of 11 performance spaces, including 5 restored historic theaters from the 1920s, the district attracts over one million visitors each year for concerts, dance performances, and Broadway shows. It also hosts the Cleveland International Film Festival, showcasing hundreds of independent films from across the globe.

MUSIC

The home of the Rock & Roll Hall of Fame is also home to the Cleveland Orchestra, long regarded as one of the country’s and the world’s premier orchestras since its founding in 1918. Cleveland’s current music scene offers a range of genres and venues, from indie rock clubs to intimate jazz clubs and everything in between.

EDUCATION

Anchored by prominent research institutions such as Case Western Reserve University and Cleveland State University, the region provides numerous academic opportunities. There are also specialized institutions such as the Cleveland Institute of Art and the Cleveland Institute of Music, as well as Cuyahoga Community College, one of Ohio’s largest community colleges.



1 Mile	\$52,005
3 Miles	\$77,127
5 Miles	\$83,192
15 Min Drive	\$77.892

1 Mile	3,113
3 Miles	48,653
5 Miles	126,144
15 Min Drive	115,542





MEET THE TEAM

04

ARTHUR KAPLAN

Senior Vice President - Investment Sales

Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A fourteen (14) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being a board member on the Nationwide Children's Hospital Development Board; the Center for Real Estate Advisory Board of Fisher's Business School at the Ohio State University; FIDF Ohio Chapter; and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation and Operation Underground Railroad.



c: 646.494.4658
o: 614.739.0189



akaplan@anchorretail.com

NOTABLE CLIENTS



CHRISTOPHER MCFARLAND

Vice President

Christopher McFarland started in the commercial real estate industry in 2000, and has been with Anchor Retail since its inception in 2016.

Chris has a unique depth of knowledge and experience from working as Vice President of Leasing and Site Acquisition for a national developer for nearly ten (10) years. From entitlements to pre-leasing to proformas to acquisition and then disposition, he has a well-rounded experience in various facets of commercial real estate. He represents buyers, tenants, sellers, and landlords with a concentration in retail. Currently, Chris represents Speedway, Express Oil, Rainbow Apparel, and O'Reilly Auto Parts; as well as various landlords and developers on new ground-up shopping centers, leasing of existing centers, and handling existing tenants' renewals. Such clients include Realty Income, NNN Reit, RIC, Benderson Development Company, Trilogy, ME Commercial, and Somera Road.

Chris's comprehensive understanding of development, leasing, and sales along with creativity, integrity, and knowledge make him a valuable asset to the Anchor Retail team. He is a graduate of John Carroll University's Boler School of Business (B.S.B.A. Finance and Economics) and a member of the International Council of Shopping Centers (ICSC).



 c: 216.338.3054
o: 216.342.2578

 cmcfarland@anchorretail.com

NOTABLE CLIENTS



SomeraRoad

JIMMY DIFONZO

Vice President

With over four (4) years of dedicated experience in commercial real estate, Jimmy DiFonzo specializes in tenant representation, leasing, and property sales. As a salesperson with a diverse portfolio of clients, including national brands such as Dollar General, Bath & Body Works, Wing Stop, PetSmart, Smalls Sliders, Rainbow Apparel, Key Bank, and Men’s Wearhouse, Jimmy takes pride in providing personalized services and expert guidance throughout every transaction. He also represents prominent landlord clients, including Konover South, Benderson Development, ME Real Estate, Alrig USA, Freedom Capital, and Fox Family Management. With hands-on experience leasing and representing key properties, Jimmy delivers innovative, customized solutions tailored to his clients’ real estate needs.

Prior to joining Anchor Retail, Jimmy was an Associate with the Matthews Real Estate Investment Services, where he learned the ropes of the real estate industry. This foundation commercial real estate, combined with his prior experience in finance and risk management for the world’s largest food company, Nestlé, equips him with a unique analytical perspective and a deep understanding of financial metrics crucial to real estate success.



 c: 440.856.3900
o: 216.342.2634

 jdifonzo@anchorretail.com

NOTABLE CLIENTS





CLEVELAND

24500 Chagrin Blvd., Suite 100 | Beachwood, Ohio 44122
216.342.2523

COLUMBUS

875 N High Street, 3rd Floor | Columbus, Ohio 43215
614.739.0189

WWW.ANCHORRETAIL.COM