

Bloom Medicinals Investment Sale

Bloom Medicinals | 382 Blackbrook Road, Painesville, Ohio 44077





Executive Summary

- 9,188 SF facility situated on a 1 AC site with excellent visibility and access
- Fully licensed and operational, catering to both medicinal and recreational marijuana markets
- Single-tenant property with a long-term double net (NN) lease in place
- Proven operator (Bloom) with multiple locations nationwide.
- Lease extends through 6/30/2028, with 3.0% annual rent increases.

building size

9,188 SF

year renovated

2024

property type

Single Tenant

2025 projected noi

\$121,637.72

asking price

\$1,250,000

cap rate

9.7%



Building Specs

Address	382 Blackbrook Road Painesville, Ohio
Building Size	9,188 SF
Floors	One (1)
Year Built (Renovated)	1998 (2023)
Parking Spaces	32
Parcel #	11-B-064-A-00-023-0
Construction Type	Block
Roof	Shingle
Heat	Forced Air
A/C	Central



Founded in 2014 and headquartered in South Florida, Bloom Medicinals is a well-established marijuana dispensary chain known for its patient-focused care. From the outset, the company has emphasized education and community engagement, offering a wide range of therapeutic cannabis products designed to meet the unique needs of their patients. In Ohio, Bloom Medicinals operates five dispensaries in key locations—Columbus, Maumee, Akron, Seven Mile, and Painesville—with the Painesville location serving the community since 2018, making it one of the earlier dispensaries in the state. Notably, Bloom Medicinals also holds one of the coveted recreational licenses in Ohio, further solidifying its position in the market.

Beyond Ohio, Bloom Medicinals has expanded into other states, including Maryland, Arkansas, Missouri, and Utah. This growth reflects their ability to navigate complex regulatory environments and secure a strong presence across multiple markets. Their commitment to patient education is a cornerstone of their business, with personalized consultations helping patients make informed decisions about medical marijuana use. For investors, Bloom Medicinals represents a stable and growing enterprise, with a proven track record and a focus on sustainable, patient-driven growth, both in the medical and recreational cannabis markets.

[View Bloom Medicinals' Website](#)



Lease Summary

Lease Term	Ten (10) years commenced July 1, 2018
Lease Expiration	June 30, 2028
Current Rent/SF	\$ 14.32
Lease Type	Double Net
Renewal Options	5-year renewal (3.0% annual increases)
Roof & Structure	Maintained by Landlord
Insurance	Paid by Landlord
RE Taxes	Reimbursed by Tenant
HVAC	Reimbursed by Tenant
Parking/Landscaping	Reimbursed by Tenant

92,111

Population
(2024 | 5 Mile)

43.1

Median Age
(2024 | 5 Mile)

39,151

Households
(2024 | 5 Mile)

\$103,544

Household Income
(2024 | 5 Mile)

3,042

Total Businesses
(2024 | 5 Mile)

34,452

Total Employees
(2024 | 5 Mile)



Great Location Retail Investment Sale

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The logo for Bloom Medicinals, featuring the word "Bloom" in a stylized, cursive script font with a white outline, set against a dark background.The logo for Cushman & Wakefield, consisting of a stylized graphic of vertical bars of varying heights to the left of the text "CUSHMAN & WAKEFIELD" in a bold, sans-serif font.The logo for Cresco Real Estate, featuring the word "CRESCO" in a bold, sans-serif font above the words "Real Estate" in a smaller font, all contained within a white, rounded rectangular border.