

EVENT VENUE OPPORTUNITY

8820 Bender Rd | North Ridgeville, OH 44039

North Ridgeville
Event Center Opportunity

Offering Memorandum

Established Event & Entertainment Facility on ±4.32 AC



MATTHEWS™

EXCLUSIVELY LISTED BY



Evan Cianciolo

Associate

(216) 777-3049

evan.cianciolo@matthews.com

License No. 2023004160 (OH)



Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)



Matthew Wallace

Broker of Record

License No. REC.2022007141 (OH)

MATTHEWS™

INVESTMENT HIGHLIGHTS

Property Highlights

- **Established Event & Entertainment Facility** – The property includes an existing large entertainment complex with two banquet halls, kitchen & bar, meeting rooms and outdoor amenities.
- **Significant Land Footprint with Flexible Use** – Sitting on approximately 4.32 acres zoned Highway Business, the site has room for expansion, parking, outdoor events, or repositioning into other commercial or mixed-use concepts.
- **Strategic Accessibility & Visibility** – The property is located close to State Route 10 and State Route 57, offering easy regional access for event attendees and vendors.
- **Growing Local Population & Business Environment** – North Ridgeville is one of northern Ohio’s fastest-growing communities with increasing residential and commercial development, which supports future demand for entertainment, hospitality, and gathering spaces.
- **Diverse Revenue & Redesign Opportunities** – Beyond events and banquets, the property can be adapted for concerts, corporate rentals, community activities offering diversified income streams and higher asset utilization



FINANCIAL SUMMARY

\$595,000

List Price

\$65.94/SF

Price Per SF

±4.32 AC

Lot Size

Property Summary

Address	8820 Bender Rd, North Ridgeville, OH 44039
---------	---

RBA	±9,024 SF
-----	-----------

Lot Size	±4.32 AC
----------	----------

Coverage	4.80%
----------	-------

Zoning	Highway Business
--------	------------------

Construction	Masonry
--------------	---------

Year Built	1955
------------	------



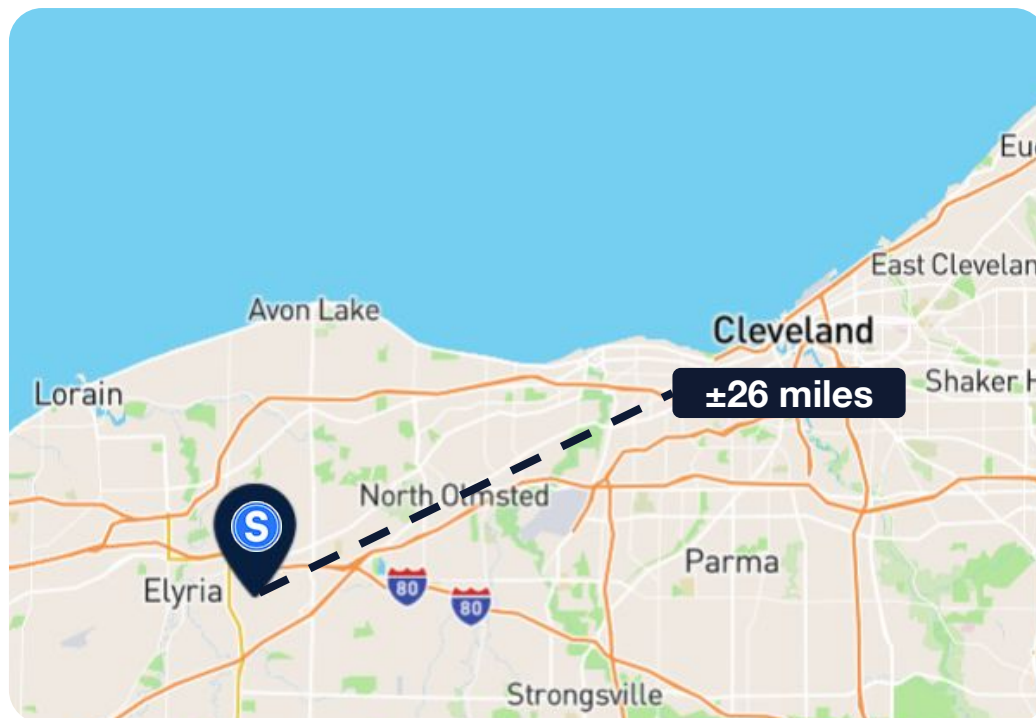
NORTH RIDGEVILLE, OH

Local Market Overview

North Ridgeville is a growing suburb located in eastern Lorain County, approximately 26 miles west of downtown Cleveland. As one of the fastest-growing cities in northern Ohio, it offers a blend of residential stability and access to urban amenities. With a population of around 36,000, the city has seen consistent annual growth fueled by new housing developments, strong schools, and a high rate of homeownership. Its proximity to major highways and Cleveland Hopkins International Airport makes it an attractive location for commuters and businesses alike. North Ridgeville's appeal is further strengthened by its parks, recreational programs, and community events that foster a strong local identity.

Economic Landscape

North Ridgeville's economy is driven by a mix of health care, manufacturing, retail, and professional services. Key employers include regional hospitals, industrial operations, and companies such as Riddell Sports Group, which maintains a major production and distribution facility in the city. The local job market has expanded steadily in recent years, with employment growth supported by infrastructure improvements and rising commercial activity. Income levels exceed the regional average, and the city maintains a low poverty rate alongside high labor force participation. Continued residential expansion, strong municipal finances, and its location within the Cleveland metro area position North Ridgeville for sustained economic growth across a diverse set of industries.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

CLEVELAND, OH MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly \$11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population

1.78 Million

Annual Visitors

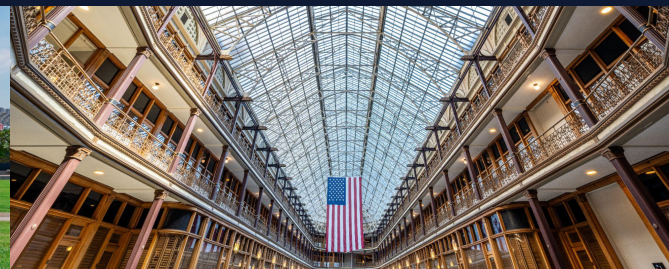
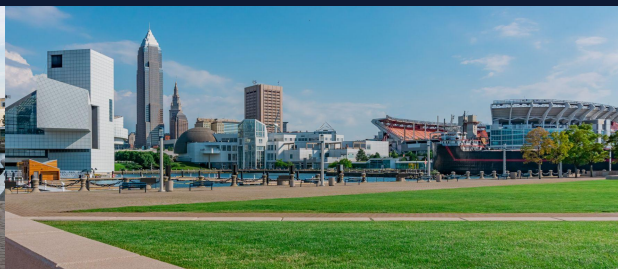
18.34 million

Tourism Economic Impact

\$6.7 Billion

GDP Growth

3.3%



MATTHEWS™

EXCLUSIVELY LISTED BY

Evan Cianciolo

Associate

(216) 777-3049

evan.cianciolo@matthews.com

License No. 2023004160 (OH)

Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Matthew Wallace | Broker of Record | License No. REC.2022007141 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at ### ADDRESS, CITY, STATE, ZIP ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.